



Coos County Planning
Land Division Application

File No. P-19-006

Base & Tentative

Receipt No. 209925/209926
Check No./Cash 1370/1371
Date 5/22/19
Received by A. Dibble
Planning Fee \$1530.00
Road Fee \$250.00

Final Plats

Receipt No. _____
Check No./Cash _____
Date _____
Received by _____
Fee Received _____

A. Applicant:

Name: ROBERT & LINDA BRAGG Telephone: 971-241-8149
Address: 63145 SHINGLE HOUSE ROAD
City: COOS BAY State: OR Zip Code: 97420

B. Owner:

Name: ROBERT & LINDA BRAGG Telephone: 971-241-8149
Address: 63145 SHINGLE HOUSE ROAD
City: COOS BAY State: OR Zip Code: 97420

C. As applicant, I am (check one):

- The owner of the property;
- The purchaser of the property under a duly executed written contract who has the written consent of the vendor to make such application (consent form attached).
- A lessee in possession of the property who has written consent of the owner to make such application (consent form attached).
- The agent of any of the foregoing who states on the application that he/she is the duly authorized agent and who submits evidence of being duly authorized in writing by his principal (consent form attached).

D. Description of Property:

Township 26S Range 13W Section 11B Tax Lot 1400
Tax Account 520801 Lot Size 4.33AC. Zoning District RR-2

E. General Outline of process – If there is missing information the application will be deemed incomplete.

The following is a general outline of the process for the review of land divisions in Coos County:

1. Application is filed and reviewed for completeness pursuant to §5.0.200; and
2. Technical Review Committee (TRC) reviews tentative plans within 30 days from the date the application has been deemed complete. The Planning Director may extend this timeline if needed; and
3. Planning Director makes a decision unless subject to limited land use notice. If subject to limited land use notice pursuant to Article 5.0 a notice of decision will be mailed out within seven days of the expiration of the limited land use notice; and
4. Applicant submits construction drawings for any new public roads or access easements to the Roadmaster. The County Roadmaster reviews construction drawings and applicable specifications for public roads and access easements; and
5. Applicant constructs or bonds for required improvements; and
6. County Roadmaster inspects construction unless improvements are bonded; and
7. Applicant submits final plat after all conditions of approval have been completed; and
8. Planning Department coordinates review of final plat by affected County Departments; and
9. Board of Commissioners reviews final plats for subdivisions and for partitions proposing public dedications; and
10. Planning Director reviews final plats for partitions not proposing public dedications; and
11. If the final plat is approved, the applicant shall comply with Section 6.2.825 and file the plat with the County Clerk. (OR 92-07-012PL)

F. SECTION 6.2.350 TENTATIVE PLAT REQUIRMENTS (Tentative Plan):

1. Application Requirements
 - a. An application and a tentative plat for approval shall be initiated as provided in Section 5.0.150 of this ordinance.
 - b. The applicant shall file with the Director the original and four (4) additional copies of the tentative map on 11" X 17" paper for partitions and 18" x 24" paper for subdivisions.
 - c. The tentative plat shall be clearly and legibly drawn. It shall show all required information to scale so that the Approving Authority may have an adequate understanding of what is proposed. Under ordinary circumstances, the scale shall use a typical engineer scale (example 1" = 50').
2. Information required for tentative plat.
 - a. All Land Divisions
 - i. North arrow, scale and date of the drawing.
 - ii. Appropriate identification clearly stating the map is a tentative plat.
 - iii. Names and addresses of the landowners, subdivider/partitioner and the engineer, surveyor, land planner or landscape architect responsible for designing.
 - iv. The tract designation or other description according to the real estate records of Coos County [Township, Range, Section, Tax Lot Number(s), and Assessor's Tax Account Number(s)].
 - v. The boundary line (accurate in scale) of the tract to be divided and approximate acreage of the property.
 - vi. Contours with intervals of forty (40) feet or less referred to United States Geological Survey (or mean sea level) datum.
 - vii. The names of adjacent subdivisions or the names of recorded owners of adjoining parcels of unsubdivided land.
 - viii. The location, widths, and names of existing or platted streets or other public ways (including easements) within or adjacent to the tract, existing permanent buildings, railroad

rights-of-way and other important features such as section lines, political subdivision boundary lines and school district boundaries.

- ix. Existing sewers, water mains, culverts, drainage ways or other underground utilities or structures within the tract or immediately adjacent thereto, together with pipe sizes, grades and locations indicated.
 - x. Location, acreage and dimensions of land to be dedicated for public use or reserved in the deeds for the common use of property owners in the proposed land division, together with the purpose of conditions or limitations of such reservations, if any.
 - xi. Easements, together with their dimensions, purpose and restrictions on use.
 - xii. Zoning classification of the land and Comprehensive Plan map designation.
 - xiii. Draft of proposed restrictions and covenants affecting the plat.
 - xiv. Predominant natural features such as water courses and their flows, marshes, rock outcropping, and areas subject to flooding, sliding or other natural hazards.
 - xv. A current property report (less than 6 months old) indicating any taxes, assessment or other liens against the property, easements, restrictive covenants and rights-of-way, and ownerships of the property of the proposed development. A title report is acceptable.
- b. Subdivisions (must address subsection a & b)
- i. The proposed name of the subdivision must be on the plat.
 - ii. The proposed street pattern or layout showing the name and widths of proposed streets and alleys.
 - iii. Private streets and all restrictions or reservations relating to such private streets.
 - iv. Proposed Subdivision proposed lots, approximate dimensions, size and boundaries. Residential lots shall be numbered consecutively. Lots that are to be used for other than residential purposes shall be identified with letter designations.
 - v. Parks, playgrounds, recreation areas, parkways, and open space for public use, clearly identified.
 - vi. The location of existing or proposed bicycle and/or pedestrian facilities if required under Article VII of this Ordinance.
 - vii. Proposed means and location of sewage disposal and water supply systems.

3. Development Phasing

a. Subdivisions shall:

- i. provide for platting in as many as three (3) phases. The preliminary plan must show each phase and be accompanied by proposed time limitations for approval of the final plat for each phase.
- ii. Time limitations for the various phases must meet the following requirements:
 1. Phase 1 final plat shall be approved within twenty-four (24) months of preliminary approval.
 2. Phase 2 final plat shall be approved within thirty-six (36) months of preliminary approval.
 3. Phase 3 final plat shall be approved within forty-eight (48) months of preliminary approval.

b. Partitions shall:

- i. Provide all phasing for partitions. If phasing is proposed then road standards for subdivisions shall apply.
- ii. If a land division is proposed on a property that has been partitioned in the prior three years then the partition shall be reviewed pursuant to subdivision criteria.

H. **Authorization:** All areas must be initialed by all applicant(s) prior to the Planning Department accepting any application.

RGB
JB

I hereby attest that I am authorized to make the application for a conditional use and the statements within this application are true and correct to the best of my knowledge and belief. I affirm that this is a legally created tract, lot or parcel of land. I understand that I have the right to an attorney for verification as to the creation of the subject property. I understand that any action authorized by Coos County may be revoked if it is determined that the action was issued based upon false statements or misrepresentation.

RGB
JB

ORS 215.416 Permit application; fees; consolidated procedures; hearings; notice; approval criteria; decision without hearing. (1) When required or authorized by the ordinances, rules and regulations of a county, an owner of land may apply in writing to such persons as the governing body designates, for a permit, in the manner prescribed by the governing body. The governing body shall establish fees charged for processing permits at an amount no more than the actual or average cost of providing that service. The Coos County Board of Commissioners adopt a schedule of fees which reflect the average review cost of processing and set-forth that the Planning Department shall charge the actual cost of processing an application. Therefore, upon completion of review of your submitted application/permit a cost evaluation will be done and any balance owed will be billed to the applicant(s) and is due at that time. By signing this form you acknowledge that you are responsible to pay any debt caused by the processing of this application. Furthermore, the Coos County Planning Department reserves the right to determine the appropriate amount of time required to thoroughly complete any type of request and, by signing this page as the applicant and/or owner of the subject property, you agree to pay the amount owed as a result of this review. If the amount is not paid within 30 days of the invoice, or other arrangements have not been made, the Planning Department may choose to revoke this permit or send this debt to a collection agency at your expense.

RGB
JB

I understand it is the function of the planning office to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree I bare the burden of proof. I understand that approval is not guaranteed and the applicant(s) bear the burden of proof to demonstrate compliance with the applicable review criteria.

