

\$1479.00



Coos County Planning Department
Land Use Application

Official Use Only	
FEE:	\$1479.00
Receipt No.	209922
Check No./Cash	872533
Date	5/21/19
Received By	J. DM
File No.	ACU-19-019

Please place a check mark on the appropriate type of review that has been requested.

- Administrative Review Hearings Body Review
 Final Development Plan (BDR) Variance

An **incomplete** application **will not** be processed. Applicant is responsible for completing the form and addressing all criteria. Attach additional sheets to answer questions if needed. Please indicated not applicable on any portion of the application that does not apply to your request.

A. Applicant:

Name: LORENZO LAURA CRAIG Telephone: 541-269-1680
 Address: 97204 STIAN SMITH LANE
 City: COOS BAY State: OR Zip Code: 97420

B. Owner:

Name: SAME AS APPLICANT Telephone: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____

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

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

D. Description of Property:

Township 25 S Range 12W Section 36 Tax Lot 600, 601, 602
 Tax Account 302800, 99918442 Lot Size 70.99 ac. Zoning District F-EFU
99918443 10.44 ac.

E. Information (please check off as you complete)

- 1. Project Proposal. Attach description if needed. PROPERTY LINE ADJUSTMENT PLAT
- 2. A detailed parcel map of the subject property illustrating the size and location of existing and proposed uses, structures and roads on an 8½" x 11" paper to scale. Applicable distances must be noted on the parcel map along with slopes. (See example plot map)Covenants or deed restrictions on the property, if unknown contact title company.
- 3. Existing Use RESIDENTIAL, FARM, FOREST
- 4. Site Address 97204 STIAN SMITH LANE
- 5. Access Road STIAN SMITH LANE
- 6. Is the Property on Farm/Forest Tax Deferral No
- 7. Current Land Use (timber, farming, residential, etc.) RESIDENTIAL, FARM, FOREST
- 8. Major Topography Features (streams, ditches, slopes, etc.) COOS RIVER
- 9. List all lots or parcels that the current owner owns, co-owns or is purchasing which have a common boundary with the subject property on an assessment map.
- 10. Identify any homes or development that exists on properties identified in #9.
- 11. A copy of the current deed of record.

F. Proposed use and Justification

Please attach an explanation of the requested proposed use and **findings (or reasons)** regarding how your application and proposed use comply with the following the Coos County Zoning and Land Development Ordinance (LDO). Pursuant to the LDO, this application may be approved only if it is found to comply with the applicable criteria for the proposed use. Staff will provide you with the criteria; however, staff cannot provide you with any legal information concerning the adequacy of the submitted findings, there is no guarantee of approval and the burden rests on the applicant. (You may request examples of a finding)

List of Applicable Criteria and Justification:

THE PROPOSAL IS TO PREPARE A PROPERTY LINE ADJUSTMENT
PLAT FOR RECORDING IN LIEU OF MULTIPLE (10+) PROPERTY
LINE ADJUSTMENTS TO ACHIEVE THE DESIRED CONFIGURATION.
SEE ATTACHED CRITERIA

G. Authorization:

All areas must be initialed by all applicant(s) prior to the Planning Department accepting any application unless the statement is not applicable. If one of the statements, below is not applicable to your request indicated by writing N/A.

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

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

I understand it is the function of the planning office to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree I 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.

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.


Applicant(s) Original Signature

LORENZO CRAIG
Print Name


Applicant(s) Original Signature

LAURA CRAIG
Print Name

The purpose of this Conditional Use Application is to apply for a "Property Line Adjustment Plat" in lieu of multiple Property Line Adjustments (10+) which are allowed per the Coos County Land Development Ordinance. The land owner's own 5 legally created discrete parcels based on the Discrete Parcel Determination prepared by Corey Woodruff, LS 62978, and approved on July 29, 2008 by the Coos County Planning Dept.. While a plat like this has never been approved, it makes sense to allow it. The County Assessor's and the County Surveyor are in favor of this option. Following the normal property line adjustment process for multiple adjustments can become confusing and create a lot more work for the Assessor's Office.

