



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

	Official Use Only
Fee	700.00
Receipt No.	212851
Check No./Cash	2155
Date	7-3-19
Received By	[Signature]
File No.	PLA-19-008

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): Benjamin & Rebecca Godes Telephone: 503-560-3966
Address: 62386 Daniels Creek Rd
City/State: Coos Bay Zip Code: 97420
Lien Holder(s): Lakeview Loan Servicing LLC
Address: ~~62386~~ P.O. Box 8068 Virginia Beach, VA 23450
City/State: Virginia Beach Zip Code: 23450
Township: 26 Section: 3CD
Range: 12 Tax Lot: 600
Tax Account: _____ Zoning District: _____
Initial Lot Size: 3.64 Adjusted Lot Size: 3.64

B. Property 2:

Owner(s): Robert & Pamela Hunter Telephone: 541 247-7790
Address: 97136 Hamestead Way
City/State: Gold Beach, Oregon Zip Code: 97444
Lien Holder(s): NONE
Address: 62394 Daniels Creek Rd
City/State: Coos Bay OR Zip Code: 97420
Township: 26 Section: 3CD
Range: 12 Tax Lot: 400
Tax Account: _____ Zoning District: _____
Initial Lot Size: 2.64 Adjusted Lot Size: 2.64

C. Applicant:

Name: Robert Hunter Telephone: 541-247-7790
Address: 97136 Homestead Way
City/State: Gold Beach, OR Zip Code: 97444

D. Surveyor

Name/Company: Mulkins & Rambo LLC Telephone: 541 751-8900
Address: 3438 Broadway
City/State: North Bend, OR Zip Code: 97459

E. Purpose of the Property Line Adjustment

Better function and usage for both TAX Lots

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 replatting 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.

Figure 1 – PLA Deed **(NOT TO BE RECORDED UNTIL AFTER APPLICATION IS APPROVED)**

Send tax statements to:

After recording return to:

PROPERTY LINE ADJUSTMENT DEED

_____ GRANTOR(s) conveys and warrants to

_____ GRANTEE(s) the following described real property, situated in the
County of Coos, State of Oregon:

SEE LEGAL DESCRIPTION ON ATTACHED EXHIBIT "A"

Subject to and excepting:

The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets and highways.

Coos County real property Tax Account No. _____.

The consideration for this conveyance stated in terms of dollars is _____.

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 follows:

SEE LEGAL DESCRIPTION ON ATTACHED EXHIBIT "B"

3. The deed whereby Grantor acquired title to the transferred property is recorded in Microfilm Reel No. _____ of the Deed of Records of Coos County, Oregon.
4. The deed whereby Grantee acquired title to the property to which the transferred property is joined is recorded in Microfilm Reel No. _____ of the Deed Records of Coos County, Oregon.
5. The survey and monumentation, as required by ORS 92.060 and 209.250, were done by _____ His survey is filed with the County Surveyor under Coos County Surveyor's Records, Map No. _____.

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.

DATED this _____ day of _____ 20 __.

Name

Name

STATE OF OREGON)
)ss.
County of Coos)

This instrument was acknowledged before me on _____, 20 __,

by _____.

Notary Public of Oregon

My Commission expires: _____

ACCEPTANCE

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

Name

Name

STATE OF OREGON)
)ss.
County of Coos)

This instrument was acknowledged before me on _____, 20 __,

by _____.

Notary Public of Oregon

My Commission expires: _____

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.

BC RC
Property 1

RH, PH
Property 2

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.

BC RC
Property 1

RH, PH
Property 2

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.

BC RC
Property 1

RH, PH
Property 2

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.

BC RC
Property 1

RH, PH
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.