RGB
JB

As applicant(s) I/we acknowledge that it is in my/our desire to submit this application and staff has not encouraged or discouraged the submittal of this application.

[Handwritten Signature]
Applicant(s) Original Signature

[Handwritten Signature]
Applicant(s) Original Signature

5-22-19
Date

5-22-19
Date

NOTE: Consent of owner is required should the applicant be other than the owner. The appropriate deed of record showing the ownership is also required.



300 W Anderson
(541)269-5127

OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

To ("Customer"): Estabrook Land Surveying, Inc.
PO Box 574
Lakeside, OR 97449

Customer Ref.: _____
Order No.: 360619027197
Effective Date: May 14, 2019 at 08:00 AM
Charge: \$250.00
\$100.00

The information contained in this report is furnished by Ticor Title Company of Oregon (the "Company") as a real property information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE OR A PRELIMINARY TITLE REPORT FOR, OR COMMITMENT FOR, TITLE INSURANCE. No examination has been made of the title to the herein described property, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the charge or the actual loss, and the Company will have no greater liability by reason of this report. THIS REPORT IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT.

THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.

Part One - Ownership and Property Description

Owner. The apparent vested owner of property ("the Property") as of the Effective Date is:

Robert G. Bragg and Linda S. Bragg, as tenants by the entirety

Premises. The Property is:

(a) Street Address:

63145 & 63169 Shinglehouse Rd, Coos Bay, OR 97420

(b) Legal Description:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Part Two - Encumbrances

Encumbrances. As of the Effective Date, the Property appears subject to the following monetary and non-monetary encumbrances of record, not necessarily listed in order of priority, including liens specific to the subject property and general index liens (liens that are not property specific but affect any real property of the named person in the same county):

EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The California Oregon Power Company, a California corporation
Purpose: Right-of-way
Recording Date: August 30, 1929
Recording No: Book 108, Page 504
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Mountain States Power Company, a Delaware corporation
Purpose: Electric power line
Recording Date: July 22, 1937
Recording No: Book 129, Page 300
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The Public
Purpose: Road
Recording Date: June 13, 1944
Recording No: Book 151, Page 338
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: PacifiCorp, an Oregon corporation
Purpose: Underground right-of-way
Recording Date: August 30, 2006
Recording No: 2006-11909

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Robert G. Bragg and Linda S. Bragg, as tenants by the entirety
Purpose: Easement
Recording Date: June 28, 2005
Recording No: 2005-9468

12. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2018-2019
Amount: \$1,000.92
Levy Code: 916
Account No.: 520801
Map No.: 26-13-11B 1400

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2018-2019
Amount: \$477.43
Levy Code: 943
Account No.: 520891
Map No.: 26-13-11B 1400

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

End of Reported Information

There will be additional charges for additional information or copies. For questions or additional requests, contact:

Janice Devereux
541-269-5127 x116
Janice.Devereux@ticortitle.com

Ticor Title Company of Oregon
300 W Anderson
Coos Bay, OR 97420

EXHIBIT "A"
Legal Description

Beginning at a point on the intersection of the West boundary of Section 11, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon with the Northerly boundary of the County Road, the said point being a distance of 1885.6 feet South of the Northwest corner of the said Section 11; thence Easterly along the said Northerly boundary of the County Road to a point which bears North 83° 37' East a distance of 228.24 feet; the said point being also on the Westerly boundary of a private roadway; thence along said private road boundary as follows: North 46° 07' East for a distance of 85.35 feet; thence North 60° 39' East for a distance of 44.65 feet; thence North 20° East for a distance of 46 feet; thence North 18° West for a distance of 130 feet; thence leaving the private road boundary and running thence North 45° West a distance of 50 feet; thence West approximately 278 feet to a point on the West boundary of said Section 11; thence South for a distance of approximately 310 feet to the point of beginning.

ALSO: That portion as conveyed by Correction Property Line Adjustment Deed recorded June 28, 2005 as instrument no. 2005-9468, Deed Records of Coos County, Oregon.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

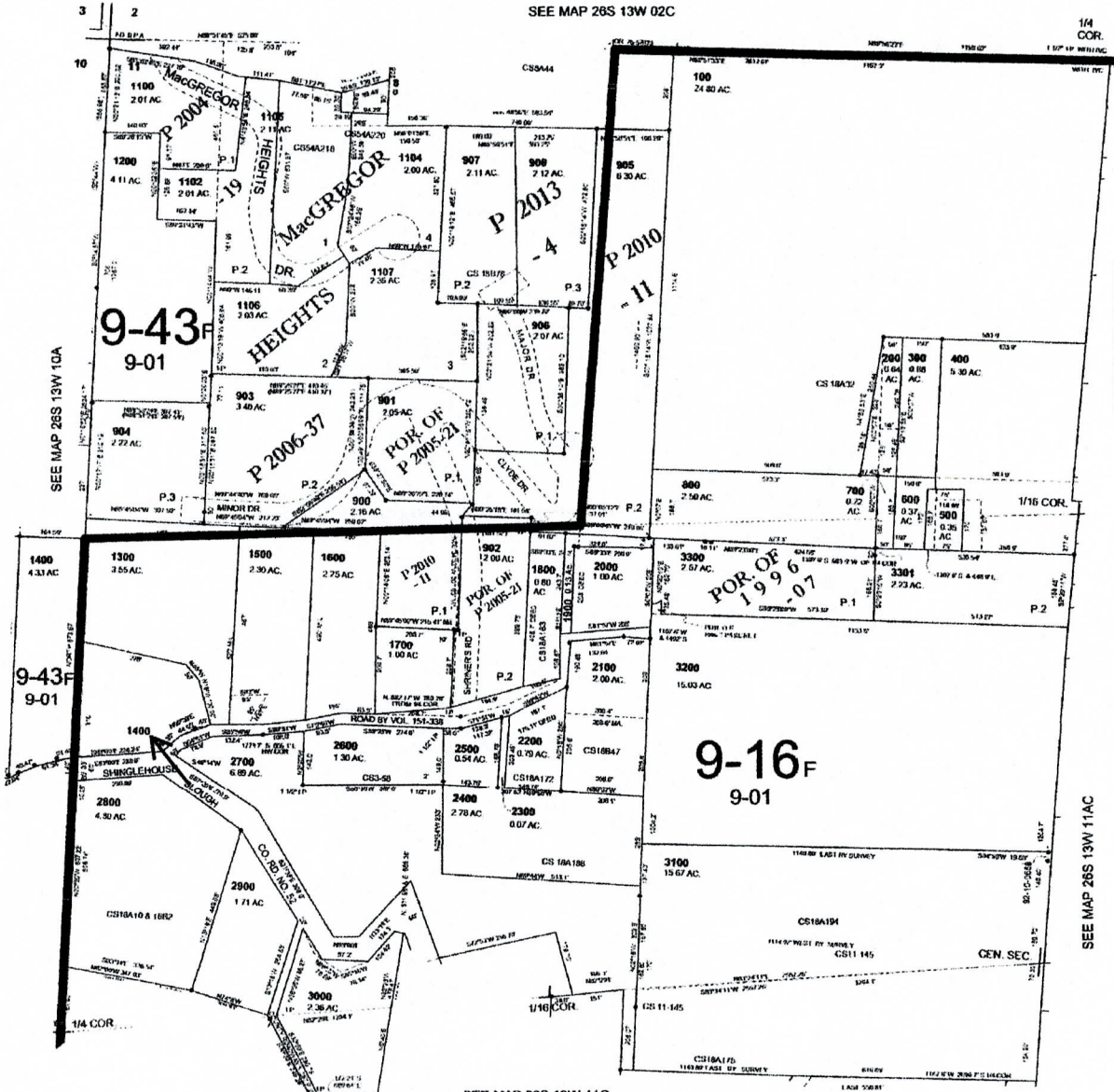
NW1/4 SEC. 11 T26S R13W W.M. COOS COUNTY

26S 13W 11B

1" = 200'

SEE MAP 28S 13W 02C

CANCELLED NO
1301
1000
1101
3302
101



SEE MAP 26S 13W 10A

SEE MAP 26S 13W 11AB

SEE MAP 26S 13W 11AC

SEE MAP 26S 13W 11C

06-16-2015

26S 13W 11B



TICOR TITLE



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, locations of easements, acreage or other matters shown thereon.

