



**Coos County
Planning Department
Property Line Adjustment
Application**

Official Use Only

Fee	\$ 700
Receipt No.	2010383
Check No./Cash	25106
Date	3/5/19
Received By	[Signature]
File No.	PLA-19-004

Introduction

The purpose of a property line adjustment application is to review changes in property lines when no new lots are being created. Property lines may be changed to account for the location of fences, driveways, gardens and buildings. For example, a property owner may discover that a fence is located on a neighbor's property. As a solution, the affected property owners may agree to relocate their property lines. A property line adjustment review is needed to make sure the change is consistent with zoning standards.

In addition to filling out the application form, the applicant needs to draw a plot plan. The plot plan will show the property lines and dimensions, and the location of all buildings, wells, septic tanks and drain field for the parcels which are being adjusted.

The applicants need to submit the application to the Planning Department. Once the application and plot plan are accepted, staff will review the proposal.

A single adjustment of one line between two abutting properties will be approved as an administrative act.

Multiple adjustments between more than two abutting properties will be processed as a land use decision and may be approved as a single application on condition that each adjustment is completed prior to the next, in accordance with ORS Chapter 92.

Approval will become final after the applicant(s) complies with the approval criteria including completion of surveys when required and recording of the property line adjustment deed(s). These must be completed within one year of the approval.

This information is provided as a courtesy and is not intended to replace the provisions of Article 6.3.

If you have any questions about this application, please feel free to contact this office at 541-396-7770 or visit us at 225 North Adams Street in Owen Building in Coquille, Oregon.

Please complete the following sections:

A. Property 1:

Owner(s): ANITA SWEARINGEN Telephone: 541-396-2513
Address: 95023 SHILLY LN.
City/State: COQUILLE, OR Zip Code: 97423
Lien Holder(s): _____
Address: _____
City/State: _____ Zip Code: _____
Township: 285 Section: 5
Range: 12W Tax Lot: 200
Tax Account: 838808 Zoning District: R2-5
Initial Lot Size: 4.04 ac Adjusted Lot Size: 1.86 ac

B. Property 2:

Owner(s): ANITA SWEARINGEN Telephone: 541-396-2513
Address: 95023 SHILLY LN.
City/State: COQUILLE, OR Zip Code: 97423
Lien Holder(s): _____
Address: _____
City/State: _____ Zip Code: _____
Township: 285 Section: 5 AB
Range: 12W Tax Lot: 4100
Tax Account: 7508200 Zoning District: R2-5
Initial Lot Size: 0.20 ac Adjusted Lot Size: 2.38 ac.

C. Applicant:

Name: Anita Sweeney Telephone: 541.396.2513

Address: 95023 Shelly Ln.

City/State: Coquille, OR Zip Code: 97423

D. Surveyor

Name/Company: Troy Rambo Telephone: 541-751-9900

Address: P.O. Box 909

City/State: Montic Bend, OR Zip Code: 97459

E. Purpose of the Property Line Adjustment

THE PURPOSE IS TO INCREASE THE SIZE OF T.L. 4100 FOR

A FUTURE BUILDING SITE.

F. Criteria from Article 6.3

ARTICLE 6.3 PROPERTY LINE ADJUSTMENTS

SECTION 6.3.100 PROPERTY LINE ADJUSTMENTS:

As set forth in ORS 92.190(3), the common boundary line between lots or parcels may be adjusted in accordance with this section without the replating procedures in ORS 92.180 and 92.185 or the vacation procedures in ORS Ch. 368. Once a lot or parcel line has been adjusted, the adjusted line shall be the boundary or property line, not the original line. The Director has authority to approve a line adjustment as an Administrative Action.

SECTION 6.3.125 PROCEDURE:

1. An application for a line adjustment or elimination shall be filed by the owners of all lots or parcels affected. The application shall be accompanied by an appropriate fee and contain the following information:
 - a. Reason for the line adjustment;
 - b. Vicinity map locating the proposed line adjustment or elimination in relation to adjacent subdivisions, partitions, other units of land and roadways;
 - c. A plot plan showing the existing boundary lines of the lots or parcels affected by the line adjustment and the approximate location for the proposed adjustment line. The plot plan shall also show the approximate location of all structures within ten (10) feet of the proposed adjusted line;
 - d. 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.
- e. A notice of application and decision will be provided to any and all lien holders of record for the property that will be affected by the proposed adjustment. Applicants should consult with any and all such lien holders prior to submittal of an application.
2. A line adjustment is permitted only where an additional unit of land is not created and where the lot or parcel reduced in size by the adjustment complies with the requirements of the applicable zone except that a line adjustment for the purpose of exchange or transfer of land between resource land owners shall be allowed so long as:
 - a. No parcel is reduced in size contrary to a condition under which it was formed;
 - b. The resulting parcel sizes do not change the existing land use pattern (e.g. two conforming parcels must remain conforming; and
 - c. Two non-conforming parcels may remain non-conforming; and, two parcels, one conforming and one non-conforming, may remain as such regardless of which parcel is non-conforming after the exchange or transfer).
 3. An encroachment of existing or planned structures will not be created within required setbacks as a result of the line adjustment.
 4. A line adjustment for a lot or parcel that contains a dwelling, not on a public sanitation system, and is less than an acre before the adjustment and further reduced as a result of the adjustment shall obtain documentation from Department of Environmental Quality (DEQ) that the sanitation system will still meet their requirements.
 5. In resource lands, a unit of land containing a dwelling, or approved for construction of a dwelling, cannot be adjusted with a vacant resource unit of land for the purpose of qualifying the vacant unit for a 160-acre dwelling.
 - a. A resource unit of land less than 160 acres and containing a (preexisting) dwelling, or approved for construction of a dwelling, cannot be adjusted with a vacant resource unit of land for the purpose of qualifying the vacant unit for a 160-acre dwelling;
 - b. A resource unit of land 160 acres or greater and containing a (preexisting) dwelling, or approved for construction of a dwelling, cannot be adjusted below 160 acres with a vacant resource unit of land for the purpose of qualifying the vacant unit for a 160-acre dwelling;
 - c. A resource unit of land 160 acres or greater and containing a dwelling approved as a 160-acre dwelling, or approved for construction of a 160-acre dwelling, cannot be reduced below 160 acres for the purpose of qualifying the vacant unit for a 160-acre dwelling.
 6. Same Designation: A line adjustment shall only be permitted where the sale or transfer of ownership is made between abutting owners of like designated lands, residential lands, commercial lands, industrial lands, resource lands, and estuary zoned lands unless an existing structure encroaches over an existing property boundary or the boundary line adjustment is required to comply with requirements of the State Department of Environmental Quality for a subsurface sewage system.

7. Property line adjustments are subject to a twelve (12) day appeal period. If appealed, this will be treated as a Planning Director's decision and the procedures in Article 5.8 will be followed. A notice of the decision will be mailed to the applicant and to all neighborhood or community organizations recognized by the County and whose boundaries include the site. Notice of the decision will also be mailed to the owners of record of property on the most recent property tax assessment roll where such property is located:

- a. Within 100 feet of the exterior boundaries of the contiguous property ownership which is the subject of the notice if the subject property is wholly or in part within an urban growth boundary;
- b. Within 250 feet of the exterior boundaries of the contiguous property ownership which is the subject of the notice if the subject property is outside an urban growth boundary and not within a farm or forest zone;
- c. Within 750 feet of the exterior boundaries of the contiguous property ownership which is the subject of the notice if the subject property is within a farm or forest zone.

SECTION 6.3.150 EASEMENTS AND ACCESS:

A line adjustment shall have no affect on existing easements or access. Access shall not be eliminated through a property line adjustment process. If an access is potentially affected then an easement may be created for access to comply with this criterion.

SECTION 6.3.175 MAPPING AND FILING REQUIREMENTS:

1. Map and Monuments Required:

- a. For any resulting lot or parcel ten acres or less, a survey map that complies with ORS 209.250 shall be prepared;
- b. The survey map shall show all structures within ten (10) feet of the adjusted line;
- c. The survey shall establish monuments to mark the adjusted line.

2. Approval and Filing Requirements:

- a. Upon determination that the requirements of this section have been met, the Director shall advise the applicant in writing that the line adjustment is tentatively approved;
- b. Within one year from the date of tentative approval, the applicant shall prepare and submit to the Director any map required by Section 6.2.800(4) and Section 6.2.800(5) if a survey is required. If no map is required, the applicant shall submit proof that the requirements of the tentative approval have been met. The Director shall indicate final approval by endorsement upon the map, if any, or if no map is required the Director shall advise the applicant in writing that final approval has been granted;
- c. Once endorsed by the Director, the map shall then be submitted to the County Surveyor. When the map is filed, the County Surveyor shall indicate the filing information on the map;
- d. A line adjustment shall be effective when the map is filed by the County Surveyor and an instrument (e.g. deed or covenant) is recorded with the County Clerk. If no map is required, then the line adjustment shall be effective when final approval is granted by the Director and an instrument is recorded with the County Clerk;

- e. If a survey is required, the Deed shall be recorded and the Survey Map shall be filed simultaneously. The survey map, with the signature of the Coos County Planning Director shall be submitted to the County Surveyor along with the required filing fee. The survey map will be given a filing number which will be added to the Property Line Adjustment deed. The deed will then be recorded whereupon the recording number for said deed will be added to the face of the survey map. Said map will then be filed with the County Surveyor, completing the process.
- f. The property line adjustment deed must be submitted on the exact format found in Figure 1 below.

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

I hereby attest that I am authorized to make the application for a discretionary decision 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.


Property 2


Property 1

FEES

The Coos County Board of Commissioners has adopted a schedule of fees and if the property owners understand they are subject to the fee. If a hearings officer is required to review this matter the property is responsible for actual cost of processing the application.


Property 2


Property 1

I understand it is the function of the Planning Department 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 bear 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.


Property 2


Property 1

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


Property 1


Property 2

As the applicant(s) I/we acknowledge pursuant to Section 6.3.175(2), the property line adjustment deed must be recorded with the County Clerk within one year from the date of final approval from the Planning Department.