BC RC
Property 1

RH, PH
Property 2

[Signature]
Applicant(s) Original Signature

6-24-19
Date

[Signature]
Applicant(s) Original Signature

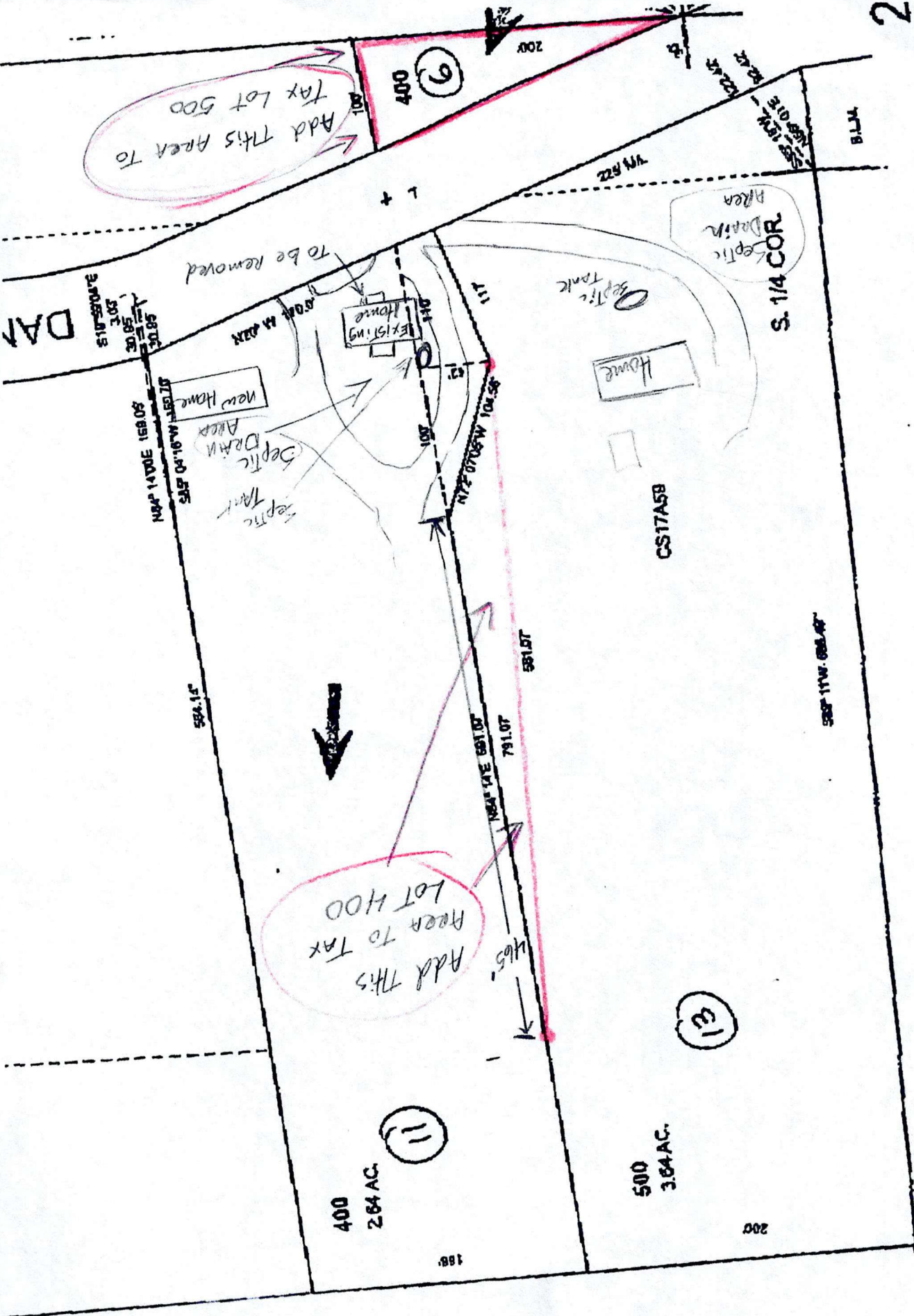
6-24-19
Date

[Signature]
Applicant(s) Original Signature

6-24-19
Date

[Signature]
Applicant(s) Original Signature

6-24-19
Date



Add This Area To
 Tax Lot 500

Add This
 Area To Tax
 Lot 400

(11)

(13)

400
264 AC.

500
384 AC.

400 (9)

S. 1/4 COR.

CS17A5B

DAV

2

58°55'W 20.78 CH. 1571.45'

MAP 26 12 10



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"): Pam and Robert Hunter
97136 Homestead Way
Gold Beach, OR 97444

Customer Ref.: _____
Order No.: 360619027808
Effective Date: June 28, 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:

Robert J. Hunter and Pamela M. Hunter, as tenants by the entirety as to Parcel 1
Benjamin R. Cordes and Rebecca M. Cordes, as tenants by the entirety as to Parcel 2

Premises. The Property is:

(a) Street Address:

62396 Daneil's Creek Rd, Coos Bay, OR 97420
62386 Daniel's Creek 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. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2019-2020.
7. Rights of the public to any portion of the Land lying within the area commonly known as public roads, streets and highways.

THE FOLLOWING EXCEPTIONS AFFECT PARCEL 1

8. Manufactured homes are personal property unless exempted from title and registration requirements pursuant to ORS 446.561 to 446.646 and the related regulations. The manufactured home located on the herein described property is not so exempted. Accordingly, no manufactured housing endorsement (OTIRO 207-06, 207.1-06 or 207.2-06) may be issued.
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Charles W. Forrest, etux
Purpose: Ingress and egress
Recording Date: January 2, 1950
Recording No: Book:196, Page 248

THE FOLLOWING EXCEPTIONS AFFECT PARCEL 2

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Charles W. Forrest and Eleanor R. Forrest, husband and wife
Purpose: timber removal and other purposes

Recording Date: January 25, 1950
Recording No: Book 196, Page 248

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

Reserved by: John M. Gillis and Kattie M. Gillis, husband and wife
Recording Date: January 25, 1950
Recording No: Book 196, Page 248

12. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: June 24, 2016
Recording No: 2016-005312

13. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$325,395.00
Dated: October 27, 2018
Trustor/Grantor: Benjamin R. Cordes and Rebecca M. Cordes, as tenants by the entirety
Trustee: Ticor Title Company of Oregon
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), organized and existing under the laws of Delaware, solely as nominee for Stearns Lending, LLC, Lender is a Limited Liability Company organized and existing under the laws of California
Recording Date: October 31, 2018
Recording No: 2018-10431

End of Reported Information

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

John Beaver
541-269-5127
john.beaver@ticortitle.com

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

EXHIBIT "A"
Legal Description

PARCEL 1

Commencing at the quarter corner of Section 3, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, as the same has been established by D. L. Buckingham in 1934; thence North along the Section line a distance of 200 feet; thence South 84° 14' West a distance of 100 feet to the true point of beginning of the parcel herein to be described; said point also being hereinafter referred to as "Point A"; thence Southerly along the West half of the county road a distance of 17 feet; thence in a generally Southwesterly direction a distance of 117 feet to a point which is South 84° 14' West 110 feet from the point herein referred to as "Point A", and South 42 feet from the Southern line of that certain parcel of land described in Microfilm Reel No. 70-12-54653, Records of Coos County, Oregon; thence North 42 feet to the South line of that parcel of land described in Microfilm Reel No. 70-12-54653, Records of Coos County, Oregon; thence South 84° 14' West 581.07 feet, more or less, to the West boundary of the E 1/2 of the SE 1/4 of the SW 1/4 of said Section 3; thence North along the said West boundary a distance of 168 feet to a point; thence North 84° 14' East 584.14 feet to a point; said point also being the approximate centerline of Daniels Creek County Road; thence South 20° East along the approximate centerline of the said County Road a distance of 170 feet, more or less, to "Point A", said point being the place of beginning.

ALSO: All that portion of the E 1/2 of the SE 1/4 of the SW 1/4 of Section 3, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, lying and being West of the East Section line of said Section 3; and South of a line which extends North 84° 14' East a distance of 100 feet to the said Section line from the point previously referred to as "Point A", and East of the Daniels Creek County Road, and North of a line that extends South 55° 18' West from the quarter corner of said Section 3 as the same has been established by D. L. Buckingham in 1934 to a point on the Daniels Creek County Road.

ALSO: That property conveyed by Property Line Adjustment Deed recorded December 19, 2005 as Instrument Number 2005-19063, Records of Coos County, Oregon described as:

A parcel of land located in the SE 1/4 of the SW 1/4 of Section 3, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod, from which the South quarter corner of said Section 3 bears South 27° 26' 03" East a distance of 232.17 feet; thence North 72° 07' 05" West a distance of 104.56 feet to a 5/8 inch iron rod; thence North 84° 19' 16" East a distance of 100.00 feet to a 5/8 inch iron rod; thence South 00° 00' 00" East a distance of 42.00 feet to the point of beginning.

SAVE AND EXCEPT: That property conveyed by Property Line Adjustment Deed recorded October 6, 2006 as Instrument Number 2006-13537, Records of Coos County, Oregon, described as:

A parcel of land located in the SE 1/4 of the SW 1/4 of Section 3, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at the 5/8 inch iron rod, from which the South quarter corner of Section 3, established by Buckingham in 1934 bears South 28° 49' 57" East a distance of 398.70 feet; thence South 84° 14' 00" West a distance of 169.05 feet to a 5/8 inch iron rod; thence North 85° 04' 18" East a distance of 169.70 feet to a 5/8 inch iron rod; thence North 85° 04' 18" East a distance of 31.07 feet to the center line of Daniels Creek Road; thence North 19° 59' 04" West a distance of 3.03 feet along the center line of said road; thence South 84° 14' 00" West a distance of 30.95 feet to the point of beginning.

SAVE AND EXCEPTING from the above parcels any portion embraced in the Daniels Creek County Road.

PARCEL 2

From a point of beginning of the quarter corner between Sections 3 and 10, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, as established by D. L. Buckingham in 1934; thence South 55° 18' West 30 feet to the center of the County Road which is the beginning of the real property, continue South 55°

EXHIBIT "A"
Legal Description

18' West 92.42 feet to the true quarter corner between Sections 3 and 10, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, as established by A. N. Gould in 1914; thence South 89° 11' West along the South boundary of Section 3 a distance of 686.49 feet to the West boundary of the E ½ of the SE ¼ of the SW ¼; thence North along said West boundary 200 feet; thence North 84° 14' East 691.07 feet to the center of the County Road; thence Southerly 225 feet, more or less, following the center of the County Road to the point of beginning, being a portion of the E ½ of the SE ¼ of the SW ¼ of Section 3, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVING AND EXCEPTING THEREFROM any portion lying with the County Road right of way.

SAVING AND EXCEPTING THEREFROM the following: Beginning at the Northeast corner of the above described property at the corner marker in the County Road; thence Southerly 17 feet; thence Southwesterly 117 feet; thence North 42 feet; thence North 84° 14' East 110 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING THEREFROM the following: A parcel of land located in the SE ¼ of the SW ¼ of Section 3, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows: Beginning at a 5/8 inch iron rod from which the South quarter corner of said Section 3 bears South 27° 26' 03" East 232.17 feet; thence North 72° 07' 05" West 104.56 feet to a 5/8 inch iron rod; thence North 84° 19' 16" East 100.00 feet to a 5/8 inch iron rod; thence South 00° 00' 00" East 42.00 feet to the point of beginning.