95 09 0867

AFTER RECORDING, RETURN TO:
Daniel W. Hibrichs, Attorney
870 Commercial
Cooks Bay, OR 97420

WARRANTY DEED

ROBERT G. BRAGG, Grantor, conveys and warrants to ROBERT G. BRAGG and LINDA S. BRAGG, as tenants by the entirety, Grantees; the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO AND EXCEPTING any and all liens and encumbrances of record.

The true and actual consideration for this conveyance in terms of dollars is none, but for other valuable consideration.

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

Until a change is requested, all tax statements are to be sent to the following address: 990 Woodruff Road, Cooks Bay, Oregon 97420.

Dated this 26th day of September, 1995.

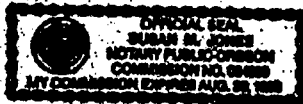
Robert G. Bragg
ROBERT G. BRAGG

STATE OF OREGON)
) SS: September 26, 1995.
County of Coos)

Personally appeared the above named Robert G. Bragg, and acknowledged said instrument to be his voluntary act and deed.

Before me:

Susan M. Jones
Susan M. Jones
Notary Public for Oregon
My Commission expires: 8/31/98



RECORDING# 95070747
I, Mary Ann Wilson,
Coos County Clerk, certify
the within instrument
was filed for record at
10:57 AM 09/26/1995
J. WILSON



2298

By _____ Deputy
\$ PAGE \$ Fee \$ 33.00

EXHIBIT "A"

PARCEL I:

Beginning at a point on the intersection of the West boundary of Section 11, Township 26 South, Range 13 West of the Willamette Meridian with the Northerly boundary of the County Road, the said point being a distance of 1985.4 feet South of the Northwest corner of the said Section 11; and running thence Northerly along the said Northerly boundary of the County Road to a point which bears North $81^{\circ} 37'$ East a distance of 228.26 feet; the said point being also on the westerly boundary of a private roadway; thence along said private road boundary as follows: North $46^{\circ} 07'$ East for a distance of 83.35 feet; thence North $65^{\circ} 49'$ East for a distance of 44.65 feet; thence North 20° East for a distance of 46 feet; thence North 16° West for a distance of 130 feet; thence leaving the private road boundary and running thence North 45° West a distance of 80 feet; thence West approximately 378 feet to a point on the West boundary of said Section 11; thence South for a distance of approximately 310 feet to the point of beginning. Tax Acct. #5208.01

PARCEL II:

The North 635.98 feet of the following:

Beginning at a point on the Northerly boundary of the Englewood-Shinglehouse Sloop County Road, from which point the quarter section corner at the Southeast corner of the Northeast quarter of Section 10, Township 26 South, Range 13 West of the Willamette Meridian, bears South $27^{\circ} 32'$ East a distance of 736.69 feet; and running thence South $83^{\circ} 53'$ West along the said County Road boundary for a distance of 158.63 feet to the point of beginning of a curve of 123.28 feet radius; thence along the said curve to the right through a central angle of $3^{\circ} 20'$ for a distance of 7.17 feet; thence North for a distance of 1333.26 feet to a point on the North boundary of the South half of the Northeast quarter of the Northeast quarter of the said Section 10; thence East along the said North boundary of the South half of the Northeast quarter of the Northeast quarter of Section 10 for a distance of 164.59 feet; thence South for a distance of 1313.49 feet to the point of beginning.

Beginning at a point on the Northerly boundary of the Englewood-Shinglehouse Sloop County Road from which point the quarter section corner at the Southeast corner of the Northeast quarter of Section 10, Township 26 South, Range 13 West of the Willamette Meridian, bears South $27^{\circ} 32'$ East a distance of 736.69 feet; and running thence North $82^{\circ} 53'$ East along the said County Road boundary for a distance of 125.50 feet to the point of beginning of a curve of 218.75 feet radius; thence along the said curve to the left through a central angle of $11^{\circ} 28'$ for a distance of 43.78 feet; thence North for a distance of 1288.81 feet to a point on the North boundary of the South half of the Northeast quarter of the Northeast quarter of said Section 10; thence West along the said North boundary of the South half of the Northeast quarter of the Northeast quarter of Section 10 for a distance of 187.13 feet; thence South for a distance of 1313.49 feet to the point of beginning.

Beginning at the Southeast corner of the Northeast quarter of the Northeast quarter of Section 10, Township 26 South, Range 13 West of the Willamette Meridian, running thence North along the East boundary of the said Northeast quarter of the Northeast quarter of Section 10 for a distance of 635.98 feet to the Northeast corner of the South half of the said Northeast quarter of the Northeast quarter of Section 10; thence West along the North boundary of the said South half of the Northeast quarter of the Northeast quarter of Section 10 for a distance of 173.43 feet; thence South for a distance of 1288.81 feet to a point on the northerly boundary of the Englewood-Shinglehouse Sloop County Road; and the said point being on a curve of 218.75 foot radius whose tangent at the said point bears North $71^{\circ} 25'$ East; thence along the said curve to the left through a central angle of $5^{\circ} 59'$ for a distance of 22.84 feet; thence North $43^{\circ} 24'$ East along the said County Road boundary for a distance of 48.47 feet to the point of beginning of a curve of 106.5 foot radius; thence along the said curve to the right through a central angle of $11^{\circ} 28'$ for a distance of 61.34 feet; thence North $76^{\circ} 24'$ East along the said County Road boundary for a distance of 51.43 feet to a point on the East boundary of the Southeast quarter of the Northeast quarter of the said Section 10; thence North along the said East boundary of the Southeast quarter of the Northeast quarter of Section 10 for a distance of 573.67 feet to the point of beginning.

2299

AND: The North 533.98 feet of the following:

Beginning at a point on the northerly boundary of the Eaglewood-Shinglehouse Slough County Road, from which point the quarter section corner at the Southeast corner of the Northeast quarter of Section 10, Township 26 South, Range 13 West of the Willamette Meridian bears South 27° 12' East a distance of 778.43 feet; and running thence South 82° 51' West along the said County Road boundary for a distance of 158.65 feet to the point of beginning of a curve of 123.25 feet radius; thence along the said curve to the right through a central angle of 2° 30' for a distance of 7.17 feet; thence North for a distance of 1337.26 feet to a point on the North boundary of the South half of the Northeast quarter of the Northeast quarter of the said Section 10; thence East along the said North boundary of the South half of the Northeast quarter of the Northeast quarter of Section 10 for a distance of 164.39 feet; thence South for a distance of 1313.49 feet to the point of beginning.

Beginning at a point on the northerly boundary of the Eaglewood-Shinglehouse Slough County Road from which point the quarter section corner at the Southeast corner of the Northeast quarter of Section 10, Township 26 South, Range 13 West of the Willamette Meridian, bears South 27° 32' East a distance of 738.69 feet; and running thence North 82° 53' East along the said County Road boundary for a distance of 123.30 feet to the point of beginning of a curve of 218.75 feet radius; thence along the said curve to the left through a central angle of 11° 28' for a distance of 41.78 feet; thence North for a distance of 1288.81 feet to a point on the North boundary of the South half of the Northeast quarter of the Northeast quarter of the said Section 10; thence West along the said North boundary of the South half of the Northeast quarter of the Northeast quarter of Section 10 for a distance of 167.13 feet; thence South for a distance of 1313.49 feet to the point of beginning.

All of Tract Number 8, described in previous warranty deed recorded in Clatsop County, Oregon, at Volume 186, Page 729 and listed as Recorded Number 42762, which property description is set out herein as follows:

Beginning at the Southeast corner of the Northeast quarter of the Northeast quarter of Section 10, Township 26 South, Range 13 West of the Willamette Meridian; running thence North along the East boundary of the said Northeast quarter of the Northeast quarter of Section 10 for a distance of 435.98 feet to the Northeast corner of the South half of the said Northeast quarter of the Northeast quarter of Section 10; thence West along the North boundary of the said South half of the Northeast quarter to the Northeast quarter of Section 10 for a distance of 173.43 feet; thence South for a distance of 1288.81 feet to a point on the northerly boundary of the Eaglewood-Shinglehouse Slough County Road and the said point being on a curve of 218.75 feet radius whose tangent at the said point bears North 71° 23' East; thence along the said curve to the left through a central angle of 3° 59' for a distance of 27.84 feet; thence North 85° 16' East along the said County Road boundary for a distance of 46.47 feet to the point of beginning of a curve of 306.2 feet radius; thence along the said curve to the right through a central angle of 11° 28' for a distance of 61.34 feet; thence North 76° 54' East along the said County Road boundary for a distance of 51.49 feet to a point on the East boundary of the Southeast quarter of the Northeast quarter of the said Section 10; thence North along the said East boundary of the Southeast quarter of the Northeast quarter of Section 10 for a distance of 573.67 feet to the point of beginning.