Property 1


Property 2


Applicant(s) Original Signature

Applicant(s) Original Signature

Date 3/5/19

Date

Applicant(s) Original Signature

Applicant(s) Original Signature

Date

Date

ION 5 T28S R12W W.M.
COOS COUNTY

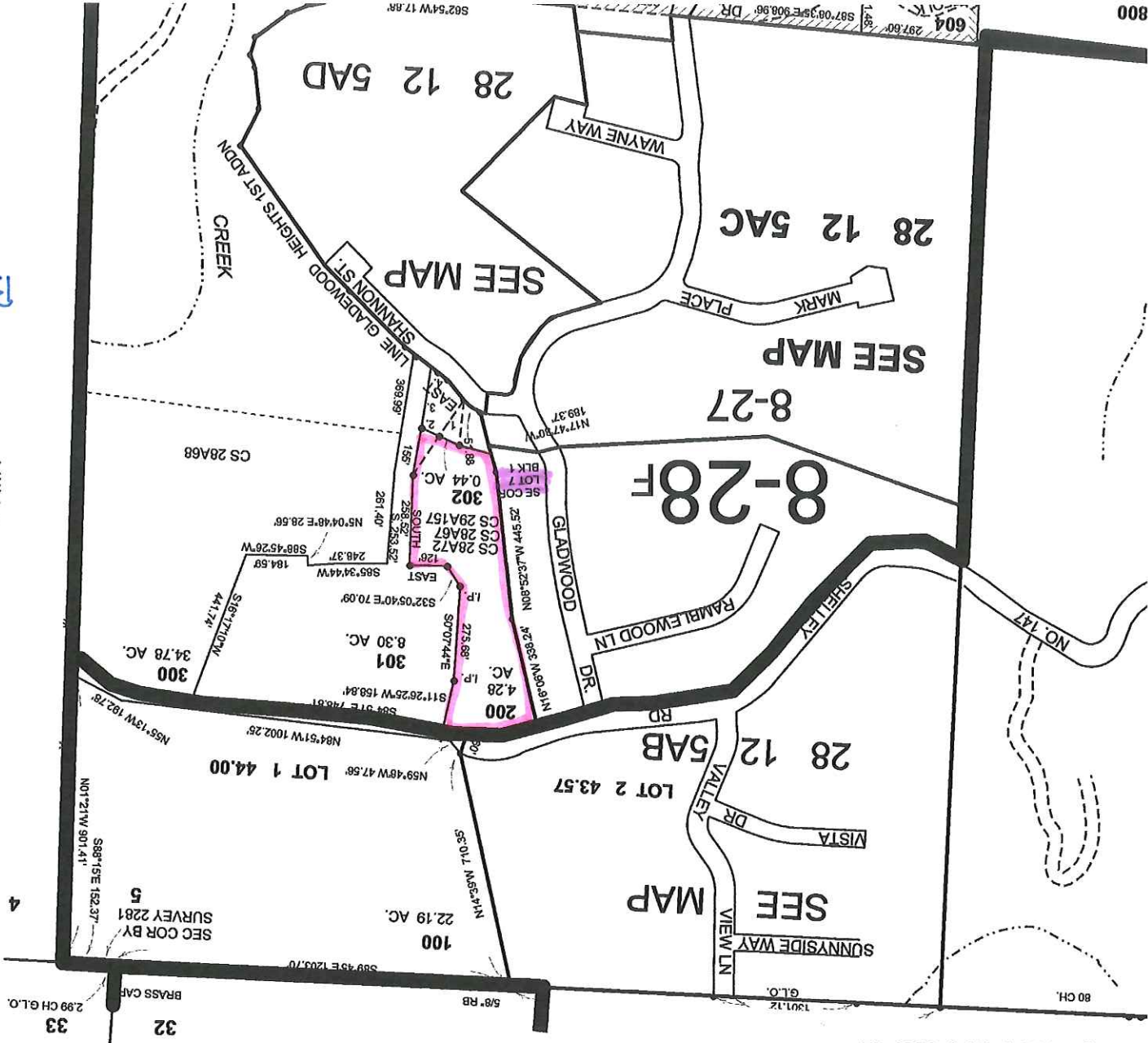
1" = 400'

SEE MAP 27S 12W 32

28S 12W 05
& INDEX

CANCELLED NO.

- 600
- 201
- 303
- 202
- 401



- PARCEL 302
1. N06°09'02"E 155.00'
 2. S88°44'46"E 128.04'
 3. S08°09'02"W 207.21'
 4. NORTHWESTERLY 152 WL TO P.O.B.

BEFORE ADJUSTMENT

3S 12W 04

ION 5 T28S R12W W.M. COOS COUNTY

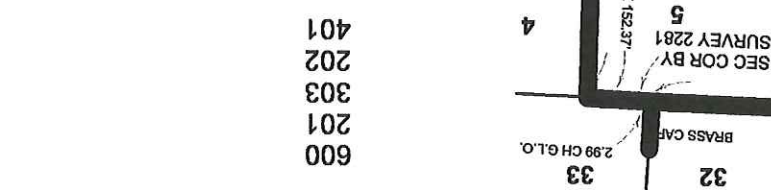
1" = 400'

SEE MAP 27S 12W 32

28S 12W 05 & INDEX

CANCELLED NO.

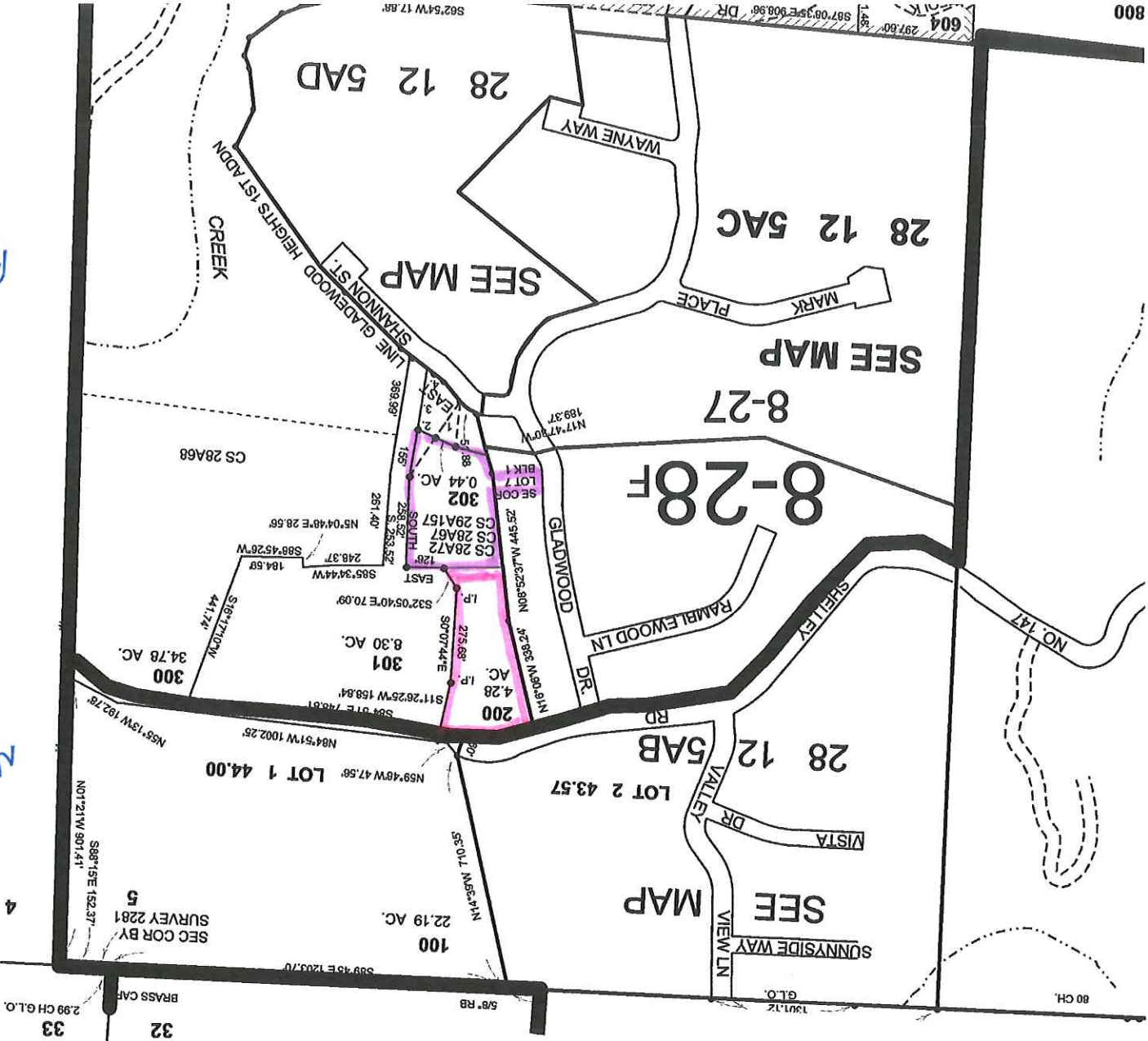
- 600
- 201
- 303
- 202
- 401

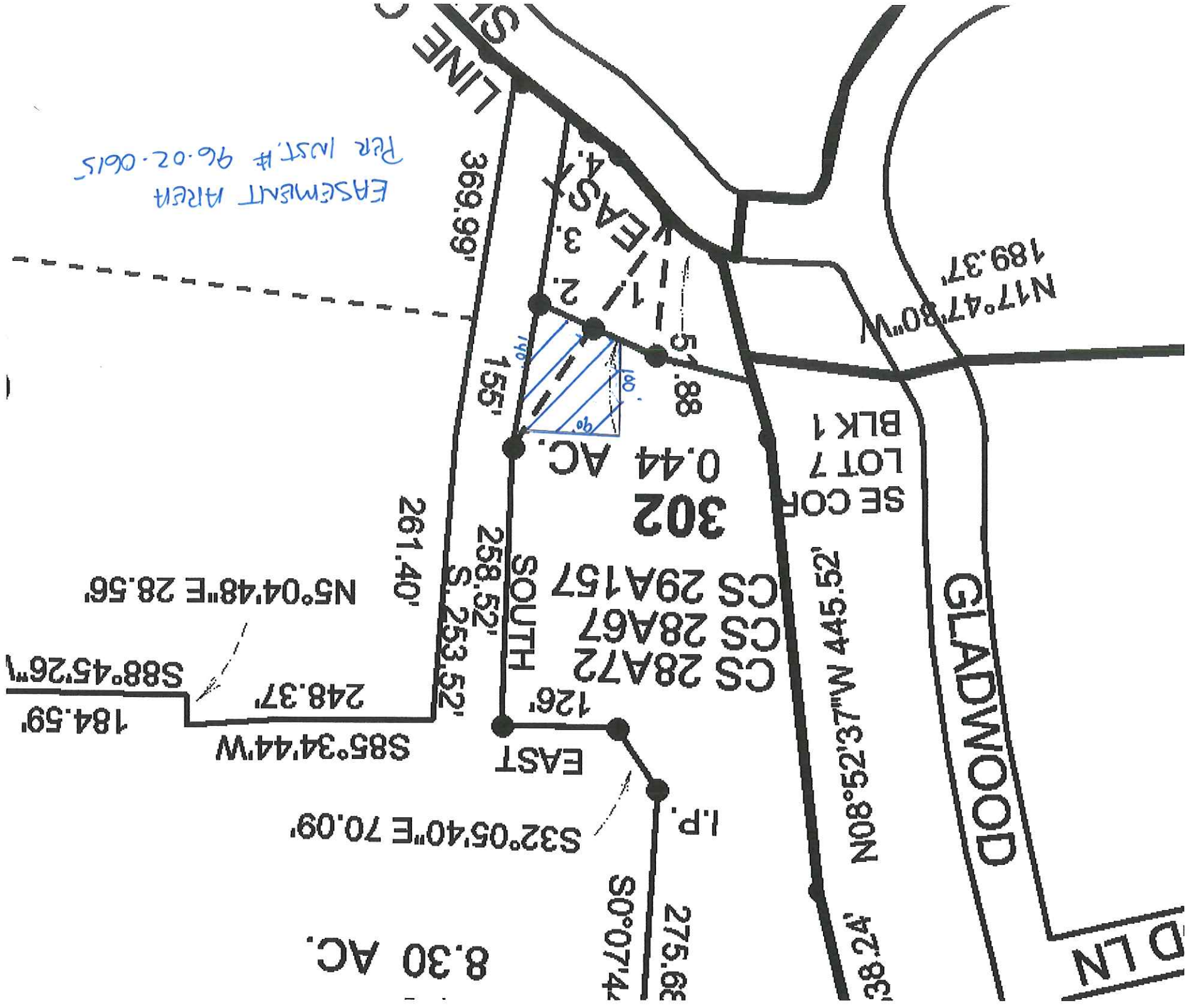


NOTE: THERE ARE NO STRUCTURES WITHIN 100' OF THE PROPOSED ADJUSTED LINE
Very Rare

AFTER ADJUSTMENT

PARCEL 302
 1. N06°09'02"E 155.00'
 2. S86°44'48"E 129.04'
 3. S06°09'02"W 207.21'
 4. NORTHWESTERLY 152 ML TO P.O.B.