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

RECORDING REQUESTED BY:



300 W Anderson, PO Box 1075
Coos Bay, OR 97420

AFTER RECORDING RETURN TO:

Order No.: 360618024999-VR
Benjamin R. Cordes and Rebecca M. Cordes
62386 Daniels Creek Road
Coos Bay, OR 97420

SEND TAX STATEMENTS TO:

Benjamin R. Cordes and Rebecca M. Cordes
62386 Daniels Creek Road
Coos Bay, OR 97420

APN: 462406
62386 Daniels Creek Road, Coos Bay, OR 97420

COOS COUNTY, OREGON 2018-10430
\$91.00 10/31/2018 01:35:00 PM
DEBBIE HELLER, CCC, COOS COUNTY CLERK Pgs=2

AFTER RECORDING
RETURN TO

Ticor Title Company
300 West Anderson Ave. - Box 1075
Coos Bay, OR 97420-0233
SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jason Pittman and Angela Pittman, as tenants by the entirety, Grantor, conveys and warrants to Benjamin R. Cordes and Rebecca M. Cordes, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

From a point of beginning of the quarter corner between Sections 3 and 10, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, as established by D. L. Buckingham in 1934; thence South 55° 18' West 30 feet to the center of the County Road which is the beginning of the real property, continue South 55° 18' West 92.42 feet to the true quarter corner between Sections 3 and 10, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, as established by A. N. Gould in 1914; thence South 89° 11' West along the South boundary of Section 3 a distance of 686.49 feet to the West boundary of the E ½ of the SE ¼ of the SW ¼; thence North along said West boundary 200 feet; thence North 84° 14' East 691.07 feet to the center of the County Road; thence Southerly 225 feet, more or less, following the center of the County Road to the point of beginning, being a portion of the E ½ of the SE ¼ of the SW ¼ of Section 3, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVING AND EXCEPTING THEREFROM any portion lying with the County Road right of way.

SAVING AND EXCEPTING THEREFROM the following: Beginning at the Northeast corner of the above described property at the corner marker in the County Road; thence Southerly 17 feet; thence Southwesterly 117 feet; thence North 42 feet; thence North 84° 14' East 110 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING THEREFROM the following: A parcel of land located in the SE ¼ of the SW ¼ of Section 3, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows: Beginning at a 5/8 inch iron rod from which the South quarter corner of said Section 3 bears South 27° 26' 03" East 232.17 feet; thence North 72° 07' 05" West 104.56 feet to a 5/8 inch iron rod; thence North 84° 19' 16" East 100.00 feet to a 5/8 inch iron rod; thence South 00° 00' 00" East 42.00 feet to the point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS (\$315,000.00). (See ORS 93.030).

Subject to:

- Rights of the public to any portion of the Land lying within the area commonly known as streets, roads, alleys and highways.
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Charles W. Forrest and Eleanor R. Forrest, husband and wife
Purpose: timber removal and other purposes
Recording Date: January 25, 1950
Recording No: Book 196, Page 248
- Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document:
Reserved by: John M. Gillis and Kattie M. Gillis, husband and wife
Recording Date: January 25, 1950
Recording No: Book 196, Page 248

STATUTORY WARRANTY DEED
(continued)

4. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: June 24, 2016
Recording No: 2016-005312

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, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 10/25/18

[Signature]
Jason Pittman

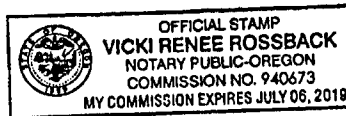
[Signature]
Angela Pittman

State of OK
County of COOS

This instrument was acknowledged before me on 10/25/18 by Jason Pittman and Angela Pittman.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 7/6/19



After recording, return to: Ticor Title
PO Box 1075
Coos Bay, OR 97420

COOS COUNTY, OREGON	2018-11778
\$101.00	12/10/2018 02:28:00 PM
DEBBIE HELLER, CCC, COOS COUNTY CLERK Pgs=4	

Consideration: Other Property or Value
Which is the Whole
Consideration Therefor

Send Tax Statements To: Robert and Pamela Hunter
97136 Homestead Way
Gold Beach, OR 97444

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

DEED IN LIEU OF FORECLOSURE

WHEREAS, a Contract of Sale was executed by and between ROBERT J. HUNTER and PAMELA M. HUNTER as Seller and JERRY GABBARD as Purchaser, dated October 19, 2011, a Memorandum of which was recorded on October 20, 2011, as instrument no. 2011-8361, real property records of Coos County, Oregon;

WHEREAS, the above referenced Contract of Sale is presently in default and subject to immediate foreclosure, and Jerry Gabbard, hereinafter referred to as "Grantor", is unable to pay the indebtedness owed under said Contract of Sale and desires to avoid foreclosure or other legal proceedings by giving an absolute conveyance of the hereinafter described real property and manufactured home in exchange for a release of the Purchaser's obligation to perform said Contract of Sale; and,

WHEREAS, Robert J. Hunter and Pamela M. Hunter, hereinafter referred to as "Grantees," are willing to accept the conveyance of the real property and manufactured home described below upon the terms and conditions hereinafter stated.