Tax Acct. #5121.01 & #5121.91

2300

AFTER RECORDING
RETURN TO
Titor Title Insurance
300 West Anderson Ave - Box 1075
Coos Bay, OR 97420-0233

Correction

PROPERTY LINE ADJUSTMENT DEED

This document is being recorded to add the Exhibit A, previously recorded as instrument no. 2004-16840, Records of Coos County, Oregon Robert G. Bragg and Linda S. Bragg, as tenants by the entirety, Grantor, conveys and warrants to Robert G. Bragg and Linda S. Bragg, as tenants by the entirety, Grantee, the following described real property in Coos County, Oregon, free of encumbrances except as specifically set forth herein;

See attached legal description

Subject to and excepting: Liens and encumbrances as shown on the public record.

This is a property line adjustment deed. In compliance with ORS 92.190, the following information is furnished:

1. The names of the parties to this deed are as set forth above.
2. The description of the adjusted line is as shown in the attached Exhibit "A".
3. The deed whereby Grantor acquired title to the transferred property is recorded as Microfilm Reel No. 95-09-0967, Recorded September 28, 1995, Records of Coos County, Oregon.
4. The deed whereby Grantee acquired title to the property to which the transferred property is joined is record as Microfilm Reel No. 95-09-0967, Recorded September 28, 1995, Records of Coos County, Oregon.
5. The adjusted property line is not required to be surveyed and monumented in accordance with ORS. 92.060 (3) because the adjusted property line is a distance of even width along the common boundary, as provided in ORS 92.060 (9).

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIREING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

After Recording Return to: Until a change is requested send tax statement to:

Robert Bragg	Robert Bragg
63145 Shinglehouse SloughRD	63145 Shinglehouse Slough Road
Coos Bay, OR 97420	Coos Bay, OR 97420

COOS COUNTY CLERK, OREGON TOTAL \$41.00
TERRI L. TURI, CCC, COUNTY CLERK

06/28/2005 #2005-9468
02:20PM 1 OF 4

Dated this 27 day of June 2005.

[Signature]
Robert G. Bragg

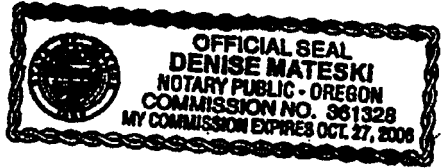
[Signature]
Linda S. Bragg

State of Oregon)
County of Coos) ss.

This instrument was acknowledged before me on June 27 2005, by Robert G. Bragg and Linda S. Bragg

[Signature]
Notary Public of Oregon

My Commission Expires: 10-27-06



ACCEPTANCE

The undersigned grantee(s) hereby accept(s) this property line adjustment deed and signs this acceptance in accordance with ORS 92.190(4).

[Signature]
Robert G. Bragg

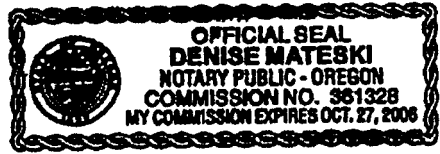
[Signature]
Linda S. Bragg

State of Oregon)
County of Coos) ss.

This instrument was acknowledged before me on June 27 2005, by Robert G. Bragg and Linda S. Bragg

[Signature]
Notary Public of Oregon

My Commission Expires: 10-27-06



Legal Description

Beginning at a point on the intersection of the West boundary of Section 11, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon with the Northerly boundary of the County Road, the said point being a distance of 1885.6 feet South of the Northwest corner of the said Section 11; thence Easterly along the said Northerly boundary of the County Road to a point which bears North 83 degrees 37' East a distance of 228.24 feet; the said point being also on the Westerly boundary of a private roadway; thence along said private road boundary as follows: North 46 degrees 07' East for a distance of 85.35 feet; thence North 60 degrees 39' East for a distance of 44.65 feet; thence North 20 degrees East for a distance of 46 feet; thence North 18 degrees West for a distance of 130 feet; thence leaving the private road boundary and running thence North 45 degrees West a distance of 50 feet; thence West approximately 278 feet to a point on the West boundary of said Section 11; thence South for a distance of approximately 310 feet to the point of beginning.

ALSO: All of Tract Number 8, described in previous Warranty Deed recorded in Coos County, Oregon, at Volume 186, Page 729 and listed as Recorded Number 42762, which property description is set out herein as follows:

Beginning at the Southeast corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North along the East boundary of the said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10 for a distance of 655.98 feet to the Northeast corner of the South half of the said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10; thence West along the North boundary of the said South half of the NE $\frac{1}{4}$ to the NE $\frac{1}{4}$ of Section 10 for a distance of 173.43 feet; thence South for a distance of 1288.81 feet to a point on the Northerly boundary of the Englewood-Shinglehouse Slough County Road and the said point being on a curve of 218.75 foot radius whose tangent at the said point bears North 71 degrees 25' East; thence along the said curve to the left through a central angle of 5 degrees 59' for a distance of 22.84 feet; thence North 65 degrees 26' East along the said County Road boundary for a distance of 48.47 feet to the point of beginning of a curve of 306.5 foot radius; thence along the said curve to the right through a central angle of 11 degrees 28' for a distance of 61.34 feet; thence North 76 degrees 54' East along the said County Road boundary for a distance of 51.49 feet to a point on the East boundary of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the said Section 10; thence North along the said East boundary of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10 for a distance of 573.67 feet to the point of beginning.

COOS COUNTY CLERK, OREGON TOTAL \$41.00
TERRI L. TURI, CCC, COUNTY CLERK

06/28/2005 #2005-9468
02:20PM 3 OF 4

SAVE AND EXCEPTING THEREFROM the North 655.98 feet.

Reserving unto grantor an easement more particularly described as follows:

Beginning at a point on the Northerly boundary of the Englewood-Shinglehouse County Road, from which the quarter Section corner at the Southeast corner of the NE ¼ of Section 10, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon bears due South a distance of 737.22 feet; thence South 83 degrees East for a distance of 125 feet more or less to a point along the Northerly boundary of said County Road; thence North 40 degrees West a distance of 62 feet more or less; thence South 80 degrees West a distance of 100 feet more or less; thence North 12 degrees West a distance of 553.5 feet to a point on the North line of the South half of Tract 8 of Home Acres; thence West 51.93 feet to the Northwest property corner of the South half of Tract 8 of Home Acres; thence South 12 degrees East a distance of 594.5 feet more or less to a point on the Northerly boundary of said County Road; thence South 83 degrees East 51.5 feet more or less to the point of beginning.

Exhibit "A"

Beginning at the NE corner of the SE 1/4 of Section 10, Township 26 South Range 13 West of the Willamette Meridian, Coos County, Oregon; thence Westerly along the quarter quarter section line 173.43 feet more or less to a pipe pin and the terminus point of the adjsuted line.

COOS COUNTY CLERK, OREGON TOTAL \$41.00
TERRI L. TURI, CCC, COUNTY CLERK

06/28/2005 #2005-9468
02:20PM 4 OF 4

108
504

day and date first above written.

Signed, sealed and delivered in the presence of us as witnesses: Jacob B. Ketcher, Minnie T. Lord

Malcolm H. McCallum }seal
Martha M. McCallum }seal

STATE OF PENNSYLVANIA)
COUNTY OF BERKS)SS.

THIS CERTIFIES, that on this 15th day of July, A.D. 1929, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Malcolm H. McCallum and Martha M. McCallum, his wife, who are known to me to be the identical individual described in, and who executed the within instrument, and acknowledged to me that they executed the same as their free act and deed, for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and Notarial seal the day and year last above written.

Jacob B. Ketcher
Notary Public for Pennsylvania
My commission expires: March 6, 1931.
(Notarial Seal)

Recorded August 30, 1929. 3 P.M.
Robt. R. Watson, County Clerk.