EASEMENT AREA
 Per Inst. # 96-02-0615

Ticor Title Company of Oregon
Order No. 360619026438



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"): Mulkins and Rambo, LLC
PO Box 809
North Bend, OR 97459

Customer Ref.: Swearingen
Order No.: 360619026438
Effective Date: February 25, 2019 at 08:00 AM
Charge: \$250.00

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:

Anita S. Swearingen, an estate in fee simple

Premises. The Property is:

- (a) Street Address:**
95008 Shelley Lane, Coquille, OR 97423

- (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. The Land has been classified as Farm/Forest, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
7. Regulations, rights of way and easements of Shelley Road -Crest Acres Water District and Gladwood Heights Road District.
8. Rights of the public to any portion of the Land lying within the area commonly known as public roads, streets and highways.
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Mountain States Power Company
Recording Date: October 7, 1946
Recording No: Book: 164, Page 450
10. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Recording Date: May 23, 1969
Recording No: Book: 8, Page 46

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Jean K. Tarten-Kendall

Purpose: Sewage disposal system
Recording Date: February 20, 1996
Recording No: 96-02-0615

12. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Recording Date: January 5, 1991
Recording No: Book: 9, Page 19

13. 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: There are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties: Anita S. Swearingen

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

Fiscal Year: 2018-2019
Amount: \$1,785.63
Levy Code: 0828
Account No.: 838808
Map No.: 28S1205000200

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: \$58.77
Levy Code: 0827
Account No.: 7508200
Map No.: 28S1205AB04100

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: The only conveyance(s) affecting said Land, which recorded within 24 months of the date of this report, are as follows:

Grantor: Craig Zanni
Grantee: Anita S. Swearingen
Recording Date: June 8, 2015
Recording No: 2015-4816

Ticor Title Company of Oregon
Order No. 360619026438

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@ticatoritle.com
Ticor Title Company of Oregon
300 W Anderson
Coos Bay, OR 97420

EXHIBIT "A"
Legal Description

Parcel 1:

A parcel of land situated in the NE 1/4 of Section 5, Township 28 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at the S.E. corner of Lot 7, Block 1, Plat of Gladewood Heights, thence along the East line of said Plat North 08 degrees 52' 37" West 445.52 feet; thence North 16 degrees 06' 00" West 338.24 feet to the South line of Shelley Rd; thence on a curve to the left the long cord of which bears North 65 degrees 59' 23" East 62.60 feet, thence along said South line North 64 degrees 17' East 22.91 feet; thence along said South line on a curve to the right the long chord of which bears North 87 degrees 23' 02" East 128.41 feet; thence on a curve to the left the long chord of which bears South 82 degrees 35' 30" East 59.22 feet to the South line of the parcel described in Deed Volume 152, Page 293; thence along said South line 84 degrees 51' East 20.00 feet; thence along a fence line South 11 degrees 26' 25" West 158.84 feet to a 1/2" pipe; thence along said fence South 0 degrees 07' 44" East 275.68 feet to a 1/2" pipe; thence along said fence South 32 degrees 05' 40" East 70.09 feet; thence East 126.00 feet; thence South 253.52 feet; thence South 30 degrees 24' 52" West 303.75 feet to the Northerly line of Shannon St.; thence on a 130 feet radius curve to the left the long chord of which bears North 56 degrees 02' 40" West 51.73 feet to the S.E. corner of Lot 2, Block 10, Plat of Gladewood Heights, First Addition; thence along the East line of said Plat North 17 degrees 47' 30" West 189.37 feet to the point of beginning.

ALSO: Beginning at a 5/8" iron rod on the North line of Shannon Street, said iron rod being South 56° 00' 45" East 51.88 feet from the 5/8" iron rod which marks the Southeast corner of Lot 2, Block 10, Gladewood Heights, First Addition, Coos County, Oregon; thence North 06° 09' 02" East 155.0 feet to a 5/8" iron rod; thence South 68° 44' 46" East 64.52 feet to a 5/8" iron rod which marks the true point of beginning of the following described parcel: thence North 30° 24' 52" East 151.58 feet to a 1/2" iron pipe; thence South 06° 09' 02" West 155.00 feet to a 5/8" iron rod; thence North 68° 44' 46" West 64.52 feet back to the true point of beginning.

EXCEPTING that portion conveyed to Jean K. Tarden-Kendall in Property Line Adjustment Deed recorded July 18, 1994 in Microfilm No. 94-07-0875, Records of Coos County, Oregon.

ALSO EXCEPTING that portion conveyed to Kathryn A. Strain in Property Line Adjustment Deed recorded December 17, 2001 in Microfilm No. 2001-15011, Records of Coos County, Oregon.

Parcel 2:

The North 60 feet of Lot 7, Block 1, Plat of Gladewood Heights, 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

SECTION 5 T28S R12W W.M.
COOS COUNTY

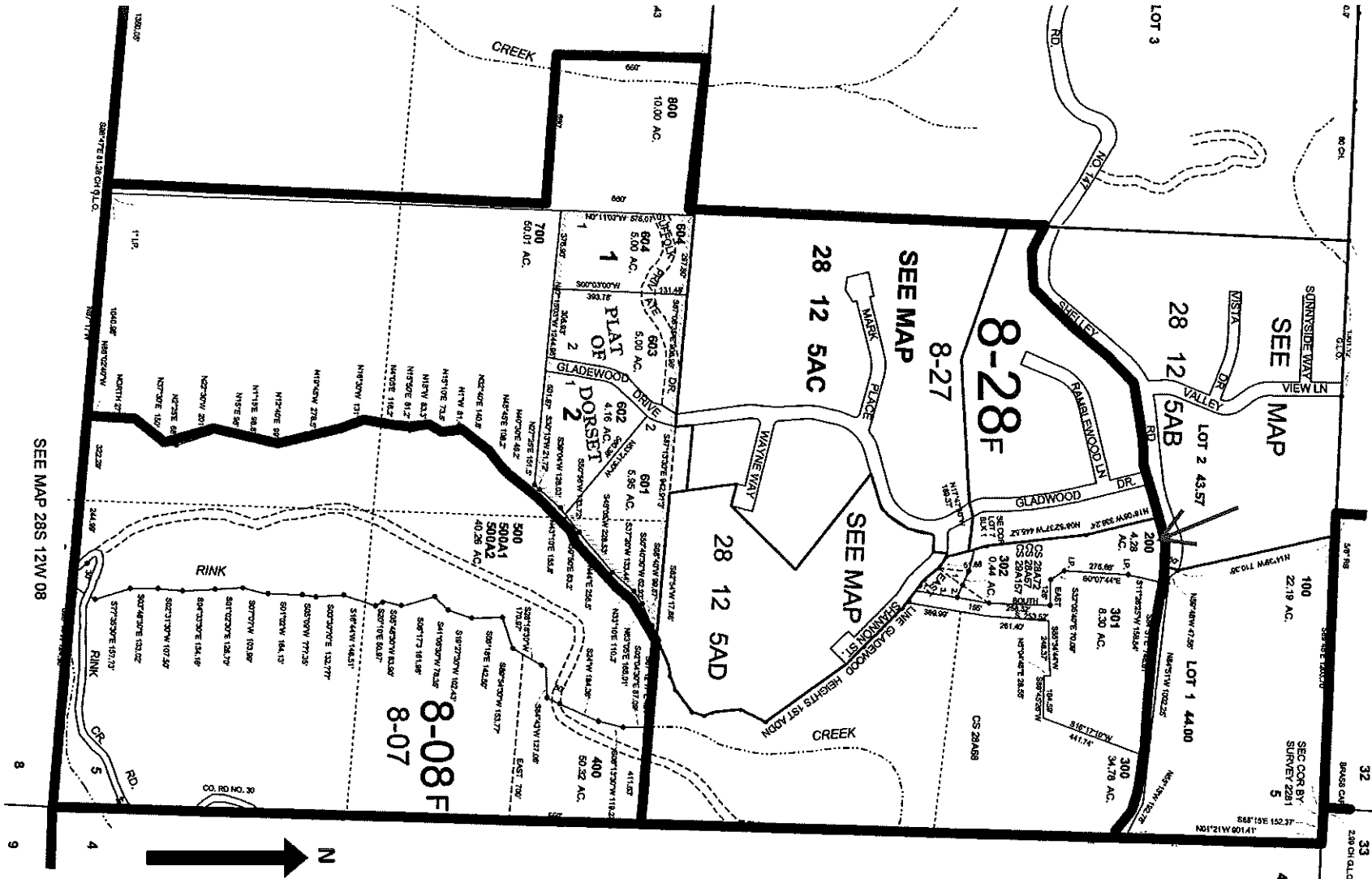
1" = 400'

SEE MAP 27S 12W 32

28S 12W 05
& INDEX

CANCELLED NO.

- 600
- 201
- 303
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- 401



PARCEL 302
1 NORTH 150.00'
2 EAST 44.40' E 120.00'
3 NORTH 150.00'
4 WEST 10.00' P.O.B.

SEE MAP 28S 12W 04

Township _____ Range _____ Section _____
This map/plot 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, location of easements, acreage or other matters shown thereon.

TICOR TITLE COMPANY

2-19-2008

28S 12W 05
& INDEX

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION 5 T28S R12W W.M.
COOS COUNTY

1" = 400'

SEE MAP 27S 12W 32

CANCELLED NO.

- 600
- 300
- 202
- 401

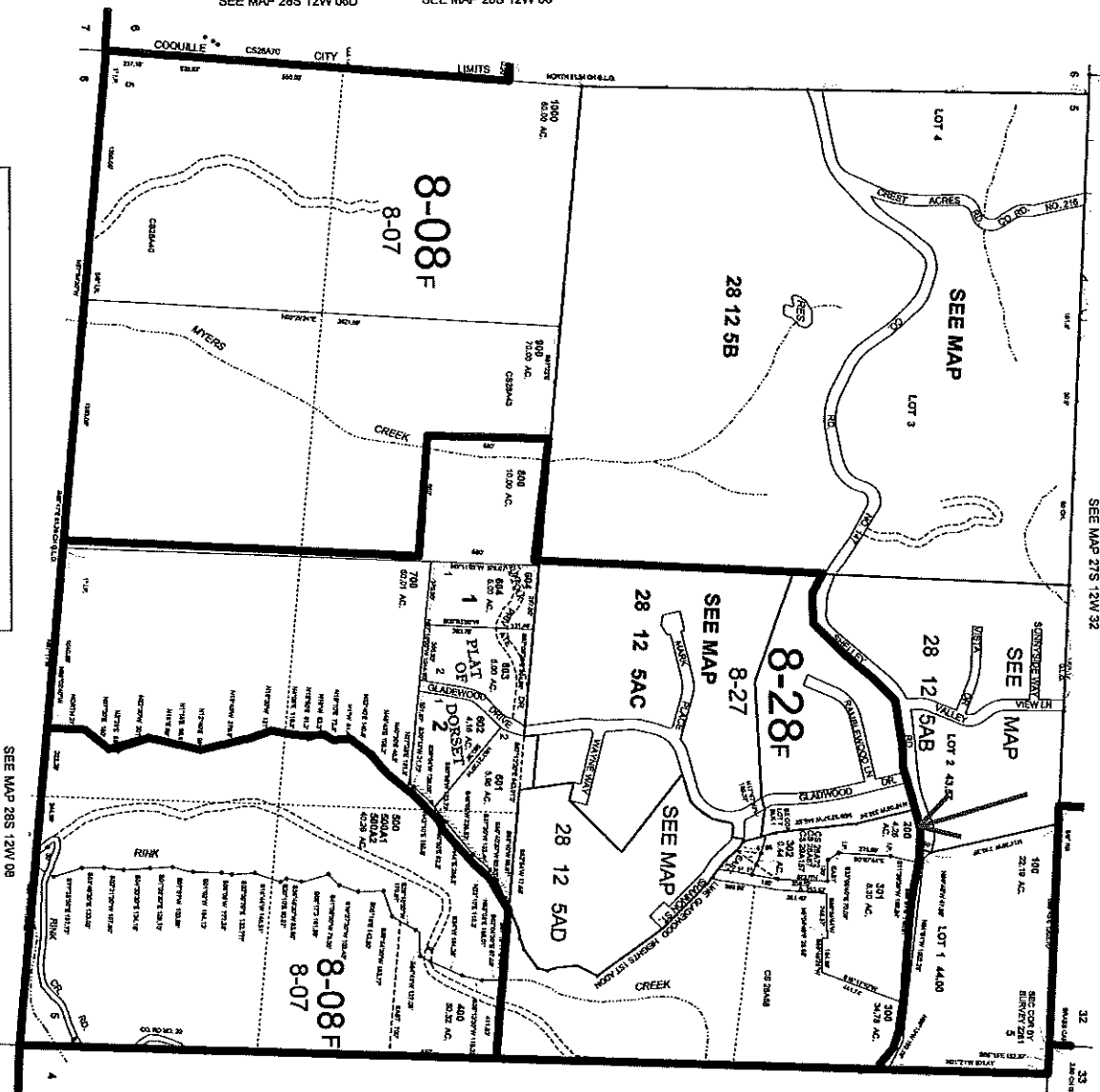
28S 12W 05
& INDEX

SEE MAP 28S 12W 06A

SEE MAP 28S 12W 06

SEE MAP 28S 12W 06D

SEE MAP 28S 12W 04



2-19-2008

28S 12W 05
& INDEX

N

Township _____ Range _____ Section _____

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, location of easements, acreage or other matters shown thereon.