ARTICLE 5.6 – NONCONFORMING USES

All 5 of the discrete parcels are under the 80 acre minimum for the EFU and Forest Zone making them nonconforming. Per the Planning Director's requirement for this application, the following must be addressed:

Section 5.6.125 CRITERIA FOR DECISION:

1. The change in use will be no greater adverse impact to the neighborhood;

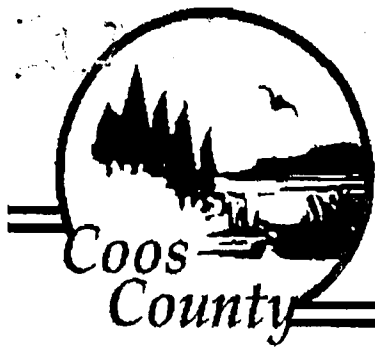
At this time there are no plans to change the use of the properties except the possible siting of 2 homes on 2 of the proposed lots through a Measure 49 approval. If this occurs, there would be no greater impact to the neighborhood. There are already several homes scattered along Stian Smith Lane.

2. The change in a structure or physical improvements will cause to greater adverse impact to the neighborhood;

Not applicable – The purpose of this application is to adjust the boundaries of the nonconforming discrete parcels by the means of a plat in lieu of multiple adjustments.

3. Other provisions of this ordinance, such as property development standards, are met;

All applicable provisions of this ordinance will be met.



Coos County Planning Department
Coos County Courthouse Annex, Coquille, Oregon 97423
Mailing Address: Planning Department, Coos County Courthouse, Coquille, Oregon 97423

(541) 396-3121 Ext.210
FAX (541) 396-2690 / TDD (800) 735-2900

PATTY EVERNDEN

PLANNING DIRECTOR

July 29, 2008

Lorenzo and Laura Craig
97204 Stian Smith Lane
Coos Bay OR 97420

RE: Property located at Township 25, Range 12, Section(s) 36, Tax Lot(s) 600
Property owned by: Lorenzo and Laura Craig
Discrete Parcel Determination

Dear Mr. & Mrs. Craig:

BACKGROUND:

On July 15, 2008, the Planning Department received a discrete parcel determination performed by Corey Woodruff of Stuntzner Engineering and Forestry, LLC on the above-referenced property, certifying that there are 7 discrete parcels, pursuant to Section 3.3.800 (1) of the Coos County Zoning and Land Development Ordinance, which states the following:

"...lots or parcels shall remain discrete lots or parcels, unless individual lot or parcel lines are changed or vacated or the individual lot or parcel is further divided as provided by this Ordinance:

1. Lots or parcels created prior to January 1, 1986, ..."

DISCUSSION:

The parent property consists of seven discrete parcels that were conveyed in separate deeds between 1912 and 1941.

CONCLUSION:

The Planning Department concurs with Mr. Woodruff's certification that tax lot 600 has seven separate and discrete parcels.

If you have any questions or need further information, please do not hesitate to contact the Coos County Planning Department at (541) 396-3121, extension 210 during regular business hours. The Coos County Planning Department is opened to the public Monday – Friday from 8:00 AM – 5:00 PM.

Sincerely,

COOS COUNTY PLANNING DEPARTMENT

Debby Darling, Planner I



EC: Patty Evernden, Planning Director
Jill Barzee, Administrative Planner

C: Corey Woodruff, Stuntzner Engineering and Forestry, LLC
file

LAND SURVEYING

PLANNING

ENGINEERING

WATER RIGHTS

FORESTRY

GPS & GIS

Stuntzner

*Engineering
& Forestry, LLC*



TELEPHONE (541) 267-2872

FAX (542) 267-0588

EMAIL: stuntzner.com

705 South 4th Street – PO Box 118

Coos Bay, Oregon 97420

COOS BAY • BROOKINGS • FOREST GROVE • DALLAS

**DISCRETE PARCEL CERTIFICATION
LOCATED IN T.25 S., R.12 W., S.36 TAX LOT 600**

LORENZO T. CRAIG and LAURA A. CRAIG are the owners of certain real property as described above and more particularly described in Deed Inst. #81-2-4336, Records of the Coos County Clerks Office. At Mrs. Craig's request, Stuntzner Engineering and Forestry L.L.C. conducted a chain of title analysis to determine the number of legal discrete parcels existing within this ownership. A colored reference map is attached which depicts the subject parcels.