NOW, THEREFORE, in consideration of the satisfaction and release by Grantees of the obligations owed by the Purchaser under the above referenced Contract of Sale, which is the true and actual consideration for this conveyance, Grantor does hereby grant, bargain, sell, and convey to Robert J. Hunter and Pamela M. Hunter, husband and wife, Grantees, as tenants by the entirety, the following described real property and manufactured home, together with all the hereditaments and appurtenances thereunto belonging or otherwise appertaining thereto:

See Exhibit "A" attached hereto and by this reference made a part hereof.

(Real Property Tax Account No. 462404)

Together with that certain manufactured home described as follows:

1972 Brookwood Manufactured Home, Serial No. 3175, Home ID No. 164344

(Manufactured Structure Tax Account No. 80203)

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, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Grantor covenants for himself and his heirs, successors, and assigns that:

This Deed is absolute in legal effect and form, conveys fee simple title to the above described real property and manufactured home to Grantees, and does not operate as a mortgage, trust conveyance, or security of any kind.

Grantor conveys all of Grantor's interest in the above described real property and manufactured home free of all liens and encumbrances except the following:

- (A) Unpaid real and manufactured structure property taxes for tax year 2018-19;
- (B) Rights of the public to any portion of the land lying within the area commonly known as public roads, streets, and highways; and,
- (C) Easement granted by document recorded January 2, 1950, at Book

196, Page 248, real property records of
Coos County, Oregon.

By the execution of this Deed, Grantor forfeits all rights as the Purchaser under the above referenced Contract of Sale, including all rights of redemption. Possession of the abovesaid real property and manufactured home is hereby surrendered and delivered to Grantees.

Grantor agrees that Grantees shall retain all payments of principal and interest previously made under the above referenced Contract of Sale.

In executing this Deed Grantor is not acting under any misapprehension as to the effect of this Deed or under any duress, undue influence, or misrepresentation by Grantees, or Grantees' representatives, agents or attorneys, or any other person.

Grantor hereby waives, surrenders, conveys, and relinquishes any equity of redemption and statutory rights of redemption concerning the above described real property and manufactured home, and the Contract of Sale referred to above.

Grantees' acceptance and recording of this Deed shall effect a satisfaction of the Purchaser's obligations under the above referenced Contract of Sale.

DATED this 6th day of December, 2018.

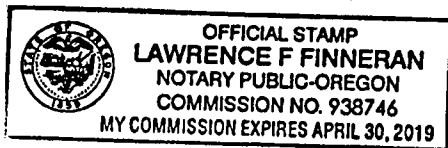


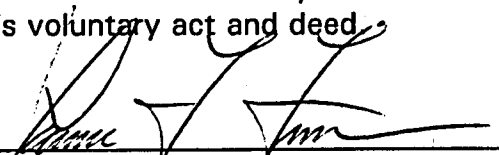
Jerry Gabbard

STATE OF OREGON)
)
County of Coos)

December 6, 2018

Personally appeared before me the above named Jerry Gabbard who acknowledged the foregoing instrument to be his voluntary act and deed.





Notary Public - State of Oregon

EXHIBIT "A"

Commencing at the quarter corner of Section 3, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, as the same has been established by D. L. Buckingham in 1934; thence North along the Section line a distance of 200 feet; thence South $84^{\circ} 14'$ West a distance of 100 feet to the true point of beginning of the parcel herein to be described; said point also being hereinafter referred to as "Point A"; thence Southerly along the West half of the county road a distance of 17 feet; thence in a generally Southwesterly direction a distance of 117 feet to a point which is South $84^{\circ} 14'$ West 110 feet from the point herein referred to as "Point A", and South 42 feet from the Southern line of that certain parcel of land described in Microfilm Reel No. 70-12-54653, Records of Coos County, Oregon; thence North 42 feet to the South line of that parcel of land described in Microfilm Reel No. 70-12-54653, Records of Coos County, Oregon; thence South $84^{\circ} 14'$ West 581.07 feet, more or less, to the West boundary of the E 1/2 of the SE 1/4 of the SW 1/4 of said Section 3; thence North along the said West boundary a distance of 168 feet to a point; thence North $84^{\circ} 14'$ East 584.14 feet to a point; said point also being the approximate centerline of Daniels Creek County Road; thence South 20° East along the approximate centerline of the said County Road a distance of 170 feet, more or less, to "Point A", said point being the place of beginning.