TICOR TITLE COMPANY

N1/4 NE1/4 SEC.5 T28S R12W W.M.
COOS COUNTY

1" = 100'
SCALE 1" = 1476'

SEE MAP 27S 12W 32

28S 12W 05AB

CANCELLED NO.

- 4600
- 700
- 900
- 1000
- 1100
- 3000
- 3300
- 3400
- 2800
- 2000
- 601
- 2201



SEE MAP 28S 12W 05

Township _____ Range _____ Section _____

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, location of easements, acreage or other matters shown thereon.

TICOR TITLE COMPANY

8-01-2011

28S 12W 05AB

SEE MAP 28S 12W 05AC

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

MAP ADJUSTED TO FIT PAPER
NOT TO SCALE

NW1/4 NE1/4 SEC. 5 T28S R12W W.M.
COOS COUNTY

1" = 100'
SCALE 1" = 147.6'

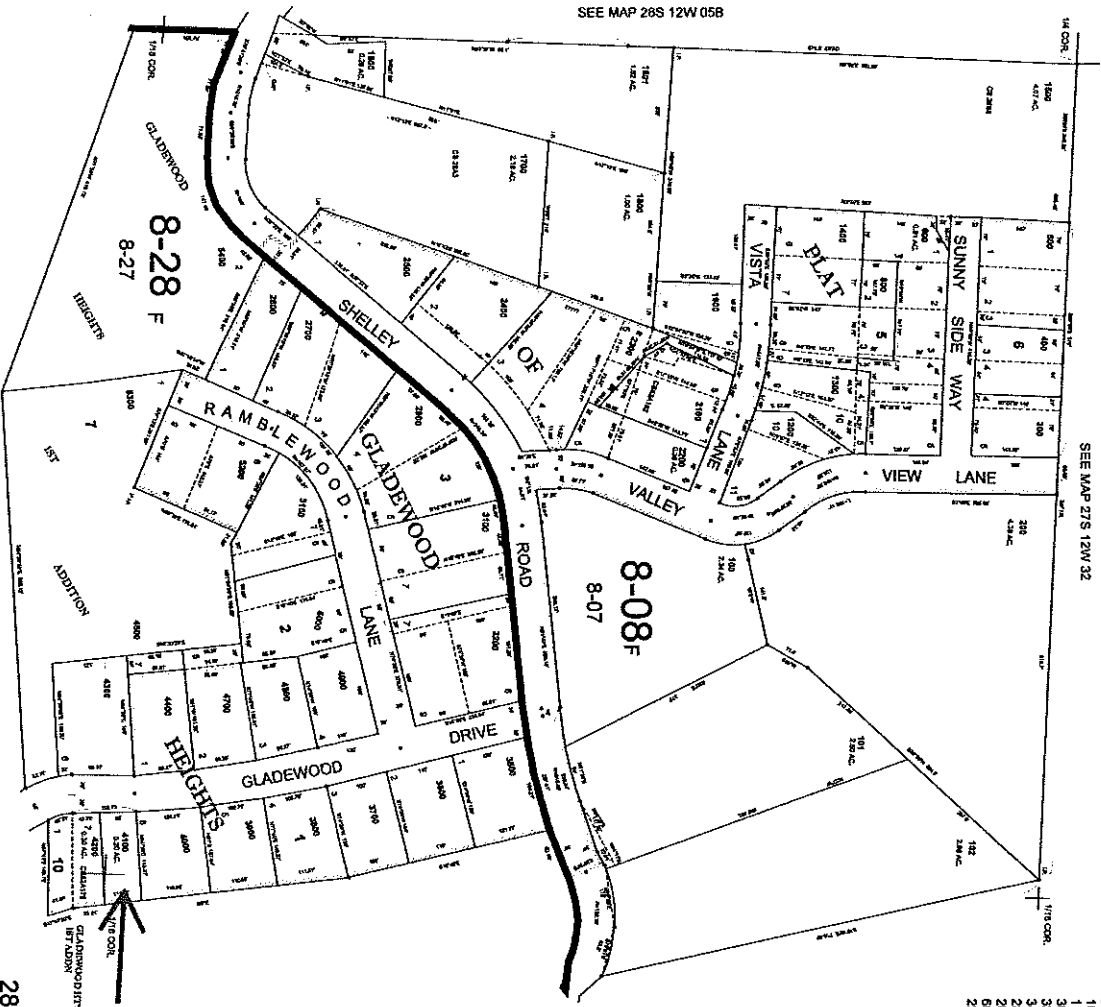
28S 12W 05AB

CANCELLED NO.

- 4600
- 700
- 900
- 1000
- 1100
- 3000
- 3300
- 3400
- 2800
- 2000
- 001
- 2201

SEE MAP 28S 12W 05B

SEE MAP 28S 12W 05



SEC 1/4AD 28S 12W 05AB

Township _____ Range _____ Section _____

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, location of easements, acreage or other matters shown thereon.

TICOR TITLE COMPANY

6-01-2011

28S 12W 05AB

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

21-Feb-2019

Tax Account #	838808	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0828
Site Address	95008 SHELLEY LN COQUILLE, OR 97423	Interest To	Mar 15, 2019

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2018	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,785.63	Nov 15, 2018
2017	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,741.50	Nov 15, 2017
2016	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,696.02	Nov 15, 2016
2015	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,645.73	Nov 15, 2015
2014	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,622.96	Nov 15, 2014
2013	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,583.89	Nov 15, 2013
2012	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,541.83	Nov 15, 2012
2011	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,497.77	Nov 15, 2011
2010	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,454.39	Nov 15, 2010
2009	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,419.41	Nov 15, 2009
2008	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,427.05	Nov 15, 2008
2007	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,333.62	Nov 15, 2007
2006	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,295.14	Nov 15, 2006
2005	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,280.01	Nov 15, 2005
2004	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,232.02	Nov 15, 2004
2003	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,180.39	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$23,737.36	

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2019
NOT OFFICIAL VALUE

February 21, 2019 6:25:39 am

Account # 838808
Map # 28S12050000200
Code - Tax # 0828-838808

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record
Mailing Name SWEARINGEN, ANITA S
Agent

Deed Reference # 2015-4816
Sales Date/Price 06-01-2015 / \$87,000.00
Appraiser JIM HARTER

In Care Of
Mailing Address 95023 SHELLY LN
COQUILLE, OR 97423-8523

Prop Class 641 MA SA NH Unit
RMV Class 601 05 22 RRL 14811-1

Situs Address(es)
ID# 10 95008 SHELLEY LN Situs City COQUILLE

Code Area	RMV	MAV	AV	Value Summary	RMV Exception	CPR %
0828	Land 51,862				Land 0	
	Impr. 152,260				Impr. 0	
Code Area Total		204,122	127,520	128,978	0	0
Grand Total		204,122	127,520	128,978	0	0

Code Area	ID#	RFPD	Ex Zone	Plan	Value Source	Land Breakdown	TD% LS	Size	Land Class	LUC	Trended RMV
0828	20	<input checked="" type="checkbox"/>		RR-5	Designated Forest Land	100 A	100	3.04	C	006*	2,132
0828	10	<input checked="" type="checkbox"/>		RR-5	Market	100 A	100	1.00	HS	003	49,730
Grand Total						4.04					51,862

Code Area	Type	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
0828	1	2001	133	Two story-Class 3	100	100	1,812		137,020
0828	2	2001	303	General Purpose Building	100	100	1,200		15,240
Grand Total									152,260

Exemptions/Special Assessments/Potential Liability

Code Area	Type	Amount	Acres	Year
SPECIAL ASSESSMENT:				
	■ FIRE PATROL SRCHG	47.50		2019
	■ FIRE PATROL TIMBER	18.75	3.04	2019

NOTATION(S):
 ■ FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST

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

21-Feb-2019

SWEARINGEN, ANITA S
 95023 SHELLY LN
 COQUILLE, OR 97423-8523

Tax Account #	7508200	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0827
Stus Address		Interest To	Mar 15, 2019

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2018	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$58.77	Nov 15, 2018
2017	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$58.17	Nov 15, 2017
2016	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$58.25	Nov 15, 2016
2015	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$51.29	Nov 15, 2015
2014	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$51.22	Nov 15, 2014
2013	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$52.00	Nov 15, 2013
2012	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$52.05	Nov 15, 2012
2011	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$62.00	Nov 15, 2011
2010	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$61.99	Nov 15, 2010
2009	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$62.16	Nov 15, 2009
2008	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$69.25	Nov 15, 2008
2007	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$65.83	Nov 15, 2007
2006	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$62.44	Nov 15, 2006
2005	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$52.87	Nov 15, 2005
2004	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$41.44	Nov 15, 2004
2003	ADVVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$39.83	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$899.56	

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2019
NOT OFFICIAL VALUE

February 21, 2019 6:26:17 am

Account # 7508200
 Map # 28S1205AB04100
 Code - Tax # 0827-7508200
 Legal Descr See Record
 Mailing Name SWEARINGEN, ANITA S
 Agent
 In Care Of
 Mailing Address 95023 SHELLY LN
 COQUILLE, OR 97423-8523

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL
 Deed Reference # 2015-4816
 Sales Date/Price 06-01-2015 / \$87,000.00
 Appraiser

Prop Class 100 MA SA NH Unit
 RMV Class 100 05 22 RRL 42950-1

Situs Address(es) Situs City

		Value Summary		RMV Exception		CPR %
Code Area	RMV	MAV	AV			
0827 Land	3,210			Land		0
Impr.	0			Impr.		0
Code Area Total	3,210	4,296	3,210			0
Grand Total	3,210	4,296	3,210			0

Code Area	ID#	RFPD	Ex	Zone	Plan	Value Source	Land Breakdown	TD% LS	Size	Land Class	LUC	Trended RMV
0827	10	<input checked="" type="checkbox"/>		RR-5	Market		100 A	0.20	MV	001		3,210
							Grand Total		0.20			3,210

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
Exemptions/Special Assessments/Potential Liability									
						Grand Total			0