PARCEL HISTORY

Parcel 1 (red)

Vol. 62 Pg.556 – Conveyed from G.A. Brown to Suzy B. Murch, March 1912. *- LOST TO THE RIVER*

Parcel 2 (purple)

Vol. 63 Pg. 634 – Conveyed from George W. Beale & Agnes A. Beale to Susie B. Murch, August 1912.

Parcel 3 (yellow)

Vol. 64 Pg.10 – Conveyed from George W. Beale & Agnes Beale to Mat Justrom & Ellen Justrom, September 1912.

Parcel 4 (orange)

Vol. 68 Pg.174 - Conveyed from Mat Justrom & Ellen M. Justrom to George F. Murch, January 1914.

Parcel 5 (green)

Vol. 78 Pg. 354 - Conveyed from Mat Justrom & Ellen Justrom to Suzy B. Murch, June 1918.

Parcel 6 (pink) - SOLD

Vol. 128 Pg. 229 – Conveyed from Charlotte M. Quist & Huge E. Quist to George F. Murch, March 1937.

Parcel 7 (blue)

Vol. 140 Pg.298 – Conveyed from Coos County to L. A. Cutlip & Stella Cutlip, August 1941.

CONCLUSION

Because the parcels referenced above were either conveyed as separate parcels by independent deed prior to the January 1, 1986 date for Lawfully Created Lots and Parcels pursuant to Section 3.3.800 of the Coos County Zoning and Land Development Ordinance, or are the remnants of original discrete parcels of land, they are technically legally discrete parcels of land.

Based upon the above information, I, Corey M. Woodruff, hereby certify the following:

I have reviewed the chain of title information and the following Deed instruments and find:

Parcel 1

Parcel 1 is a discrete parcel of land based on its conveyance prior to 1986 per Vol. 62 Pg.556, (1912) Deed Records of Coos County.

Parcel 2

Parcel 2 is a discrete parcel of land based on its conveyance prior to 1986 per Vol. 63 Pg. 634, (1912) Deed Records of Coos County.

Parcel 3

Parcel 3 is the remnant of a discrete parcel of land based on its conveyance prior to 1986 per Vol. 64 Pg.10, (1912) Deed Records of Coos County.

Parcel 4

Parcel 4 is a discrete parcel of land based on its conveyance prior to 1986 per Vol. 68 Pg.174 (1914) Deed Records of Coos County.

Parcel 5

Parcel 5 is a discrete parcel of land based on its conveyance prior to 1986 per Vol. 78 Pg. 354 (1918) Deed Records of Coos County.

Parcel 6

Parcel 6 is a discrete parcel of land based on its conveyance prior to 1986 per Vol. 128 Pg. 229 (1937) Deed Records of Coos County.

Parcel 7

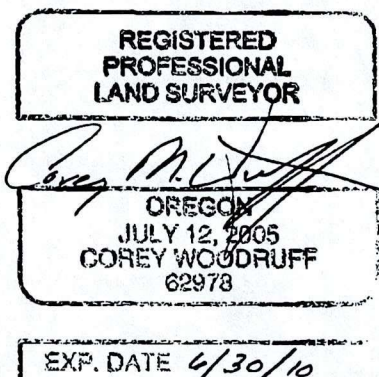
Parcel 7 is a discrete parcel of land based on its conveyance prior to 1986 per Vol. 140 Pg.298 (1941) Deed Records of Coos County.