108-504

40167-

GRANT OF RIGHT OF WAY

THIS INDENTURE, made this twentieth day of August A.D., 1929, by and between Reynolds Development Company party of the first part, and The California Oregon Power Company, a California corporation, party of the second part,

WITNESSETH: That said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, does hereby grant unto said party of the second part, its successors and assigns, the right of way and easement to erect, construct, repair, replace, maintain and use, from time to time as said party of the second part, its successors and assigns, may see fit, over, along, across and upon the lands of said party of the first part hereinafter particularly described, for transmission and distribution of electricity, and for all purposes connected therewith, poles, towers and wires suspended thereon and supported thereby and all necessary or proper cross-arms, braces, connections, fastenings and other appliances and fixtures, and wires for the telephone purposes of said party of the second part, its successors and assigns; also, to remove the trees and make the clearing necessary or desirable for the purposes aforesaid, both on and adjoining said right of way; also to put in place necessary guy wires and brace poles along said line; the party of the second part, its successors or assigns, may construct and maintain gates at all fences crossed by its transmission lines, but shall keep locks thereon and give permission to no one save employees of the party of the second part; its successors or assigns, to enter therein.

The said lands of said party of the first part, above mentioned, are situate in the County of Coos State of Oregon, and are particularly described as follows:

The North Half (N $\frac{1}{2}$) of Section 10, Township 26 South, Range 13 West of Willamette Meridian, in Coos County, Oregon, and the South Half (S $\frac{1}{2}$) of Section 5, Township 26 South, Range 13, West of Willamette Meridian, and Section 34, Township 26, South, Range 13, in Coos County, Oregon, as survey stakes are not located across said property,

Supplement agreement, under date of August 20, 1929, executed by and between The Reynolds Development Company and The California Oregon Power Company governing further conditions of grant hereby given, is in office of respective companies.

IN WITNESS WHEREOF, the party of the first part has executed these presents on the day and year first hereinabove written.

Thos. H. Ness, Witness.
P. A. Carter, Witness.

(Corporate Seal)

Reynolds Development Company
By A. Y. Meyers, Vice Pres.

STATE OF OREGON)
County of Coos) ss. a Notary Public in and for said county and state,
On this twentieth day of August, 1929, before me appeared A. Y. Meyers
to me personally known, who, being duly sworn, did say that he is the Vice President of
Reynolds Development Co, and that the seal affixed to said instrument is the corporate
seal of said corporation, and that said instrument was signed and sealed in behalf of said
corporation by authority of its board of directors, and said A. Y. Meyers acknowledged said
instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my official seal this
the day and year first in this, my certificate, written.

Recorded August 30, 1929. 3 P.M.
Robt. R. Watson, County Clerk.

Mair A. Dano
Notary Public for Oregon
My commission expires Aug. 17, 1930
(Notarial Seal)

40168- GRANT OF RIGHT OF WAY

THIS INSTRUMENT, made this 12th day of August A.D., 1929, by and between Henry C.
Cabell, unmarried part of the first part, and The California Oregon Power Company a California
corporation, party of the second part,

WITNESSETH: That said party of the first part, for and in consideration of the sum
of One Dollar (\$1.00) to him in hand paid by said party of the second part, the receipt where-
of is hereby acknowledged, does hereby grant unto said party of the second part, its successors
and assigns, the right of way and easement to erect, construct, repair, replace, maintain
and use, from time to time as said party of the second party, its successors and assigns,
may see fit, over, along, across and upon the lands of said party of the first part herein-
after particularly described, for transmission and distribution of electricity, and for all
purposes connected therewith, poles, towers and wires suspended thereon and supported thereby
and all necessary or proper cross-arms, braces, connections, fastenings and other appliances
and fixtures, and wires for the telephone purposes of said party of the second part, its
successors and assigns; also, to remove the trees and make the clearing necessary or desirable
for the purposes aforesaid, both on and adjoining said right of way; also to put in place
necessary guy wires and brace poles along said line; the party of the second part, its
successors or assigns, may construct and maintain gates at all fences crossed by its trans-
mission lines, but shall keep locks thereon and give permission to no one save employees of
the party of the second part, its successors or assigns, to enter therein.

The said lands of said part of the first part, above mentioned, are situate in the
County of Coos State of Oregon, and are particularly described as follows:

West Boundary of Lot 1 Ferndale Park, Coos County, Oregon.

IN WITNESS WHEREOF, the party of the first part has executed these presents on
the day and year first hereinabove written.

E. D. Adamson, Witness.
Gwilym G. Jones, Witness.

Henry C. Cabell

STATE OF OREGON)
COUNTY OF MULTNOMAH) ss. THIS CERTIFIES that on this 12th day of August A.D. 1929, before
me Edith D. Adamson Notary Public in and for said County and State, personally appeared the
within named Henry C. Cabell to me personally known to be the individual described in and who
executed the within instrument, and acknowledged to me that he executed the same freely and
voluntarily, for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my seal the day and
year in this certificate first above written.

D-108

feet; thence south 100 feet, thence west 100 feet to south line said Harlem Ave., thence north 100 feet to the place of beginning.

It is specifically provided that this deed shall create an estate by the entirety vested in the grantees John Nyroos and Mary Nyroos, and that in the event of the death of either of the grantees, the remaining survivor shall take the whole of said estate.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all her estate, right, title and interest, in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD the above described and granted premises unto the said John Nyroos and Mary Nyroos, their heirs and assigns forever.

IN WITNESS WHEREOF, the grantor above named hereunto set her hand and seal this 7th day of June, A. D. 1937.

Executed in the presence of
Karl H. Philpott, James Watson

Mrs. E. A. Philpott

Seal

State of Oregon
County of Coos: ss: On this the 7th day of June, A. D. 1937 personally appeared before me, a Notary Public in and for said County and State, the within named Mrs. E. A. Philpott, a widow, to me personally known to be the identical person described therein and who executed the within instrument, and acknowledged to me that she executed the same freely and voluntarily for the uses and purposes therein named.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Recorded July 22, 1937, 10:45 A.M.
L. W. Oddy, County Clerk

James Watson
Notary Public for Oregon
My commission expires Sept. 7, 1940
(Notarial seal)

129-300-

54355- THIS INSTRUMENT WITNESSETH, That Reynolds Development Company for and in consideration of the sum of one dollar (\$1.00) paid, the receipt whereof is hereby acknowledged, do for themselves, their heirs, and assigns, hereby bargain, sell, grant and convey unto the Mountain States Power Company, a Delaware corporation and duly authorized to transact business and hold property in the State of Oregon, and unto its successors and assigns, the right, privilege and easement to erect and maintain in connection with its electric power line as now or hereafter constructed, upon and across the following described premises in Coos County, State of Oregon, to-wit:

The North Half (N $\frac{1}{2}$) of Section 10, and all of Section three (3), Township 26 South, Range 13 West of Willamette Meridian; and the West-half (W $\frac{1}{2}$) of Section thirty four (34), Township 25 South, Range 13 West of Willamette Meridian, all in Coos County, as survey stakes are now located thirty feet west of the center of The California Oregon Power Company 110 KV transmission line. Supplementary agreement is also executed by and between the Reynolds Development Company and the Mountain States Power Company governing further conditions of grant hereby given, copy of which is on file with the respective companies.

And the said Mountain States Power Company, its successors and assigns, for the purpose aforesaid, are fully authorized and empowered to enter upon the above premises for the purpose of constructing and maintaining its said poles, wires, fixtures and equipment thereon and over the same as above provided, and the right to trim any trees necessary to keep the wire on said poles, fixtures and equipment clear.

TO HAVE AND TO HOLD the above mentioned rights, privileges and easements unto the Mountain States Power Company, its successors and assigns.

IN TESTIMONY WHEREOF, we have hereunto set our hands and seal this 14 day of June, 1937.

Done in the presence of:
Alice Lundgren, Alice Lundgren
(Corporate Seal)

REYNOLDS DEVELOPMENT COMPANY
By Frank A. Vanderlip, Jr., Vice-Pres (seal)
By H. E. Benedict, Secy. (seal)

State of New York
County of New York :ss On this, the 16th day of June, 1937, came before me, a Notary
Public in and for the State of New York, the within named Frank A. Vanderlip, Jr. and H. E.
Benedict to me personally known to be the identical persons described in, and who executed
the foregoing instrument, and acknowledged to me that they executed the same.

WITNESS my hand, the Notarial seal, the day and year first above written.