ALSO: All that portion of the E 1/2 of the SE 1/4 of the SW 1/4 of Section 3, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, lying and being West of the East Section line of said Section 3; and South of a line which extends North $84^{\circ} 14'$ East a distance of 100 feet to the said Section line from the point previously referred to as "Point A", and East of the Daniels Creek County Road, and North of a line that extends South $55^{\circ} 18'$ West from the quarter corner of said Section 3 as the same has been established by D. L. Buckingham in 1934 to a point on the Daniels Creek County Road.

ALSO: That property conveyed by Property Line Adjustment Deed recorded December 19, 2005 as Instrument Number 2005-19063, Records of Coos County, Oregon described as: A parcel of land located in the SE 1/4 of the SW 1/4 of Section 3, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod, from which the South quarter corner of said Section 3 bears South $27^{\circ} 26' 03''$ East a distance of 232.17 feet; thence North $72^{\circ} 07' 05''$ West a distance of 104.56 feet to a 5/8 inch iron rod; thence North $84^{\circ} 19' 16''$ East a distance of 100.00 feet to a 5/8 inch iron rod; thence South $00^{\circ} 00' 00''$ East a distance of 42.00 feet to the point of beginning.

SAVE AND EXCEPT: That property conveyed by Property Line Adjustment Deed recorded October 6, 2006 as Instrument Number 2006-13537, Records of Coos County, Oregon, described as: A parcel of land located in the SE 1/4 of the SW 1/4 of Section 3, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at the 5/8 inch iron rod, from which the South quarter corner of Section 3, established by Buckingham in 1934 bears South $28^{\circ} 49' 57''$ East a distance of 398.70 feet; thence South $84^{\circ} 14' 00''$ West a distance of 169.05 feet to a 5/8 inch iron rod; thence North $85^{\circ} 04' 18''$ East a distance of 169.70 feet to a 5/8 inch iron rod; thence North $85^{\circ} 04' 18''$ East a distance of 31.07 feet to the center line of Daniels Creek Road; thence North $19^{\circ} 59' 04''$ West a distance of 3.03 feet along the center line of said road; thence South $84^{\circ} 14' 00''$ West a distance of 30.95 feet to the point of beginning.

SAVE AND EXCEPTING from the above parcels any portion embraced in the Daniels Creek County Road.

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2019

NOT OFFICIAL VALUE

July 2, 2019 10:41:11 am

Account # 462404
 Map # 26S1203CD00400
 Code - Tax # 0901-462404

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name HUNTER, ROBERT J & PAMELA M

Deed Reference # 2018-11778

Agent

Sales Date/Price 12-06-2018 / \$0.00

In Care Of

Appraiser JIM HARTER

Mailing Address 97136 HOMESTEAD WAY
 GOLD BEACH, OR 97444-9563

Prop Class 109 MA SA NH Unit
 RMV Class 101 04 17 RRL 7557-1

Situs Address(s)	Situs City
ID# 10 62396 DANIEL'S CREEK RD	COOS BAY

Code Area		RMV	MAV	Value Summary AV	RMV Exception	CPR %
0901	Land	100,100			Land	0
	Impr.	4,160			Impr.	0
Code Area Total		104,260	58,430	58,430		0
Grand Total		104,260	58,430	58,430		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown				Trended RMV
						TD%	LS	Size	Land Class	
0901	10	<input checked="" type="checkbox"/>		RR-5	Market	100	A	1.00	MHS	001
0901	20	<input checked="" type="checkbox"/>		RR-5	Market	100	A	1.64	MV	002
Grand Total								2.64		

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
0901	1	0	196	Garden Shed		100	0			4,160
0901	1	1972	452	MH REAL DOUBLE CLASS 5		100	960		R - 80203	27,280
Grand Total								960		31,440

Code Area	Type	Exemptions/Special Assessments/Potential Liability								
0901		FIRE PATROL:								
		■ FIRE PATROL SURCHARGE	Amount	47.50	Year	2019				
		■ FIRE PATROL TIMBER	Amount	18.75	Acres	2.64	Year	2019		

MS Account(s): 0901-R-80203

*** The Real MS value is not included in the total of the real account

Comments: RFR #91-50
 COOS RIVER RT BOX 342
 FIRE PAT ACRES 2.99*

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

2-Jul-2019

HUNTER, ROBERT J & PAMELA M
 97136 HOMESTEAD WAY
 GOLD BEACH, OR 97444-9563

Tax Account #	462404	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0901
Situs Address	62396 DANIEL'S CREEK RD COOS BAY, OR 97420	Interest To	Jul 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	\$648.54	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$545.42	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$530.75	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$516.47	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$515.88	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$504.30	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$491.35	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$477.79	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$465.45	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$455.50	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$479.52	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$430.30	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$459.38	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$466.18	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$444.94	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$436.00	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$7,867.77	

COOS COUNTY ASSESSOR
Manufactured Structure Assessment Report
FOR ASSESSMENT YEAR 2019

7/2/2019 10:42:19 AM

Account # 80203
Code - Tax # 0901
Mailing Address HUNTER, ROBERT J & PAMELA M
 97136 HOMESTEAD WAY
 GOLD BEACH, OR 97444-9563

TAX STATUS ASSESSABLE
ACCT STATUS ACTIVE
SUBTYPE REAL
HOME ID 164344
X NUMBER X080203

SITUS ADDRESS	SITUS CITY
62396 DANIEL'S CREEK RD	COOS BAY

APPRAISER CATHERINE SPENCER

VALUE SUMMARY							
CODE AREA		RMV	MAV	AV	TREND %	RMV EXCEPTION	CPR %
0901	IMPR.	\$27,280	\$30,080	\$27,280	100%	IMPR.	