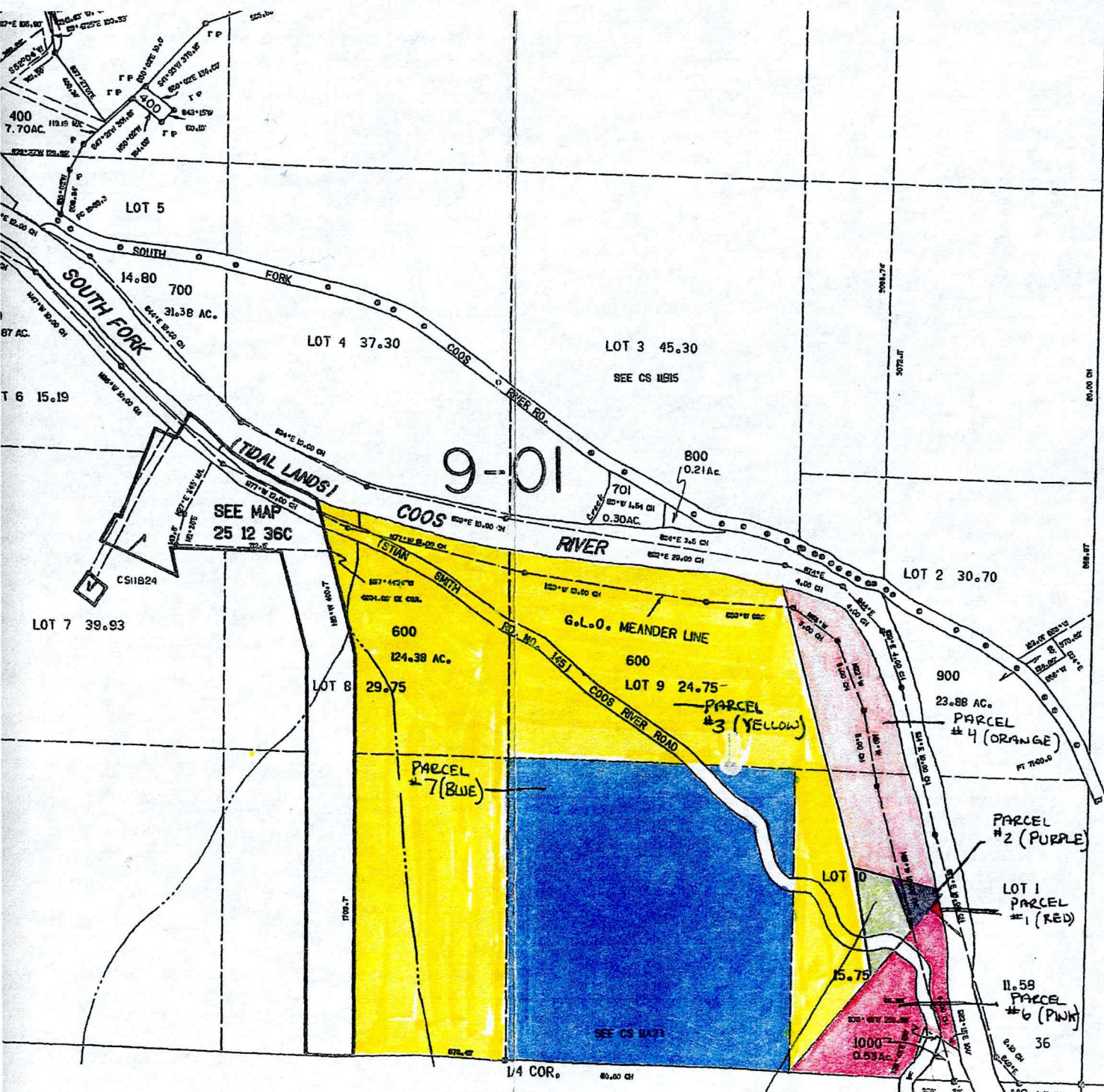
I further find that pursuant to ORS 92.017 that none of the discrete parcels referenced above has been further divided and none of the parcel lines of any of the parcels has been vacated. Therefore all referenced parcels remain discrete.

Sincerely,

STUNTZNER ENGINEERING & FORESTRY, L.L.C.

Corey M. Woodruff, PLS





SEE MAP 26 12 1

SEE MAP 25 11 31

SDATE#
25 12 36
& INDEX

PARCEL # 1

Beginning at a cedar post marked C. S. on left bank of Coos River, at what is known as Smith and Beale's corner, said post is 11.70 chains North and 10.26 chains West of the Southeast corner of Section thirty-six, Township twenty-five South of range twelve West of the Willamette Meridian, in Coos County, Oregon, and running thence South $39\frac{1}{2}$ degrees West 1.00 chains; thence South 51 degrees East, 2.70 chains to low water line of Coos River; thence down stream along low water line to a point due East of the place of beginning; thence West to place of beginning, in Coos County, Oregon.