Code Area	Type	Amount	18.75 Acres	0.2 Year	2019
0827	SPECIAL ASSESSMENT: FIRE PATROL TIMBER				


Comments: GLADEWOOD HEIGHTS FOR LOT 7 BLK 1



CRAIG ZANNI
SHERIFF

COOS COUNTY SHERIFF'S OFFICE

SHERIFF'S DEED

Grantor: COOS COUNTY SHERIFF'S OFFICE 250 N. BAXTER COQUILLE, OREGON 97423	COOS COUNTY, OREGON 2015-04816 \$56.00 06/08/2015 04:16:19 PM <small>Pgs=3</small>
Grantee: Anita S. Swearingen 95023 Shelly Lane Coquille, Oregon 97423	 0002518201500048160030034 <small>Terr L.Turi, Coos County Clerk</small> SPACE RESERVED FOR RECORDER'S USE
After recording return to: Anita S. Swearingen 95023 Shelly Lane Coquille, Oregon 97423	
Until requested otherwise send all tax statements to: Anita S. Swearingen 95023 Shelly Lane Coquille, Oregon 97423	
The true and actual consideration for this transfer is \$87,000.00	

This Deed is issued on June 1st, 2015, by and between Craig Zanni, Sheriff of Coos County, Oregon, hereinafter called the grantor, and Anita S. Swearingen, hereinafter called the grantee. In an action in the Circuit Court of the State of Oregon for Coos County, where JAMES B. NUTTER & COMPANY, its Successors in interest and/or assigns, was plaintiff(s) and UNKNOWN HEIRS OF ARTHUR M. ELLINGSON; ALICE T. ELLINGSON, INDIVIDUALLY; ALICE T. ELLINGSON, AS BENEFICIARY OF THE LIFE ESTATE OF ARTHUR M. ELLINGSON; UNITED STATES OF AMERICA; STATE OF OREGON; OCCUPANTS OF THE PREMISES; AND THE REAL PROPERTY LOCATED AT 95008 SHELLY LANE, COQUILLE OREGON 97423 was defendant(s), a judgment was entered against the defendant(s). Following that judgment, the court issued a Writ of Execution in Foreclosure which ordered the sale of the property. Pursuant to which on September 8th, 2014 the defendant's interest in the real property described below was sold at public auction, subject to redemption, in the manner provided by law, for the sum of \$87,000.00 to Anita S. Swearingen, who was the highest bidder. The real property has not

COOS COUNTY COURTHOUSE • 250 N. BAXTER • COQUILLE, OR 97423
 (541) 396-7800 • FAX: (541) 396-1025 • (541) 751-2300

been redeemed from the sale, and the time for doing so has now expired. The grantee is the owner and holder of the Certificate of Sale. The grantee has delivered the certificate to grantor, or has presented a court order to the grantor ordering issuance of the deed. NOW, THEREFORE, in consideration of the sum paid for the real property, grantor conveys to grantee all the right, title and interest in the following described real property:

PARCEL 1:

A PARCEL OF LAND SITUATED IN THE NE ¼ OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.E. CORNER OF LOT 7, BLOCK 1, PLAT OF GLADEWOOD HEIGHTS, THENCE ALONG THE EAST LINE OF SAID PLAT NORTH 8° 52' 37" WEST 445.52 FEET; THENCE NORTH 16° 06' 00" WEST 338.24 FEET TO THE SOUTH LINE OF SHELLEY RD; THENCE ON A CURVE TO THE LEFT THE LONG CORD OF WHICH BEARS NORTH 65° 59' 23" EAST 62.60 FEET, THENCE ALONG SAID SOUTH LINE NORTH 64° 17' EAST 22.91 FEET; THENCE ALONG SAID SOUTH LINE ON A CURVE TO THE RIGHT THE LONG CHORD OF WHICH BEARS NORTH 87° 23' 02" EAST 128.41 FEET; THENCE ON A CURVE TO THE LEFT THE LONG CHORD OF WHICH BEARS SOUTH 82° 35' 30" EAST 59.22 FEET TO THE SOUTH LINE OF THE PARCEL DESCRIBED IN DEED VOLUME 152, PAGE 293; THENCE ALONG SAID SOUTH LINE 84° 51' EAST 20.00 FEET; THENCE ALONG A FENCE LINE SOUTH 11° 26' 25" WEST 158.84 FEET TO A ½" PIPE; THENCE ALONG SAID FENCE SOUTH 0° 07' 44" EAST 275.68 FEET TO A ½" PIPE; THENCE ALONG SAID FENCE SOUTH 32° 05' 40" EAST 70.09 FEET; THENCE EAST 126.00 FEET; THENCE SOUTH 253.52 FEET; THENCE SOUTH 30° 24' 52" WEST 303.75 FEET TO THE NORTHERLY LINE OF SHANNON ST.; THENCE ON A 130 FEET RADIUS CURVE TO THE LEFT THE LONG CHORD OF WHICH BEARS NORTH 56° 02' 40" WEST 51.73 FEET TO THE S.E., CORNER OF LOT 2, BLOCK 10, PLAT OF GLADEWOOD HEIGHTS, FIRST ADDITION; THENCE ALONG THE EAST LINE OF SAID PLAT NORTH 17° 47' 30" WEST 189.37 FEET TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT A 5/8" IRON ROD ON THE NORTH LINE OF SHANNON STREET, SAID IRON ROD BEING SOUTH 56° 00' 45" EAST 51.88 FEET FROM THE 5/8" IRON ROD WHICH MARKS THE SOUTHEAST CORNER OF LOT 2, BLOCK 10, GLADEWOOD HEIGHTS, FIRST ADDITION, COOS COUNTY, OREGON; THENCE NORTH 06° 09' 02" EAST 155.0 FEET TO A 5/8" IRON ROD; THENCE SOUTH 68° 44' 46" EAST 64.52 FEET TO A 5/8" IRON ROD WHICH MARKS THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE NORTH 30° 24' 52" EAST 151.58 FEET TO A ½ INCH IRON PIPE; THENCE SOUTH 06° 09' 02" WEST 155.00 FEET TO A 5/8" IRON ROD; THENCE NORTH 68° 44' 46" WEST 64.52 FEET BACK TO THE TRUE POINT OF BEGINNING.

EXCEPTING THAT PORTION CONVEYED TO JEAN K. TARLEN-KENDALL IN PROPERTY LINE ADJUSTMENT DEED RECORDED JULY 18, 1994 IN MICROFILM NO. 94-07-0875, RECORDS OF COOS COUNTY, OREGON.

ALSO EXCEPTING THAT PORTION CONVEYED TO KATHRYN A. STRAIN IN PROPERTY LINE ADJUSTMENT DEED RECORDED DECEMBER 17, 2001 IN MICROFILM NO. 2001-15011, RECORDS OF COOS COUNTY, OREGON.

PARCEL 2:
THE NORTH 60 FEET OF LOT 7, BLOCK 1, PLAT OF GLADEWOOD HEIGHTS, COOS COUNTY, OREGON.

The property is commonly known as: **95008 Shelly Road**
Coquille, Oregon 97423

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

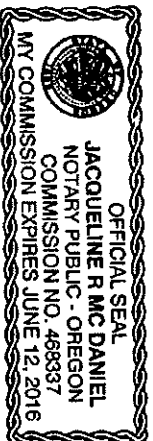
CRAIG ZANNI, Sheriff of Coos County, Oregon

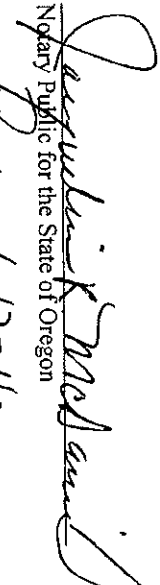

Deputy Tyrone Hansley

STATE OF OREGON)
) ss
County of Coos)

This instrument was acknowledged before me on this 1st day of June, 2015

By Tyrone Hansen, Deputy for Craig Zanni, as Sheriff of Coos County.




Notary Public for the State of Oregon
My commission expires 6-12-16

164-450

STATE OF OREGON : ss BE IT REMEMBERED, That on this 6th day of Sept A D 1946 before
 County of Coos : ss me the undersigned a notary public in and for the said county and state personally appeared
 the within named C F & Lydia Bowly who are known to me to be the identical individuals who
 executed the within instrument and acknowledged to me that they executed the same freely
 and voluntarily.

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

 A T Peterson
 Notary Public for Oregon
 My commission expires May 10, 1949
 I. W. Oddy, County Clerk (Notarial Seal)

Recorded Oct 7, 1946, 9:00 a.m.
 I. W. Oddy, County Clerk

27235-

EASEMENT FOR RIGHT OF WAY

For and in consideration of the sum of one dollar (\$1.00) receipt
 whereof is hereby acknowledged, a right of way is hereby granted to Mountain States Power
 Company a Delaware corporation its successors and assigns forever, with the right to erect
 and maintain an electric power line, telephone or aerial cable line consisting of the
 following: Distribution Pole line, with the necessary wires and fixtures thereon and to
 remove foliage, tree limbs, or trees that may interfere with the construction, maintenance
 and operation of said electric power, telephone or cable, line, across that property belonging
 to J I Higgins and situated in the county of Coos State of Oregon and described as follows:

 E₂ of SW₂ of 6 T 28/R 12 W

 It is understood that the employees of the Mountain States Power
 Company its successors and assigns shall at any time when necessary have access to said
 right of way and the equipment thereon for the purpose of repairs, etc provided always that
 said Mountain States Power Company its successors and assigns shall be held responsible for
 any damage which may be unnecessarily done to the property above described.

 Witness our hands and seals this 18th day of September 1946.

Done in the presence of:
 R S Stewart

 Mildred I Higgins)Seal(
 J I Higgins

STATE OF OREGON : ss BE IT REMEMBERED, That on this 18th day of Sept A D 1946 before me
 County of Coos : ss the undersigned a notary public in and for the said county and state personally appeared
 the within named Mildred I & J I Higgins who are known to me to be the identical individuals
 who executed the within instrument and acknowledged to me that they executed the same freely
 and voluntarily.

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

 A T Peterson
 Notary Public for Oregon
 My commission expires May 10, 1949
 L. W. Oddy, County Clerk (Notarial Seal)

26234-

EASEMENT FOR RIGHT OF WAY

For and in consideration of the sum of one dollar (\$1.00) receipt
 whereof is hereby acknowledged a right of way is hereby granted to Mountain States Power
 Company a Delaware corporation its successors and assigns forever, with the right to erect
 and maintain an electric power line, telephone or aerial cable line consisting of the follow-
 ing: Distribution pole line with the necessary wires and fixtures thereon and to remove
 foliage, tree limbs or trees that may interfere with the construction, maintenance and

operation of said electric power, telephone or cable line, across that property belonging to Lloyd Claver and situated in the county of Coos State of Oregon and described as follows:

NE¹/₄ of Sec 5 R 28 S R 12 W

It is understood that the employees of the Mountain States Power Company its successors and assigns shall at any time when necessary have access to said right of way and the equipment thereon for the purpose of repairs, etc provided always that said Mountain States Power Company its successors and assigns shall be held responsible for any damage which may be unnecessarily done to the property above described.

Witness our hands and seals this 18th day of Sept 1946.