Manufactured Structure Information			
VIN #	003175	STAT CLASS	452
BRAND	BROOKWOOD	QUALITY	100
MODEL		CONDITION	G
YEAR BUILT	1972	MA / SA / NH	04 / 17 / RRL
STICKER #		BEDROOMS / BATHS	2 / 1

Real Property Information			
REAL ACCOUNT #	462404	MA / SA / NH	04 / 17 / RRL
MAP	26S1203CD00400	PROP CLASS	109
UNIT	7557	RMV CLASS	101
PARK NAME			
COMMENTS	RFR #91-50 COOS RIVER RT BOX 342 FIRE PAT ACRES 2.99*		

FLOORS					
DESCRIPTION	CLASS	SQFT	SIZE TYPE	TYPE OF HEAT	RMV
First Floor	5	960	S		25,152

INVENTORY					
	Size/Qty	RMV		Size/Qty	RMV
1003 Fndtn - Pier/Piling	960	0	6001 IntComp - Min Built-Ins		0
2001 MFS - Metal siding		0	8001 Plumb'g - Full Bath	2	0
3109 Roof - Gable - Built-up	960	0	9003 Heat'g - F/A		0
4001 Floor - 1st Fir - Carpet/Vinyl		0	9009 Heat'g - Woodstove In Class	1	1498
5007 Partitions - Panel		0			
Total Inventory RMV					1498

EXEMPTIONS / SPECIAL ASSESSMENTS / POTENTIAL LIABILITY

TYPE

COMMENTS: BROOKWOOD

STATEMENT OF TAX ACCOUNT

COOS COUNTY TAX COLLECTOR

COOS COUNTY COURTHOUSE

COQUILLE, OREGON 97423

(541) 396-7725

2-Jul-2019

HUNTER, ROBERT J & PAMELA M
97136 HOMESTEAD WAY
GOLD BEACH, OR 97444-9563

Tax Account #	80203	Lender Name	
Account Status	A	Loan Number	
Roll Type	MS	Property ID	0901
Situs Address	62396 DANIEL'S CREEK RD COOS BAY, OR 97420	Interest To	Jul 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	\$262.25	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$254.12	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$246.33	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$239.96	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$238.46	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$232.35	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$225.49	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$218.33	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$211.80	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$206.51	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$205.53	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$198.58	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$213.30	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$216.86	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$199.16	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$182.69	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$3,551.72	

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2019

NOT OFFICIAL VALUE

July 2, 2019 11:43:33 am

Account # 462406
 Map # 26S1203CD00500
 Code - Tax # 0901-462406

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name CORDES, BENJAMIN R & REBECCA M

Deed Reference # 2018-10430
 Sales Date/Price 10-25-2018 / \$315,000.00
 Appraiser JIM HARTER

Agent
 In Care Of
 Mailing Address 62386 DANIELS CREEK RD
 COOS BAY, OR 97420-9567

Prop Class 101 MA SA NH Unit
 RMV Class 101 04 17 RRL 7558-1

Situs Address(s)	Situs City
ID# 10 62386 DANIEL'S CREEK RD	COOS BAY

Code Area		RMV	MAV	Value Summary AV	RMV Exception	CPR %
0901	Land	104,600			Land	0
	Impr.	130,090			Impr.	0
Code Area Total		234,690	167,510	167,510		0
Grand Total		234,690	167,510	167,510		0

Land Breakdown												
Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV	
0901	10	<input checked="" type="checkbox"/>		RR-5	Market	100	A	1.00	HS	001		
0901	20	<input checked="" type="checkbox"/>		RR-5	Market	100	A	2.64	MV	002		
Grand Total								3.64				

Improvement Breakdown										Trended RMV
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #		
0901	1	1952	131	One story-Class 3	100	1,728				130,090
Grand Total							1,728			130,090

Exemptions/Special Assessments/Potential Liability											
Code Area	Type									Amount	Year
0901	FIRE PATROL:										
	■ FIRE PATROL SURCHARGE									47.50	2019
	■ FIRE PATROL TIMBER									18.75 Acres	3.7 Year 2019

Comments: DANIELS CREEK RD BOX 343
 FIRE PAT ACRES 3.68*
 2019 Setup

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(541) 396-7725

2-Jul-2019

CORDES, BENJAMIN R & REBECCA M
62386 DANIELS CREEK RD
COOS BAY, OR 97420-9567

Tax Account #	462406	Lender Name	CLG - Dovenmuehle Mortgage Inc.
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0901
Situs Address	62386 DANIEL'S CREEK RD COOS BAY, OR 97420	Interest To	Jul 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	\$1,735.64	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,440.00	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,397.92	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,363.25	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,355.15	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,321.73	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,284.56	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,245.68	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,210.28	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,181.71	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,202.30	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,128.56	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,207.86	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,227.22	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,166.52	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,141.05	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$20,609.43	



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.