George B. Downs
Notary Public for New York
Notary Public, Bronx County
Bronx Co. Clk's No. 58, Reg. No. 87-D-38
N. Y. Co. Clk's No. 278, Reg. No. 8-D-144
Commission expires March 30, 1938
(Notarial seal)

Recorded July 22, 1937, 3 P.M.
L. W. Oddy, County Clerk

54556- THIS INDENTURE WITNESSETH, That C. A. Barton (a single man) and J. D. Rankin and
Mildred Rankin, his wife, for and in consideration of the sum of \$1.00 paid, the receipt where-
of is hereby acknowledged, do for themselves, their heirs and assigns, hereby bargain, sell
grant and convey unto the Mountain States Power Company, a corporation, incorporated under
the laws of the State of Delaware and duly authorized to transact business and hold property
in the State of Oregon, and unto its successors and assigns, the right, privilege and ease-
ment to erect and maintain in connection with its electric distribution lines -- two poles
and one anchor as now or hereafter constructed, upon and across the following described
premises in Coos County, State of Oregon, to wit:

beginning at a point 40 rods north of the South West corner of the South East
quarter of the South East quarter of Section 36, Township 27 South, Range 13 West of
Willamette Meridian, thence West 20 rods, thence South 8 rods, thence East 20 rods, thence
North 8 rods to the place of beginning.

And the said Mountain States Power Company, its successors and assigns, for the
purpose aforesaid, are fully authorized and empowered to enter upon the above premises for
the purpose of constructing and maintaining its said poles, wires, fixtures and equipment
thereon and over the same as above provided, and the right to trim any trees necessary to
keep the wires on said poles, fixtures and equipment clear.

TO HAVE AND TO HOLD the above mentioned rights, privileges and easements unto the
said Mountain States Power Company, its successors and assigns, perpetually and forever.

IN TESTIMONY WHEREOF, We have hereunto set our hands and seals this 26 day of May,
1937.

Done in the presence of:
J. S. Barton, Blanche Sandon

C. A. Barton
J. D. Rankin
Mildred Rankin



State of Oregon
County of _____ :ss On this, the 27th day of May, 1937, personally came before me, a Notary
Public in and for the State of Oregon, the within named C. A. Barton and J. D. Rankin &
Mildred Rankin, his wife, to me personally known to be the identical person described in,
and who executed the foregoing instrument, and acknowledged to me that they executed the
same.

WITNESS my hand and the Notarial seal the day and year first above written.

J. S. Barton
Notary Public for Oregon
My commission expires March 14th 1941
(Notarial seal)

Recorded July 22, 1937, 3 P.M.
L. W. Oddy, County Clerk

D-129

STATE OF OREGON
 County of Coos vs. BE IT REMEMBERED, That on this 8th day of June, 1944, before me, the undersigned County Clerk in and for said county and state, personally appeared the withinnamed L. D. Felsheim, the duly elected, qualified and acting County Judge of Coos County, Oregon, and Lars P. Peterson, the duly elected, qualified and acting County Commissioner of Coos County, Oregon, and P. W. Culver, the duly elected, qualified and acting County Commissioner of Coos County, Oregon who are known to me to be the identical individuals described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily, for and in behalf of Coos County, a body politic and corporate of the State of Oregon.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above writtish.

Recorded June 13, 1944 11:00 A.M.
 L. W. Oddy, County Clerk

L. W. Oddy, County Clerk
 By G. Vaughan, Deputy
 (Official Seal)

151-338

Road
 R/W

11658- KNOW ALL MEN BY THESE PRESENTS, that Whereas, for more than 20 years last past, a road has been used by the general public, under claim of right, over the following described route; which right has never been denied by grantor or his predecessors, and, Whereas, grantor has conveyed various parcels of land along said route and desire the owners of said parcels to have an unquestioned and clear right to said road, and in order to have the same of record, Charles Sneddon, a single man, of Marshfield, Coos County, Oregon, in consideration of the advantages gained by him, does hereby give, grant, convey and dedicate the following described premises unto the Public, to-wit:

Being a strip of ground of widths as hereinafter stated, lying on either side of the center line which is more particularly described as follows:- Beginning at Station 0-00 which is a point on the northerly boundary of the right of way of the County Road running from Englewood to Shingle House Slough, from which point the iron pipe at the Northwest corner of Section 11, Township 26 South, Range 13 West of Willamette Meridian bears N. 7° 28' W. a distance of 1800.53 feet; and also from which point the iron pipe at the intersection of the West boundary of the said Section 11 with the northerly boundary of the right of way of the said County Road bears S. 88° 06' W. a distance of 246.25 feet; and running thence N. 45° 54' E. for a distance of 75.00 feet; thence N. 75° 29' E. for a distance of 38.01 feet; thence N. 60° 39' E. for a distance of 36.15 feet; thence N. 82° 35' E. for a distance of 68.61 feet; thence N. 88° 32' E. for a distance of 103.95 feet; thence N. 78° 03' E. for a distance of 172.49 feet; thence N. 88° 23' E. for a distance of 274.24 feet; thence N. 71° 51' E. for a distance of 134.26 feet; thence N. 59° 42' E. for a distance of 57.78 feet to Station 9-58.43; thence continuing N. 50° 42' E. for a distance of 117.74 feet; thence N. 1° 28' W. for a distance of 103.77 feet thence N. 81° 40' E. for a distance of 223.92 feet to a point on the easterly boundary of the tract of land as described in the deed from Ellen Sneddon to Charles Sneddon as recorded in Volume 105, Page 41 of the Deed Records of Coos County, Oregon, the said point being a distance of 21.0 feet North of the Southwest corner of the tract of land formerly deeded to George Traier by Hugh Sneddon, and there ending.

The width of the foregoing described right of way shall be sixteen feet on each side of the center line from Station 0-00 to Station 9-58.43 and ten feet on each side of the center line from Station 9-58.43 to the point of ending, and being parts of the southeast quarter of the northwest quarter and of the southwest quarter of the northwest quarter of section 11, Township 26 South, Range 13 West of Willamette Meridian, in Oregon. (Actual consideration less than \$1,00.00)

TO HAVE AND TO HOLD, the above described premises unto the Public forever.

IN WITNESS WHEREOF, I the grantor above named hereunto set my hand and seal this

12th day of June, 1944.

Done in our presence:
Olund H. Giles

Charles Sneddon-

(Seal)

STATE OF OREGON

County of Coos: BE IT REMEMBERED, That on th's 12th day of June, 1944, before me, the undersigned, a Notary Public for Oregon, personally appeared the withinnamed Charles Sneddon, a single man, who is personally known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that he executed the same freely and voluntarily.

WITNESS my hand and Notarial Seal the day and year last herein written.

Recorded June 13, 1944 11:00 A.M.
L. W. Oddy, County Clerk

Olund H. Giles
Notary Public for Oregon
My commission expires 1/15/48
(Notarial Seal)

11559- KNOW ALL MEN BY THESE PRESENTS, That John H. Milton and Reta L. Milton, his wife, of Coos County, State of Oregon, in consideration of \$200.00 to them paid by Andrew Stambuck, of Coos County, State of Oregon, have bargained and sold, and by these presents do grant, bargain, sell and convey unto said Andrew Stambuck, his heirs and assigns, all the following bounded and described real property, situated in the County of Coos and State of Oregon, to-wit:

Beginning at a point in Lot 1 of Section 27, Twp. 25 S.R. 12 West of Will. Mer. at the Southwest corner of the tract of land as described in Vol. 149 at page 634, of the Dead Records of Coos County, Oregon, which is located 829.9 feet West from the Southwest corner of the tract of land as described in Vol. 143, page 479 of said Dead Records of Coos County, Oregon, and which point is located 356 feet North and 1265.1 feet East from the Quarter Section corner between Sections 27 and 28 of the said Township and Range; and running thence South-easterly along a line parallel to and 20 feet northeasterly from top of ridge to a point which is 200 feet South of the East and West quarter section line through the said Section 27; thence Easterly along a line parallel to and 200 feet South of the said Quarter Section line to a point on the North and South Quarter Section line through the said Section 27 which is 200 feet South of the center of the said Section 27; thence Northerly along the said North and South Quarter Section line to the Southeast corner of the tract of land as described in the Vol. 149 page 634 of the Dead Records of Coos County, Oregon, thence West to a point which is due South of the Southwest Corner of what is known as the Quarry Tract as described in Vol. 102, page 240 of the said Dead Records of Coos County, Oregon; thence continuing West for a distance of 450 feet; thence North for a distance of 100 feet; thence West for a distance of 100 feet to the point of beginning.