Date in the presence of: Lloyd Claver) Seal (
R S Stearns Ruth Claver) Seal (

STATE OF OREGON : ss BE IT REMEMBERED, That on this 18th day of Sept. A D 1946 before me the undersigned a notary public in and for the said county and state personally appeared the within named Lloyd & Ruth Claver who are known to me to be the identical individuals who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

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

A T Peterson
Notary Public for Oregon
My commission expires May 10, 1948
L. W. Oddy, County Clerk (Notarial Seal)

D-164

27235- EASEMENT FOR RIGHT OF WAY

For and in consideration of the sum of one dollar (\$1.00) receipt whereof is hereby acknowledged, a right of way is hereby granted to Mountain States Power Company a Delaware corporation its successors and assigns forever, with the right to erect and maintain an electric power line, telephone or aerial cable line consisting of the following: Distribution pole line with the necessary wires and fixtures thereon and to remove foliage, tree limbs or trees that may interfere with the construction, maintenance and operation of said electric power, telephone or cable line, across that property belonging to Albert Tomlinson and situated in the county of Coos State of Ore and described as follows:

Trk Lot #6 Sec 11 Twp 29 S R 13 WNW

It is understood that the employees of the Mountain States Power Company, its successors and assigns shall at any time when necessary, have access to said right of way and the equipment thereon for the purpose of repairs, etc provided always that said Mountain States Power Company its successors and assigns shall be held responsible for any damage which may be unnecessarily done to the property above described.

Witness our hands and seal this 18th day of Sept 1946.

One in the presence of: Albert Tomlinson) Seal (
A T Peterson Thelma Tomlinson) Seal (

STATE OF OREGON : ss BE IT REMEMBERED, That on this 18th day of Sept A D 1946, before me the undersigned, a notary public in and for the county and state personally appeared the within named Albert & Thelma Tomlinson who are known to me to be the identical individuals who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

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

A T Peterson
Notary Public for Oregon

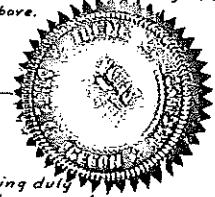
DEDICATION

Know all men by these presents, that Forrest J. Hales, Ruth Hales, and Gene L. Johnson owners of the below described tract of land, do hereby execute and offer for filing and recording in the office of the County Clerk of Coos County the following plat of Gladewood Heights located in Coos County, Oregon. A parcel of land in the NE 1/4 of Section 5 in Twp. 28 South, Range 12 West of the Willametta Meridian being more particularly described as follows: Beginning at the Initial Point of Gladewood Heights, said Initial Point being 1479.94 feet South and 744.28 feet East of the North 1/4 Corner of said Section 5 and running thence N 70°00'W 202.00 feet; thence N 20°00'E 40 feet; thence N 66°07'W 218.51 feet; thence S 37°22'W 10 feet; thence N 52°38'W 30.00 feet; thence N 37°22'E 29.91 feet; thence N 53°56'W 85.82 feet; thence N 16°42'E 568.80 feet; thence N 88°53'W 75.00 feet; thence N 0°02'E 133.80 feet; thence N 87°58'W 126.07 feet; thence N 0°02'E 520.00 feet to the North line of said Section 5; thence S 89°58'E along said North line 435.03 feet; thence S 1°46'E 309.08 feet to the beginning of a 160.99' Radius curve left, the long chord of which bears S 20°27'E 103.14 feet; thence S 39°08'E 46.23 feet to the beginning of a 125.47' Radius curve Right, the long chord of which bears S 10°00'30"E 122.16 feet; thence S 19°07'W 192.48 feet to the beginning of a 121.16' Radius curve Left, the long chord of which bears S 6°19'W 57.23 feet; thence S 6°29'E 37.59 feet to the beginning of a 348.30' Radius curve Right, the long chord of which bears N 77°21'E 52.86 feet; thence N 81°42'E 296.12 feet to the beginning of a 788.49' Radius curve Left, the long chord of which bears N 73°02'E 237.63 feet; thence S 25°38'E 60.00 feet to the beginning of an 848.49' Radius curve Right, the long chord of which bears S 66°28'30"W 62.46 feet; thence S 15°40'E 331.77 feet; thence S 9°00'E 444.92 feet; thence S 87°40'W 210.00 feet to the beginning of a 1706.23' Radius curve Left, the long chord of which bears N 4°00'W 99.25 feet; thence S 84°20'W 160.00 feet; thence N 8°33'30"W 184.90 feet; thence S 81°04'30"W 190.57 feet; thence N 62°23'W 21.88 feet; thence S 20°00'W 176.16 feet to the Initial Point.

The above named Granters dedicate to the public forever the straits shown on the accompanying map.

This is to certify that on this 14th day of Sept, 1968, before me personally appeared the same named persons personally known, who each being sworn, did say that the above dedication is their free and voluntary act and deed. In testimony whereof I hereunto set my hand and affixed my official seal the day and year last written above.

Gene L. Johnson
Notary Public for Oregon
My Commission Expires Jan 4, 1969



SURVEYOR'S AFFIDAVIT

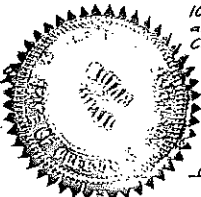
I, Forrest J. Hales of Coquille, Oregon, being duly sworn upon oath, do say that I have correctly surveyed the hereon described parcel of land designated GLADEWOOD HEIGHTS and divided the same into lots, blocks and streets, that the Initial Point is marked by a 2" galvanized iron pipe with lead plug and brass screw center point placed 6" underground; that block corners and lot corners are marked by iron rods of the proper dimensions, and that this map is drawn to scale and the figures thereon are the actual dimensions intended.

Forrest J. Hales
Forrest J. Hales

Subscribed and sworn to before me this 14th day of Sept, 1968

Gene L. Johnson
Notary Public for Oregon

My commission expires Jan 4, 1969



COUNTY CLERK

State of Oregon
County of Coos
I, Faye Crabtree, County Clerk in and for the said County and State do hereby certify that the within plat of GLADEWOOD HEIGHTS was duly recorded by me in Volume 8 Page 46 of the Coos County Records of Town Plats, this 23 day of May, 1968, at 10:30 AM

Faye Crabtree
County Clerk



CONDITIONS AND RESTRICTIONS

1. All homes shall be at least 850 sq. feet in area.
2. All buildings shall be built according to the City of Coquille code.
3. The building setback line shall be 25 feet from the right-of-way line, and no part of any building shall be nearer than 5 feet to the other lot lines.
4. No lot shall be used except for residential purposes.
5. Each lot shall be maintained in a good and clean condition, free of hazards to the adjacent property and to the occupants thereof.
6. The exterior of all buildings must be completed within nine months of starting date.
7. No offensive activity shall be carried on an any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to other owners in the subdivision.
8. No animals other than household pets will be allowed. The above restrictions apply to Blocks 1, 2, & 3 only.
9. Mobile homes will be allowed in the Subdivision.
10. Each sewage disposal system shall be designed, located and constructed in accordance with requirements of the Coos County Health Dept. before any construction begins.

COUNTY COURT

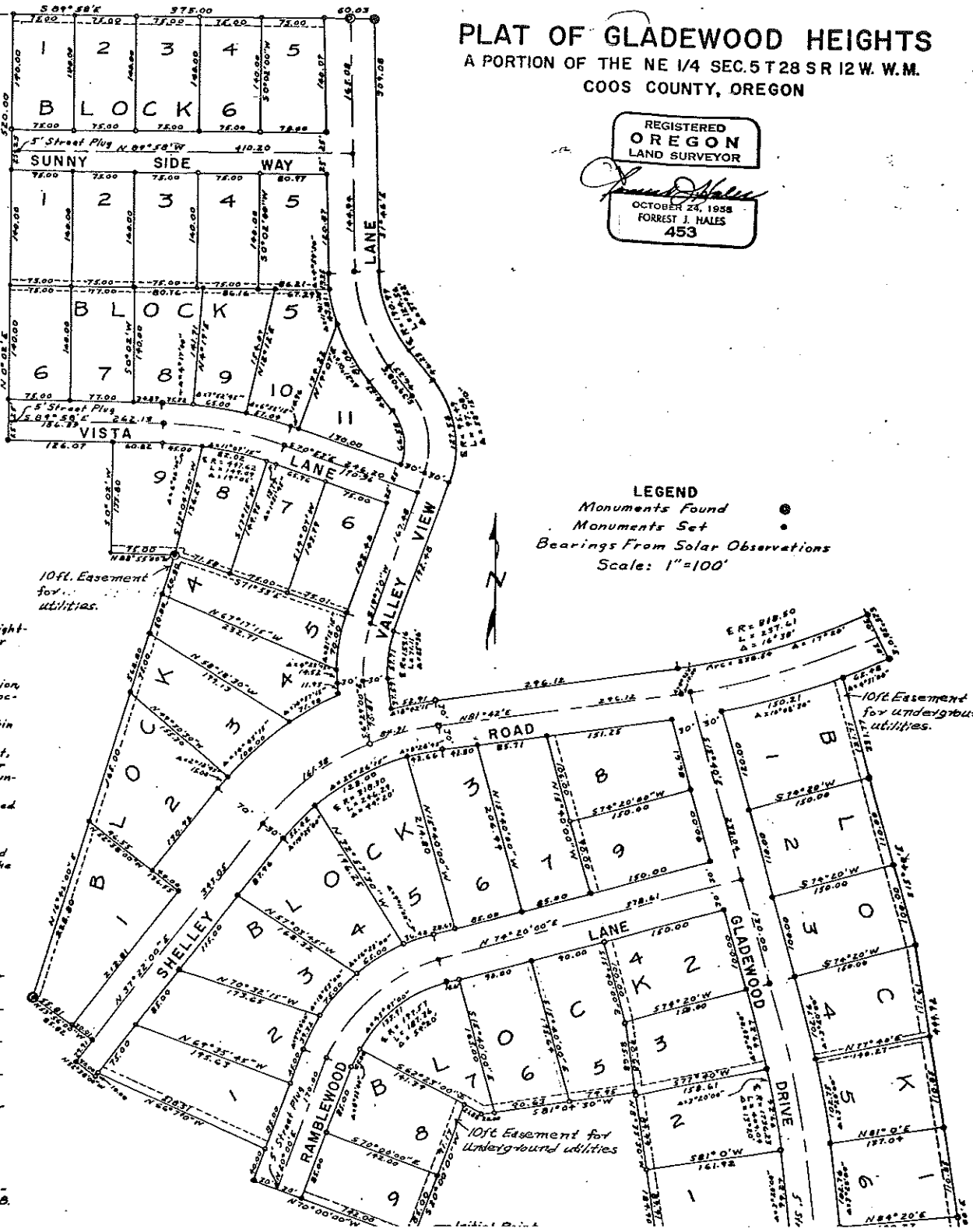
Janice Jean Raberg Commissioner
[Signature] Commissioner
[Signature] Commissioner
Russell B. Tolbert Surveyor
J.R. Vandusen Assessor

PLANNING COMMISSION

Examined and approved by the Coos County Planning Commission this 15 day of May, 1968.

PLAT OF GLADEWOOD HEIGHTS
A PORTION OF THE NE 1/4 SEC. 5 T 28 S R 12 W. W.M.
COOS COUNTY, OREGON

REGISTERED
OREGON
LAND SURVEYOR
Forrest J. Hales
OCTOBER 24, 1958
FORREST J. HALES
453



568.80 feet; thence N 88° 55' W 75.00 feet; thence N 0° 02' E 133.80 feet; thence N 53° 56' W 85.82 feet; thence N 16° 42' E 103.14 feet; thence N 88° 55' W 75.00 feet to the North line of said Section 5; thence S 89° 58' E along said North line 435.03 feet; thence S 1° 46' E 309.08 feet to the beginning of a 160.99' Radius curve left, the long chord of which bears S 20° 27' E 103.14 feet; thence S 39° 08' E 46.23 feet to the beginning of a 125.44' Radius curve Right, the long chord of which bears S 10° 00' 30" E 122.16 feet; thence S 19° 07' W 192.98 feet to the beginning of a 127.16' Radius curve Left, the long chord of which bears S 6° 19' W 57.23 feet; thence S 6° 29' E 37.59 feet to the beginning of a 348.30' Radius curve Right, the long chord of which bears N 77° 21' E 52.86 feet; thence N 81° 42' E 296.12 feet to the beginning of a 788.74' Radius curve Left, the long chord of which bears N 73° 02' E 237.63 feet; thence S 25° 38' E 60.00 feet to the beginning of an 898.49' Radius curve Right, the long chord of which bears S 66° 28' 30" W 62.46 feet; thence S 15° 46' E 331.77 feet; thence S 9° 00' E 444.92 feet; thence S 87° 40' W 210.00 feet to the beginning of a 1706.23' Radius curve Left, the long chord of which bears N 4° 00' W 99.25 feet; thence S 84° 20' W 160.00 feet; thence N 8° 33' 30" W 184.90 feet; thence S 81° 04' 50" W 190.57 feet; thence N 62° 23' W 21.88 feet; thence S 20° 00' W 176.16 feet to the Initial Point.