PARCEL # 2

Beginning 772 feet North and 677 feet West of the

Southeast corner of section 36, township 25 south, of range 12 west of the Willamette meridian,

in Coos County, Oregon, on the left bank of Coos river, at a stake with iron pipe driven be-

side it and from which a willow tree 15 inches in diameter bears south 19 degrees east 4 $\frac{1}{2}$

feet, marked XX; thence north 25 degrees, 15 minutes, West 44 feet; north ^{to a cedar stake marked P.M. with iron stake beside it;} 79 degrees, west

182 feet; thence south 20 degrees, 50 minutes, east 234 feet; thence north 39 degrees, 30

minutes, east 182 feet to the place of beginning, containing one-half acre, more or less.

Also all land (frontage) lying east of the above described property to low water line of Coos river.

PARCEL 3

61/10

7748. KNOW ALL MEN BY THESE PRESENTS, That George W. Artis, a single man, of North Bend, State of Oregon, in consideration of Ten Dollars, to him paid by Syver Backey of North Bend, State of Oregon has bargained and sold, and by these presents does grant, bargain, sell and convey unto said Syver Backey his heirs and assigns, all the following bounded and described real property, situate in the County of Coos and State of Oregon, to-wit: The south-east quarter of the north-west quarter of Section Seven, Township twenty-four South, Range twelve West of the Willamette Meridian, subject, however, to a certain Contract of Sale executed by grantor on the 27th day of February, 1911, whereby grantor covenants and agrees to sell and convey said described lands to Ezra Kinney of North Bend, Oregon, upon compliance with the terms of said contract, the conditions of which contract the grantee herein covenants and agrees to abide by and carry out as set forth in said contract. Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all his estate, right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said Syver Backey his heirs and assigns forever. And George W. Artis grantor above named does covenant to and with Syver Backey the above named grantee his heirs and assigns that he is lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, save and except the aforesaid contract of sale the terms of which grantee agrees to carry out according to the tenor thereof, and that he will and his heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, I the grantor above named, hereunto set my hand and seal this thirty-first day of August, 1912.

Witness, sealed and delivered in:
the presence of us as witnesses:
J. E. Maybee, Geo. S. Hollister.

George W. Artis, (seal.)

State of Oregon,
County of Coos. : ss. BE IT REMEMBERED, That on this 31st day of August, A. D. 1912, before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the within named George W. Artis who is known to me to be the identical person described in and who executed the within instrument, and acknowledged to me that he executed the same freely and voluntarily,

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

Recorded September 3, 1912; 4 A. M. (Seal.)
James Watson, County Clerk.

J. E. Maybee,
Notary Public for Oregon.

7749. THIS INSTRUMENT WITNESSETH, That George W. Beale and Agnes Beale, his wife, for the consideration of the sum of Ten Dollars to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey unto Mat Jutstrom and Ellen Jutstrom, husband and wife, the following described premises, to-wit: Beginning 36.63 chains North and 53.36 chains West of the Southeast corner of Section 36, Twp. 25 N. of R. 12 W of Will. Mer. on the left bank of Coos River at a cedar post marked C. S. from which an older 20 inches in diameter

bears North 41 degrees West 18 links distant, a Myrtle 7 inches in diameter bears North 54 degrees East 20 links distant, running thence South 16 degree East 11.18 chains to a cherry 10 inches in diameter marked C. S., thence S. 25.89 chains to the South boundary of said section 36, thence East 10.28 chains to the one fourth section corner, thence North 20 chains, thence East 20 chains, thence South 20 chains to the Southwest corner of lot 10 of said section 36, thence North 39 degrees and 30 minutes East 14.35 chains to the left bank of Coos River to a cedar post marked C. S. from which a myrtle 24 inches in diameter bears South 79 degrees West 99 links distant, thence down the left bank of Coos River to the place of beginning, containing 76.41 acres, more or less, all in Section 36, Township 25 S. of R. 12 W. of the Willamette Meridian, in Coos County, Oregon. } Saving and excepting from the above tract the following described piece or parcel of land, to-wit: Beginning 772 feet North and 677 feet West of the Southeast corner of Section 35 Twp. 25 South of Range 12 W. Will. Mer. on left bank of Coos River at a stake with iron pipe driven beside it, and from which a willow 15 inches in diameter bears South 19° East 4½ feet marked "x x", thence North 25° 15' West 44 feet to a cedar stake marked PM, thence North 79° West 182 feet, thence South 20° 50' East 234 feet, thence North 39° 30' East 182 feet to the place of beginning, containing one-half acre; Also all frontage lying East of said land to low water line of Coos River.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Mat Jutstrom and Ellen Jutstrom, their heirs and assigns forever. And the said George W. Beale and Agnes Beale do hereby covenant to and with the said Mat Jutstrom and Ellen Jutstrom their heirs and assigns that they are the owners in fee simple of said premises; that they are free from all incumbrances, and that they will warrant and defend the same from all lawful claims whatsoever, except a certain mortgage for \$2,000.00 from the parties of the first part to the State Land Board, recorded Feb. 23, 1907, Vol. 16 of Mortgages, page 12d, which said mortgage the grantees assume and agree to pay.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 31st day of August, A. D. 1912.