Being portions of Lots 1 and 2 of Section 27 and of the Northeast Quarter of the Southwest Quarter and of the Northwest Quarter of the Southwest quarter of Section 27, all in Township 25 South, Range 12 West of the Willamette Meridian.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all their estate, right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD the above described premises unto the said Andrew Stambuck, his heirs and assigns forever. And the grantors above named do covenant to and with the grantee his heirs and assigns that they are lawfully seized in fee simple of the above granted premises, and the above granted premises are free from all incumbrances and that they will and that they will and their heirs, executors and administrators shall warrant and defend the above granted premises, and every part thereof against the lawful claims of all persons whomsoever.

D-151

Return to: Pacific Power
135 Lockhart
Coos Bay

CC#: 11171 Work Order#: 02862820

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, *Robert G. Bragg & Linda S. Bragg as tenants by the entirety*, ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), an easement for a right of way 10 feet in width and 600 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of an underground electric distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, cabinets, vaults on, across, or under the surface of the real property of Grantor in Coos County, State of Oregon, more particularly described as follows and as more particularly described and/or shown on Exhibit(s) A attached hereto and by this reference made a part hereof:

The Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 11, and the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 10, Township 26 South, Range 13 West, Willamette Meridian. Deed Reference: 95-09-0967

Assessor's Map No. 13-26-13-11-B

Parcel No.1400

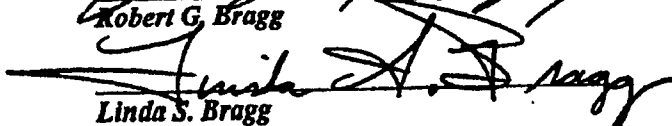
Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place or store any flammable materials (other than agricultural crops), or light any fires, on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

DATED this 3 day of Aug., 2006.


Robert G. Bragg


Linda S. Bragg

COOS COUNTY CLERK, OREGON TOTAL \$36.00
TERRI L. TURI, CCC, COUNTY CLERK

08/30/2006 #2006-11909
04:21PM 1 OF 3

INDIVIDUAL ACKNOWLEDGEMENT

State of OREGON
County of COOS

This instrument was acknowledged before me on Aug. 3rd 2006 (date) by
ROBERT G BRADY LINDA S BRADY (Grantor (s) Name).

Kelli Sartor (Signature of Notarial officer)
April 8, 2008 (My commission expires: Date)

(Seal)



COOS COUNTY CLERK, OREGON TOTAL \$36.00
TERRI L. TURI, CCC, COUNTY CLERK

08/30/2006 #2006-11909
04:21PM 2 OF 3

Property Description

Section: 10A & 11B

Township: 26S

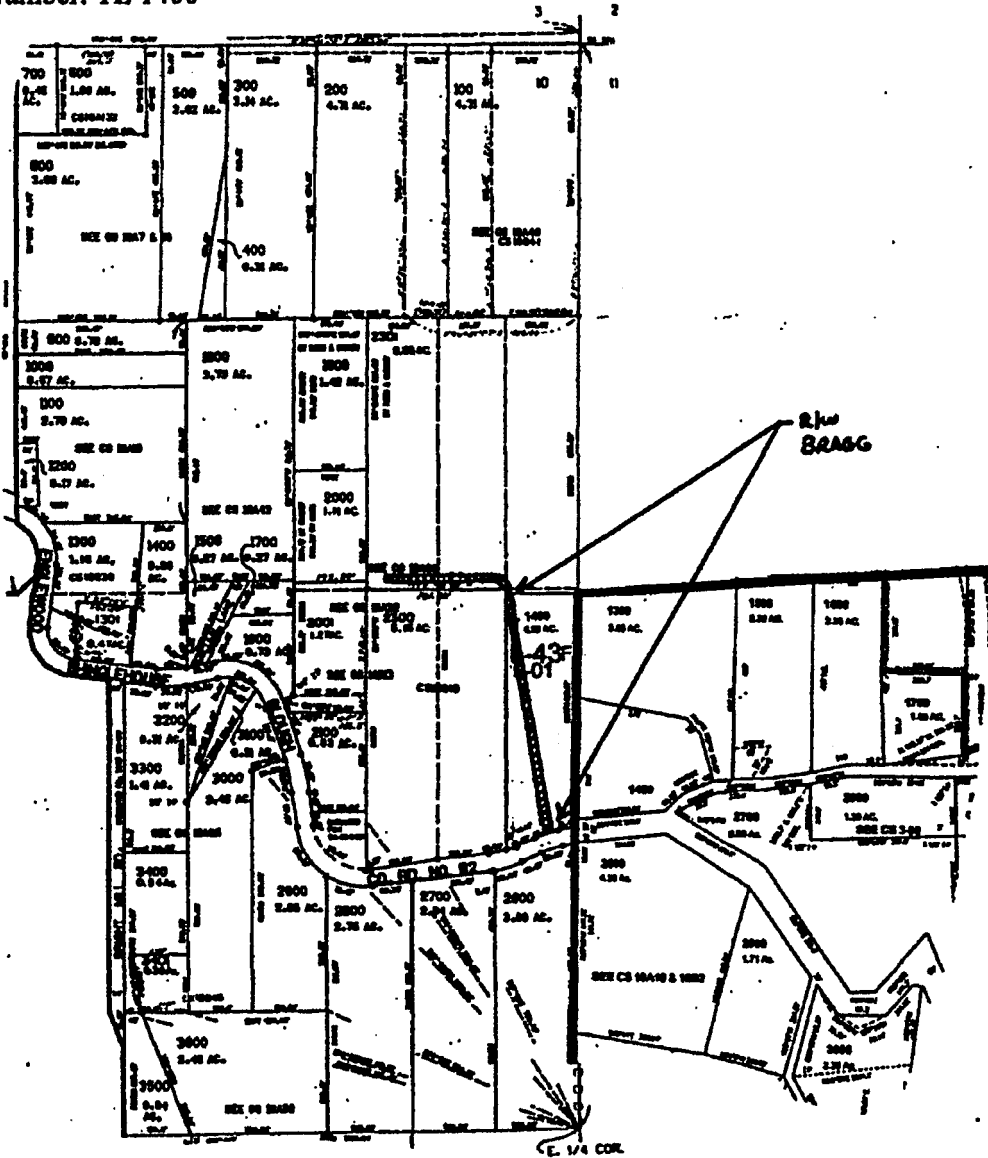
Range: 13W

Willamette Meridian

County: Coos

State: Oregon

Parcel Number: TL 1400



CC#: 11171 WO#: 02862820

Landowner Name: Bragg

Drawn by: K. Thurber

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.

EXHIBIT A



SCALE: NTS

COOS COUNTY CLERK, OREGON TOTAL \$36.00
 TERRI L. TURI, CCC, COUNTY CLERK

08/30/2006 #2006-11909
 04:21PM 3 OF 3

AFTER RECORDING
RETURN TO
Ticor Title Insurance
300 West Anderson Ave - Box 1075
Coos Bay, OR 97420-0233

Correction

PROPERTY LINE ADJUSTMENT DEED

This document is being recorded to add the Exhibit A, previously recorded as instrument no. 2004-16840, Records of Coos County, Oregon Robert G. Bragg and Linda S. Bragg, as tenants by the entirety, Grantor, conveys and warrants to Robert G. Bragg and Linda S. Bragg, as tenants by the entirety, Grantee, the following described real property in Coos County, Oregon, free of encumbrances except as specifically set forth herein;

See attached legal description

Subject to and excepting: Liens and encumbrances as shown on the public record.

This is a property line adjustment deed. In compliance with ORS 92.190, the following information is furnished:

1. The names of the parties to this deed are as set forth above.
2. The description of the adjusted line is as shown in the attached Exhibit "A".
3. The deed whereby Grantor acquired title to the transferred property is recorded as Microfilm Reel No. 95-09-0967, Recorded September 28, 1995, Records of Coos County, Oregon.
4. The deed whereby Grantee acquired title to the property to which the transferred property is joined is record as Microfilm Reel No. 95-09-0967, Recorded September 28, 1995, Records of Coos County, Oregon.
5. The adjusted property line is not required to be surveyed and monumented in accordance with ORS. 92.060 (3) because the adjusted property line is a distance of even width along the common boundary, as provided in ORS 92.060 (9).

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIREING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

After Recording Return to: Until a change is requested send tax statement to:

Robert Bragg	Robert Bragg
63145 Shinglehouse SloughRD	63145 Shinglehouse Slough Road
Coos Bay, OR 97420	Coos Bay, OR 97420

COOS COUNTY CLERK, OREGON TOTAL \$41.00
TERRI L. TURI, CCC, COUNTY CLERK

06/28/2005 #2005-9468
02:20PM 1 OF 4

Dated this 27 day of June 2005.