The above named Grantors dedicate to the public forever the streets shown on the accompanying map.

This is to certify that on this 19th day of Sept, 1968, before me personally appeared the above named Forrest J. Hales, Volume personally known, who each being sworn, did say that the above dedication is their free and voluntary act and deed. In testimony whereof I hereunto set my hand and affixed my official seal the day and year last written above.

Deane L. Johnson
Notary Public for Oregon
My Commission Expires Jan 4, 1969



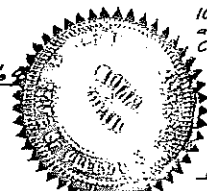
SURVEYOR'S AFFIDAVIT

I, Forrest J. Hales of Coquille, Oregon, being duly sworn upon oath, do say that I have correctly surveyed the hereon described parcel of land designated GLADEWOOD HEIGHTS and divided the same into lots, blocks and streets, that the Initial Point is marked by a 2" galvanized iron pipe with lead plug and brass screw center point placed 6" underground; that block corners and lot corners are marked by iron rods of the proper dimensions, and that this map is drawn to scale and the figures thereon are the actual dimensions intended.

Forrest J. Hales
Forrest J. Hales

Subscribed and sworn to before me this 19th day of Sept, 1968

Deane L. Johnson
Notary Public for Oregon
My commission expires Jan 4, 1969



COUNTY CLERK

State of Oregon
County of Coos
I, Faye Crabtree, County Clerk in and for the said County and State do hereby certify that the within plat of GLADEWOOD HEIGHTS was duly recorded by me in Volume 8, Page 46 of the Coos County Records of Town Plats, this 23rd day of May, 1968, at 10:30 A.M.

Faye Crabtree
County Clerk

CONDITIONS AND RESTRICTIONS

1. All homes shall be at least 850 sq. feet in area.
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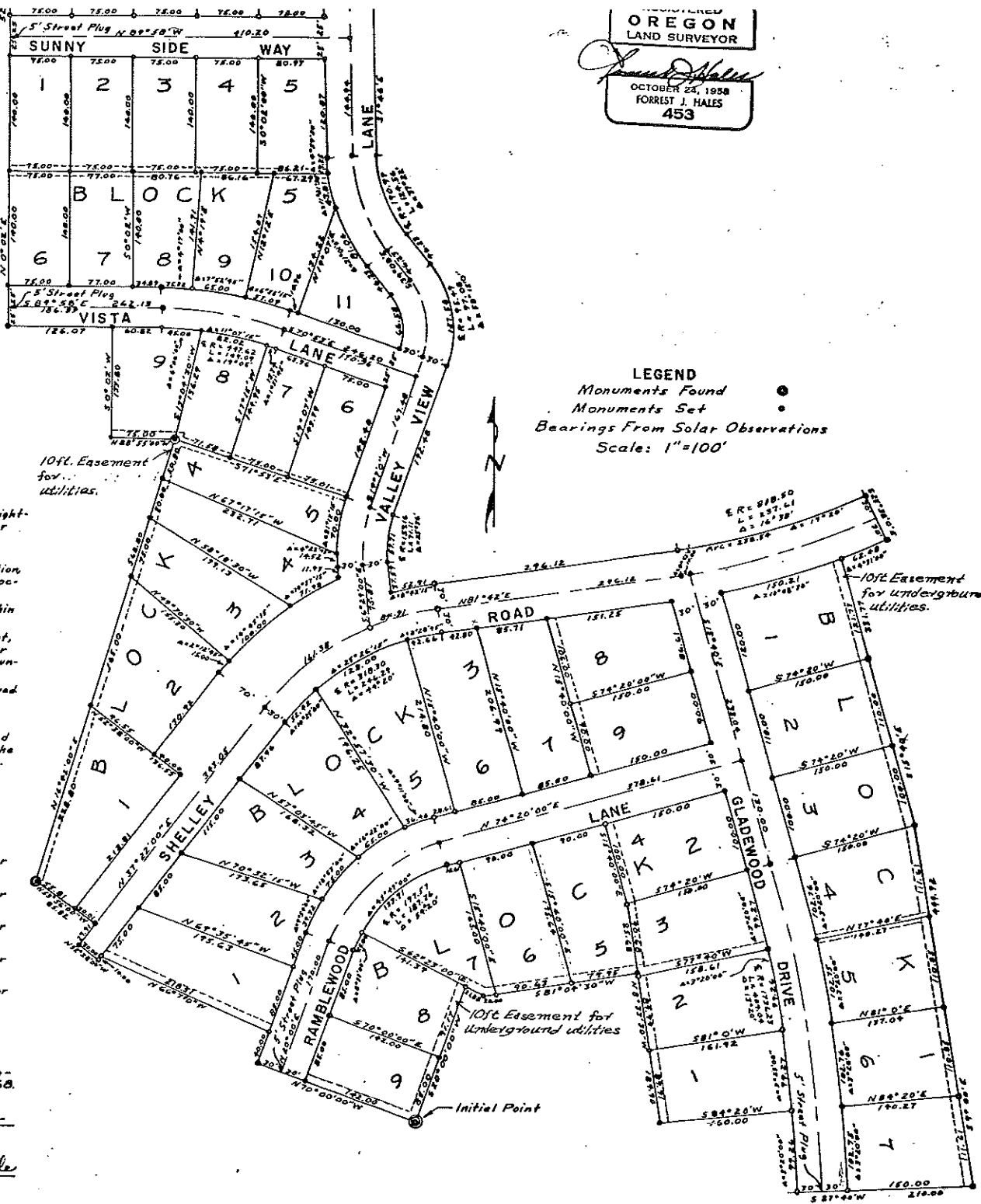
COUNTY COURT

Annice Lee, Chabing Commissioner
Johnnie Commissioner
Russell J. Tolack Surveyor
J.R. Flanagan Assessor

PLANNING COMMISSION

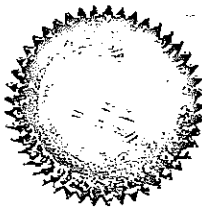
Examined and approved by the Coos County Planning Commission this 15th day of May, 1968.

Attest: Henry B. Rogers President
Ellen Dalrymple Secretary



OREGON
LAND SURVEYOR
Forrest J. Hales
OCTOBER 24, 1958
FORREST J. HALES
453

LEGEND
Monuments Found
Monuments Set
Bearings From Solar Observations
Scale: 1"=100'



The Initial Point of Plat of Gladewood Heights, said initial point being 147.94 feet south and 744.22 feet of the North 1/4 Corner of said Section 5, and hence S. 02° 33' 30" E. 184.90 ft. Hence N. 64° 42' 00" E. 160.00 ft. Hence on a 170.25 ft. radius curve to the right the long chord of which bears S. 07° 16' 21" E. 99.32 ft. Hence N. 87° 40' E. 210.00 ft. Hence S. 17° 47' 30" E. 157.125 ft. Hence to the South line of Shelley Road, hence S. 70° 41' 30" E. 61.34 ft. Hence on a 248.36 ft. radius curve to the left the long chord of which bears S. 79° 38' 30" E. 77.27 ft. Hence S. 08° 35' 30" E. 71.63 ft. Hence on a 150.00 ft. radius curve left the long chord of which bears N. 64° 23' 15" E. 80.35 ft. Hence N. 57° 22' E. 42.65 ft. Hence S. 65° 58' E. 218.94 ft. Hence S. 20° 05' 14" W. 39.92 ft. Hence S. 70° 13' E. 201.65 ft. to the point of beginning containing 66.68 acres of which 5.15 acres are streets. Hence along said plat body.

range 12 west of the Williamette Meridian and being more particularly described as follows: beginning at East of the North 1/4 Corner of said Section 5, and hence S. 02° 33' 30" E. 184.90 ft. Hence N. 64° 42' 00" E. 160.00 ft. Hence on a 170.25 ft. radius curve to the right the long chord of which bears S. 07° 16' 21" E. 99.32 ft. Hence N. 87° 40' E. 210.00 ft. Hence S. 17° 47' 30" E. 157.125 ft. Hence to the South line of Shelley Road, hence S. 70° 41' 30" E. 61.34 ft. Hence on a 248.36 ft. radius curve to the left the long chord of which bears S. 79° 38' 30" E. 77.27 ft. Hence S. 08° 35' 30" E. 71.63 ft. Hence on a 150.00 ft. radius curve left the long chord of which bears N. 64° 23' 15" E. 80.35 ft. Hence N. 57° 22' E. 42.65 ft. Hence S. 65° 58' E. 218.94 ft. Hence S. 20° 05' 14" W. 39.92 ft. Hence S. 70° 13' E. 201.65 ft. to the point of beginning containing 66.68 acres of which 5.15 acres are streets. Hence along said plat body.

Personally appeared Gary Claver and Nancy Claver who, being duly sworn, each for himself and not one for the other, did say that the former is the Secretary of Coguille Ventures Inc., a corporation, and the latter is the Secretary of Coguille Ventures Inc., a corporation, and that the said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and each of them acknowledged said instrument to be its voluntary act and deed.

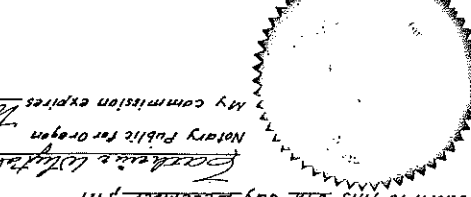
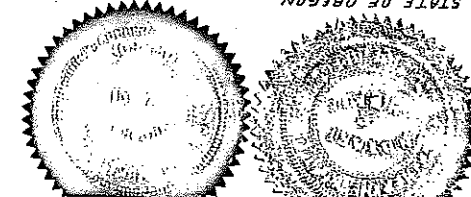
Notary Public for Oregon
Frankie L. Lital
My commission expires Nov. 15, 1972

1. Parcels will not be divided for deed purposes for ten years. After ten years, subdivisions may be made after approval by Coguille Ventures Inc. and the Planning Commission.
2. Mobile homes are not permitted except on Lot 2, Block 7.
3. The maintenance of streets and ways is the responsibility of the abutting owners until the streets are expressly accepted by the County Court as a County Road (O.R.S. 368.551).
4. Each sewage disposal system shall be designed and located in accordance with requirements of the Coos County Health Department before any construction begins, that constructed according to said requirements.
5. Lots 7 and 8, Block 7 and Lot 1, Block 10 are only to be used in connection with the adjacent utility easements shown on this plat are reserved for the use and benefit of the Lots to be served. Lots in the original plat of Gladewood Heights.
6. Utility easements shown on this plat are reserved for the use and benefit of the Lots to be served thereby and the right to construct, maintain, and operate water, sewerage, electric, gas, and telephone lines and systems in such easements is likewise reserved unto the owners of such lots.