Done in the presence of:
Ellen B. Rudnas, John F. Hall.

George W. Beale, (Seal.)
Agnes Beale, (Seal.)

State of Oregon,
County of Coos. : ss. On this, the 31st day of August, A. D. 1912, personally came before me, a Notary Public in and for said County and State, the within named George W. Beale and Agnes Beale, his wife, to me personally known to be the identical persons described in and who executed the within instrument, and who each personally acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named, and without fear or compulsion from any one.

WITNESS my hand and official seal, this 31st day of August, 1912.

Recorded September 3, 1912; 8 A. M. (Seal)
James Watson, County Clerk.

Ellen B. Rudnas,
Notary Public for Oregon.

2750. KNOW ALL MEN BY THESE PRESENTS, that I, John A. Olson, party of the first part, of Eastside, in the State of Oregon, in consideration of Ten Dollars, to me paid by Hilda Karolina Olson, my wife, party of the second part, of Eastside, in the State of Oregon, do hereby grant, bargain, sell and convey unto said party of the second part, her heirs and assigns, a undivided one-half interest in all the following bounded and described real property situated in

5-6-12

PARCEL # 4

Beginning on the left bank of Coos River at a cedar post marked PM. with an iron post $2 \frac{3}{16}$ inches in diameter $4 \frac{1}{2}$ feet long driven beside it, said post being situated 814 feet North and 697 feet West of the South-east Corner of Section 36, Township 25 South of Range 12 West of the Will. Mer. and running thence North 79° West 363 feet to a cedar post with an iron post $2 \frac{3}{16}$ inches in diameter $4 \frac{1}{2}$ feet long driven beside it, thence North 16° W. 1280 feet to ordinary high water line of Coos River to an iron post $2 \frac{1}{4}$ inches in diameter 5 feet long driven in the ground thence up stream along ordinary high water line 1620 feet more or less to a point due East of the place of beginning, thence West 20 feet to the place of beginning, containing 9.98 acres more or less, also all frontage lying between said parcel of land and low water line of Coos River.

PARCEL 4

68/174

6876. THIS INSTRUMENT WITNESSETH, That Mat Jutstrom and Ellen M. Jutstrom, his wife, for the consideration of the sum of Ten (\$10.00) Dollars, to them paid, have bargained and sold, and by these presents do grant, bargain, sell and convey unto George P. March, the following described premises, to-wit:

Beginning on the left bank of Coos River at a cedar post served P.M. with an iron post 2 1/16 inches in diameter 4 1/2 feet long driven beside it, said post being situated 814 feet North and 697 feet West of the South-east Corner of Section 36, Township 25 South of Range 12 West of the Will. Mer. and running thence North 70° West 363 feet to a cedar post with an iron post 2 1/16 inches in diameter 4 1/2 feet long driven beside it, thence North 16° W. 1270 feet to ordinary high water line of Coos River to an iron post 2 1/2 inches in diameter 4 feet long driven in the ground thence up stream along ordinary high water line 1620 feet more or less to a point due East of the place of beginning, thence West 20 feet to the place of beginning, containing 9.94 acres more or less, also all frontage lying between said parcel of land and low water line of Coos River.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said George P. March his heirs and assigns forever. And the said Mat Jutstrom and Ellen M. Jutstrom do hereby covenant to and with the said George P. March his heirs and assigns that they are the owners in fee simple of said premises; that they are free from all incumbrances, and that they will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 24th day of January A. D. 1914.