400
2.64 AC.



500
3.64 AC.



CS17A72

DANIEL

OVERLAP

SEE MAP 26 1;

NOF

584.14'

N84° 14'00"E 169.05'
S85° 04'18"W 169.70'

S19°59'04"E 30.95'
S19°59'04"E 3.03'
S19°59'04"E 30.95'

N20° W 170.0'

S0°32'

105.65'

168'

N84° 14'E 691.07'
791.07'

N72° 07'05"W 104.56'
117'

581.07'

117'

100'

400

200'

CS17A59

225' NML

100'

200'

S89° 11'W 686.49'

S. 1/4 COR.

3/4" IP
1/4 COR. BY
BUCKINGHAM
IN 1934

S55° 18'W 122.42'
N56° 01'E 92.42'

S89°58'W 20.78 CH - 1371.48'

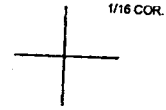
SEE MAP 26 12 10

SE1/4 SW1/4 SEC. 3 T.26S. T.12W. W.M.
COOS COUNTY

26 12 3CD

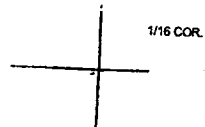
CANCELLED
600
531
401

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

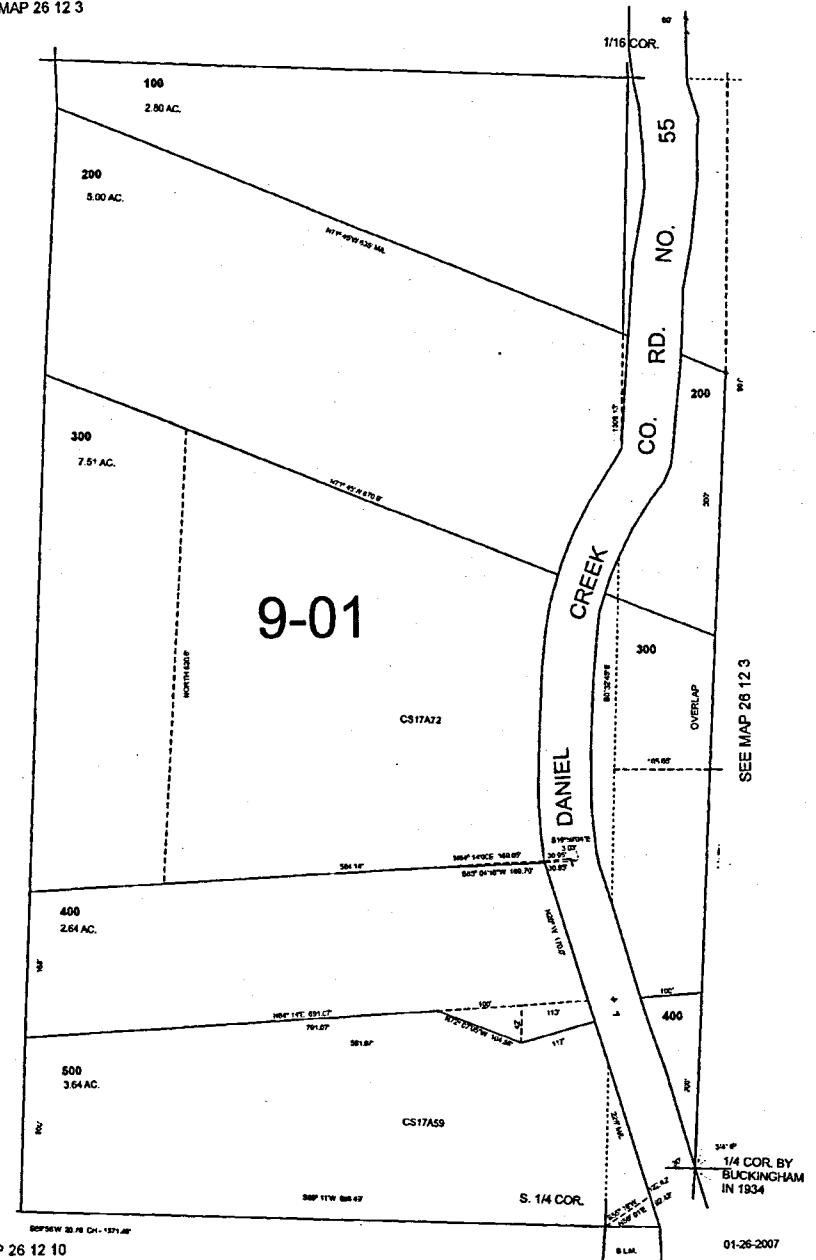


SEE MAP 26 12 3

SEE MAP 26 12 3



SEE MAP 26 12 10



26 12 3CD