[Signature]
Robert G. Bragg

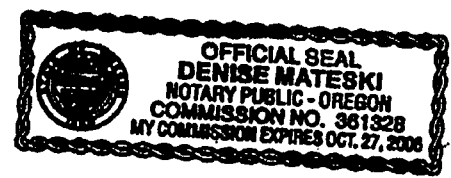
[Signature]
Linda S. Bragg

State of Oregon)
County of Coos) ss.

This instrument was acknowledged before me on June 27 2005, by Robert G. Bragg and Linda S. Bragg

[Signature]
Notary Public of Oregon

My Commission Expires: 10-27-06



ACCEPTANCE

The undersigned grantee(s) hereby accept(s) this property line adjustment deed and signs this acceptance in accordance with ORS 92.190(4).

[Signature]
Robert G. Bragg

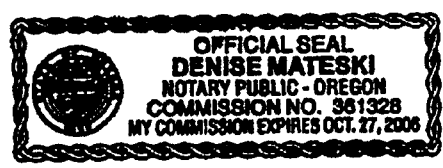
[Signature]
Linda S. Bragg

State of Oregon)
County of Coos) ss.

This instrument was acknowledged before me on June 27 2005, by Robert G. Bragg and Linda S. Bragg

[Signature]
Notary Public of Oregon

My Commission Expires: 10-27-06



Legal Description

Beginning at a point on the intersection of the West boundary of Section 11, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon with the Northerly boundary of the County Road, the said point being a distance of 1885.6 feet South of the Northwest corner of the said Section 11; thence Easterly along the said Northerly boundary of the County Road to a point which bears North 83 degrees 37' East a distance of 228.24 feet; the said point being also on the Westerly boundary of a private roadway; thence along said private road boundary as follows: North 46 degrees 07' East for a distance of 85.35 feet; thence North 60 degrees 39' East for a distance of 44.65 feet; thence North 20 degrees East for a distance of 46 feet; thence North 18 degrees West for a distance of 130 feet; thence leaving the private road boundary and running thence North 45 degrees West a distance of 50 feet; thence West approximately 278 feet to a point on the West boundary of said Section 11; thence South for a distance of approximately 310 feet to the point of beginning.

ALSO: All of Tract Number 8, described in previous Warranty Deed recorded in Coos County, Oregon, at Volume 186, Page 729 and listed as Recorded Number 42762, which property description is set out herein as follows:

Beginning at the Southeast corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North along the East boundary of the said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10 for a distance of 655.98 feet to the Northeast corner of the South half of the said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10; thence West along the North boundary of the said South half of the NE $\frac{1}{4}$ to the NE $\frac{1}{4}$ of Section 10 for a distance of 173.43 feet; thence South for a distance of 1288.81 feet to a point on the Northerly boundary of the Englewood-Shinglehouse Slough County Road and the said point being on a curve of 218.75 foot radius whose tangent at the said point bears North 71 degrees 25' East; thence along the said curve to the left through a central angle of 5 degrees 59' for a distance of 22.84 feet; thence North 65 degrees 26' East along the said County Road boundary for a distance of 48.47 feet to the point of beginning of a curve of 306.5 foot radius; thence along the said curve to the right through a central angle of 11 degrees 28' for a distance of 61.34 feet; thence North 76 degrees 54' East along the said County Road boundary for a distance of 51.49 feet to a point on the East boundary of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the said Section 10; thence North along the said East boundary of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10 for a distance of 573.67 feet to the point of beginning.

SAVE AND EXCEPTING THEREFROM the North 655.98 feet.

Reserving unto grantor an easement more particularly described as follows:

Beginning at a point on the Northerly boundary of the Englewood-Shinglehouse County Road, from which the quarter Section corner at the Southeast corner of the NE ¼ of Section 10, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon bears due South a distance of 737.22 feet; thence South 83 degrees East for a distance of 125 feet more or less to a point along the Northerly boundary of said County Road; thence North 40 degrees West a distance of 62 feet more or less; thence South 80 degrees West a distance of 100 feet more or less; thence North 12 degrees West a distance of 553.5 feet to a point on the North line of the South half of Tract 8 of Home Acres; thence West 51.93 feet to the Northwest property corner of the South half of Tract 8 of Home Acres; thence South 12 degrees East a distance of 594.5 feet more or less to a point on the Northerly boundary of said County Road; thence South 83 degrees East 51.5 feet more or less to the point of beginning.

Exhibit "A"

Beginning at the NE corner of the SE 1/4 of Section 10, Township 26 South Range 13 West of the Willamette Meridian, Coos County, Oregon; thence Westerly along the quarter quarter section line 173.43 feet more or less to a pipe pin and the terminus point of the adjsuted line.

**COOS COUNTY CLERK, OREGON TOTAL \$41.00
TERRI L. TURI, CCC, COUNTY CLERK**

**06/28/2005 #2005-9468
02:20PM 4 OF 4**

STATEMENT OF TAX ACCOUNT
COOS COUNTY TAX COLLECTOR
COOS COUNTY COURTHOUSE
COQUILLE, OREGON 97423
(541) 396-7725

8-May-2019

BRAGG, ROBERT G. & LINDA S.
63145 SHINGLEHOUSE RD
COOS BAY, OR 97420-7296

Tax Account #	520801	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0916
Situs Address	63145 SHINGLEHOUSE RD COOS BAY, OR 97420	Interest To	May 15, 2019

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.92	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$851.41	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$827.58	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$807.50	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$800.56	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$781.20	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$760.09	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$738.20	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$718.08	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$701.47	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$722.29	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$665.21	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$920.55	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$997.42	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$907.31	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$883.69	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$13,083.48	

STATEMENT OF TAX ACCOUNT
COOS COUNTY TAX COLLECTOR
COOS COUNTY COURTHOUSE
COQUILLE, OREGON 97423
(541) 396-7725

8-May-2019

BRAGG, ROBERT G. & LINDA S.
63145 SHINGLEHOUSE RD
COOS BAY, OR 97420-7296

Tax Account #	520891	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0943
Situs Address	63145 SHINGLEHOUSE RD COOS BAY, OR 97420	Interest To	May 15, 2019

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$477.43	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$385.38	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$373.68	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$363.70	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$379.83	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$369.78	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$358.90	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$366.92	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$356.01	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$346.79	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$343.28	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$332.00	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$828.49	Nov 15, 2006
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$5,282.19	

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2019
NOT OFFICIAL VALUE

May 8, 2019 7:59:00 am

Account # 520801
Map # 26S1311B001400
Code - Tax # 0916-520801
0943-520891

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name BRAGG, ROBERT G. & LINDA S.

Deed Reference # 1991-142926 (SOURCE ID(T):
810402931)

Agent

Sales Date/Price 04-01-1981 / \$0.00

In Care Of

Appraiser RON SCHAAR

Mailing Address 63145 SHINGLEHOUSE RD
COOS BAY, OR 97420-7296

Prop Class 101 MA SA NH Unit
RMV Class 101 04 17 RRL 9170-1

Situs Address(s)	Situs City
ID# 63145 SHINGLEHOUSE RD	COOS BAY
ID# 10 63169 SHINGLEHOUSE RD	COOS BAY

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0916 Land	56,640			Land	0
Impr.	112,820			Impr.	0
Code Area Total	169,460	92,710	92,710		0
0943 Land	51,930			Land	0
Impr.	0			Impr.	0
Code Area Total	51,930	28,420	28,420		0
Grand Total	221,390	121,130	121,130		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			LUC	Trended RMV
						TD%	LS	Size		
0916	10	<input checked="" type="checkbox"/>		RR-2	Market	100	A	1.94	HS	002
						Code Area Total		1.94		
0943	20	<input checked="" type="checkbox"/>		RR-2	Market	100	A	1.00	HS	001
0943	30	<input checked="" type="checkbox"/>		RR-2	Market	100	A	1.39	MV	002
						Code Area Total		2.39		
						Grand Total		4.33		

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
0916	1	1940	131	One story-Class 3		100	1,731		112,820
						Grand Total	1,731		112,820

Code Area	Type	Exemptions/Special Assessments/Potential Liability							
0916		FIRE PATROL:							
		■ FIRE PATROL SURCHARGE	Amount	47.50		Year	2019		
		■ FIRE PATROL TIMBER	Amount	18.75	Acres	3.33	Year	2019	