I, John B. Garhart, of Coos Bay, Oregon, being duly sworn, upon oath, do say that I have correctly surveyed the above described parcel of land and divided the same into blocks and lots with streets as shown on this plat; that the Initial Point is common to the Plat of Gladewood Heights, and the Plat of Gladewood Heights, First Addition, and is marked by a 2" galvanized iron pipe with lead plug and brass screw, placed six inches under the surface; that the block and lot corners and street intersections are marked with 5/8" iron rods (R.B.s); that this plat correctly represents this survey; that this plat is drawn to scale; and the figures thereon are the actual dimensions in feet intended.

Sworn to this 6th day December, 1971
John B. Garhart
Notary Public for Oregon
My commission expires Nov. 15, 1972

STATE OF OREGON
County of Coos
December 8th, 1971



SURVEYOR'S AFFIDAVIT

PLAT RESTRICTIONS

Before me: Frankie L. Lital
Notary Public for Oregon
My commission expires Nov. 15, 1972

STATE OF OREGON ss:
County of Coos

President
Nancy Claver
Secretary
Ruth Claver
Vice President

PLANNING COMMISSION

President
Henry B. Rogge
Secretary
Barbara S. McGinnis
DATE
12-23-71

Planning Director
Jeffrey S. Johnson
DATE
Jan. 4, 1972

COUNTY CLERK
John B. Garhart
DATE
12-23-71

County Assessor
Robert J. Atwood
DATE
12-23-71

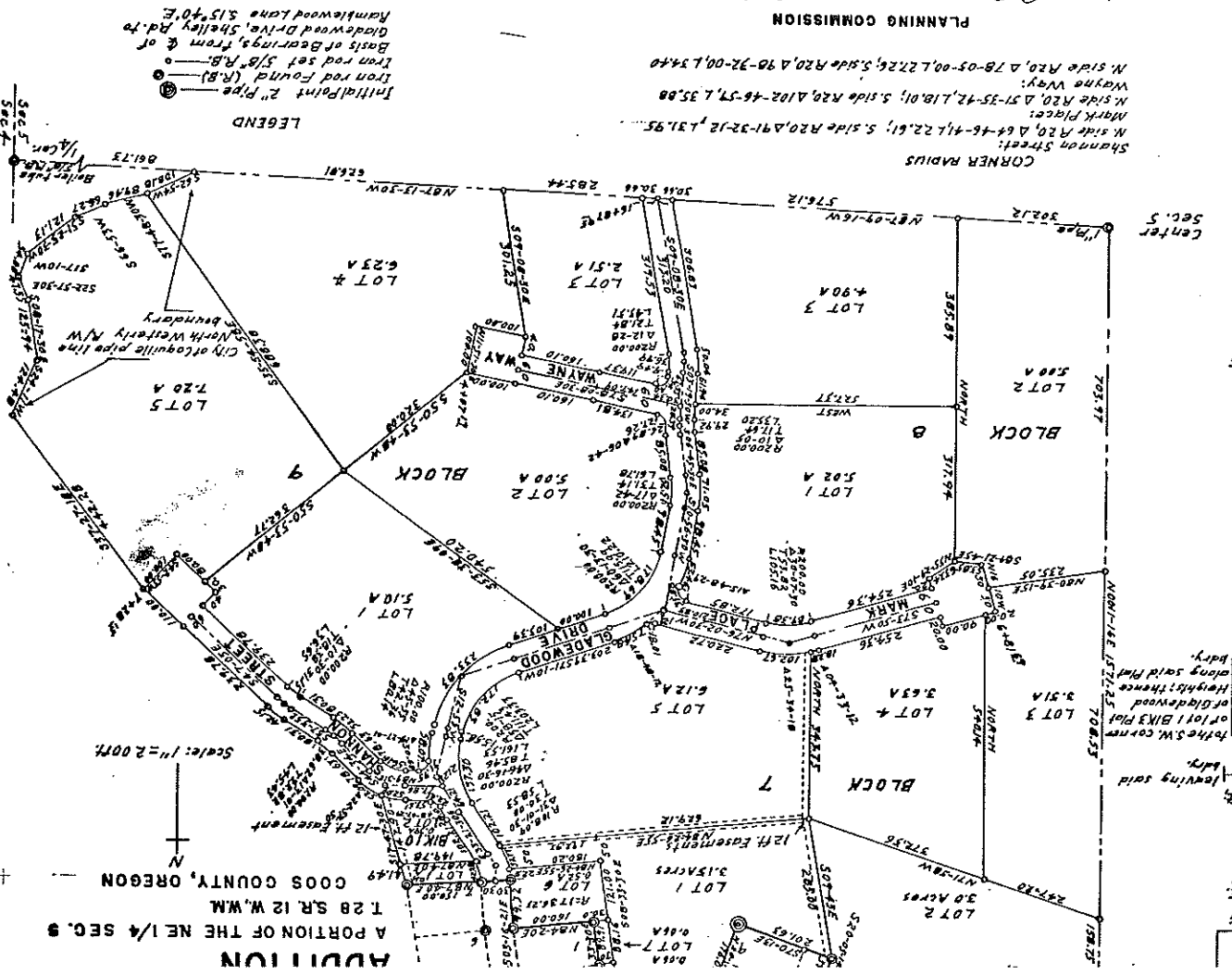
Sanitarian
Orval A. Langford
DATE
12-16-1971

Roadmaster
F. J. Bueg
DATE
12-23-71

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6. Utility easements shown on this plat are reserved for the use and benefit of the Lots to be served thereby and the right to construct, maintain, and operate water, sewerage, electric, gas, and telephone lines and systems in such easements is likewise reserved unto the owners of such lots.

I, John B. Garhart, of Coos Bay, Oregon, being duly sworn, upon oath, do say that I have correctly surveyed the above described parcel of land and divided the same into blocks and lots with streets as shown on this plat; that the Initial Point is common to the Plat of Gladewood Heights, and the Plat of Gladewood Heights, First Addition, and is marked by a 2" galvanized iron pipe with lead plug and brass screw, placed six inches under the surface; that the block and lot corners and street intersections are marked with 5/8" iron rods (R.B.s); that this plat correctly represents this survey; that this plat is drawn to scale; and the figures thereon are the actual dimensions in feet intended.

Sworn to this 6th day December, 1971
John B. Garhart
Notary Public for Oregon
My commission expires Nov. 15, 1972



ADDITION
A PORTION OF THE NE 1/4 SEC. 9
T. 28 S. R. 12 W. MM
COOS COUNTY, OREGON

Scale: 1" = 200 FT.

LEGEND
Initial Point 2" Pipe
Iron rod found (R.B.)
Iron rod set 5/8" R.B.
Basis of Bearings, from & of Gladewood Drive, Shelley Rd. to Rambleswood Lane S.15°40'E.

BOARD OF COUNTY COMMISSIONERS
County Assessor
Robert J. Atwood
County Surveyor
Robert J. Atwood
Sanitarian
Orval A. Langford
Roadmaster
F. J. Bueg
Commissioner
James W. Wang
Commissioner
1/5/72
Commissioner
1/4/72
Commissioner
1/4/72

AFTER RECORDING RETURN TO:
JEAN FARLEN-KENDALL
PO BOX 704
COQUILLE, OR 97423

96 02 0615

EASEMENT AGREEMENT

THIS AGREEMENT, made this 2nd day of February, 1996, by and between Arthur M. Ellingson, grantor(s) and Jean K. Farlen-Kendall, grantee(s); WHEREAS, grantor(s) are the owners of the following described real property in COOS County, Oregon, To-wit:

As set forth on attached Exhibit A

The grantor(s), in consideration of FIVE HUNDRED DOLLARS (\$500.00) and other valuable consideration, receipt of which is hereby acknowledged, do hereby grant and convey to the grantee(s), their heirs, successors and assigns a nonexclusive easement described as follows, To-wit:

North 140 feet from iron rod on North East corner of the above described property ... thence West 90 feet ... thence 100 feet south to property line of the above described property ... thence following said property line in an easterly direction to the iron rod at point of beginning.

subject to liens and encumbrances of record, in and upon the following described real property of grantor in COOS County, Oregon, To-wit:

As set forth on attached Exhibit B

for the construction, maintenance, use and repair of an individual water-carried on-site sewage disposal system (hereinafter called "system") appurtenant to the above described property of grantees.

Grantor(s), for themselves and their heirs, successors and assigns, convenient and agree to and with the grantee(s), their heirs, successors and assigns, that the above described property of the grantor(s) shall not be used for any purpose detrimental to said system or contrary to laws and rules of governmental agencies applicable or related to said system.

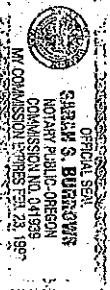
IN WITNESS WHEREOF, THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT AS OF THE DATE FIRST HERINAbove WRITTEN.

Arthur M. Ellingson
Grantor

Jean Farlen-Kendall
grantee

STATE OF OREGON)
County of Coos, 1996)
Feb. 2

Personally appeared the above named Arthur M. Ellingson, grantor, and Jean Farlen-Kendall, grantee; and acknowledge the foregoing instrument to be their voluntary act. Before me:



Sherm S. Burrison
Notary Public for Oregon
My commission expires: Feb. 23, 1997

1396

Exhibit A

LEGAL DESCRIPTION

96 02 0615

A tract of land located in the NE 1/4 of Section 5, Township 28 South, Range 12 West, of the Willamette Meridian, Coos County, Oregon, and more particularly described as follows:

Beginning at a 5/8" iron rod on the North line of Shannon Street, said iron rod being South 56° 00' 45" East 51.98 feet from the 5/8" iron rod which marks the southeast corner of Lot 2, Block 10, GLADEWOOD HEIGHTS, FIRST ADDITION, Coos County, Oregon; thence North 06° 09' 02" East 155.0 feet to a 5/8" iron rod; thence South 68° 44' 46" East 129.04 feet to a 5/8" iron rod; thence South 06° 09' 02" West 207.21 feet to a 5/8" iron rod on the North line of said Shannon Street; thence along said North line in a Northwesterly direction 152 feet, more or less, to the point of beginning.

1397

96 02 0615

EXHIBIT B

PARCEL I
A parcel of land situated in the NE 1/4 of Section 5, Township 28 South, Range 12 West, Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at the S.E. corner of lot 7, Block 1, Plat of Gladewood Heights, thence along the East line of said Plat North 8° 52' 37" West 445.52 feet; thence North 16° 6' 00" West 338.24 feet to the South line of Shelley Rd; thence on a curve to the left the long chord of which bears North 65° 59' 23" East 62.60 feet, thence along said South line North 64° 17' East 22.91 feet; thence along said South line on a curve to the right the long chord of which bears North 87° 23' 02" East 128.41 feet; thence on a curve to the left the long chord of which bears South 82° 35' 30" East 59.22 feet to the South line of the parcel described in Deed Volume 152, Page 293; thence along said South line 84° 51' East 20 feet; thence along a fence line South 11° 26' 25" West 158.84 feet to a 1/2" pipe; thence along said fence South 0° 07' 44" East 275.68 feet to a 1/2" pipe; thence along said fence South 32° 05' 40" East 70.09 feet; thence East 126 feet; thence South 253.52 feet; thence South 30° 24' 52" West 303.75 feet to the Northerly line of Shannon St.; thence on a 130 foot radius curve to the left the long chord of which bears North 56° 02' 40" West 51.73 feet to the S.E. corner of lot 2, Block 10, Plat of Gladewood Heights; First Addition; thence along the East line of said Plat North 17° 47' 30" West 189.37 feet to the point of beginning.

RECORDING# 96020615

I, Mary Ann Wilson,
Coos County Clerk, certify
the within instrument
was filed for record at



11:13 AM ON 02/20/1996

By M. BRIGH Deputy

pages 3 Fee \$ 43.00

1398