Done in the presence of: Mat Jutstrom, (Seal)
John P. Hall, Elton P. Rufus, Ellen M. Jutstrom, (Seal)

State of Oregon; County of Coos. On this, the 24th day of January A.D. 1914 personally came before me, a Notary Public in and for said County and State, the within named Mat Jutstrom and Ellen M. Jutstrom, his wife, to me personally known to be the identical persons described in and who executed the within instrument, and who each personally acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named, and without fear or compulsion from any one.

WITNESS my hand and official seal, this 24 day of January 1914.

Subscribed January 31, 1914, 4 P.M. Ellen B. Rufus, (Seal) Notary Public for Oregon.
James Watson, County Clerk.

6877. KNOW ALL MEN BY THESE PRESENTS, That George P. Laird, a widower, of Bandon, in the State of Oregon, being a lawful age, in consideration of one (\$1.00) Dollars, to him paid by W.L. Green, of Portland, in the State of Oregon, do hereby grant, bargain, sell and convey unto said W.L. Green, his heirs and assigns, all the following bounded and described real property, situated in the County of Coos and State of Oregon:

Lot number two (2), in Block number twelve (12), in the second Plat of Breakwater Addition to the Town of Bandon, according to the duly recorded plat thereof.

TO HAVE AND TO HOLD the above granted premises with all the rights, appurtenances and appurtenances thereto belonging unto the said W.L. Green, his heirs and assigns forever.

PARCEL # 5

Beginning at a point 631.6 feet North and 792.8 feet West of the Southeast corner of Section 36 township 25 south, range 12 West of the Willamette Meridian, said place of beginning being marked by an iron pipe 2 $\frac{1}{2}$ " in diameter and 48" long driven into the ground, thence south 39° and 30' west 272.3 feet to an iron pipe 2 $\frac{1}{2}$ " in diameter and 48" long driven into the ground, thence north 10° and 1' west 484 feet to an iron shaft driven into the ground, thence South 78° and 40' East 179.5 feet, thence south 21° and 40' east 231.8 feet to the place of beginning, containing 1.53 acres of land more or less and being a portion of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 36 Twp. 25 S.R. 12 W. Will. Mer. Coos County, Oregon.

PARCEL # 6

Beginning at a point which is the Southwest corner of Lot Ten, Section Thirty-six in Township Twenty-five South of Range Twelve West, in Coos County, State of Oregon, running thence North thirty-nine and a half degrees East, eight hundred eighty-one feet; thence South fifty-one degrees East one hundred seventy-eight and two-tenths feet to low water line on left bank of South Coos River; thence Southerly along said low water line of Coos River four hundred and twenty feet more or less, to a point; thence North sixty-two and a fourth degrees West, one hundred feet; thence South Sixteen and three-fourths degrees West, two hundred and ten feet; thence West five hundred sixty-one feet to the place of beginning; and containing five and four-tenths acres of land, more or less, being the MURCH summer home property at Elk Rock Lodge, on South Coos River.

PARCEL #7

Southwest quarter (SW $\frac{1}{4}$) of the Southeast quarter (SE $\frac{1}{4}$) of Section 36, Township 25
South, Range 12 West of Willamette Meridian, Coos County, Oregon. | ^

81 2 4336

KNOW ALL MEN BY THESE PRESENTS, That LORENZO TORREY CRAIG (hereinafter called the grantor), the spouse of the grantor hereinbefore named, for the consideration hereinbefore stated, has bargained and sold and by these presents does grant, bargain, sell and convey unto LAURA A. CRAIG (herein called the grantee), an undivided one-half of the following described real property situate in Coos County, Oregon, to-wit: Beginning at 36.63 chains North and 53.36 chains West through the Southeast corner of Section 36, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon on the left bank of Coos River to a Cedar Post Mark C. S.; whence an Alder 26 inches in diameter bears North 41° West 18 links, a Myrtle 7 inches in diameter bears North 54° East 20 links; running thence South 16° East 247.3 feet to a point from which the Southeast corner of said Section 36 bears South 57° 44.4' East a distance of 408.43 feet, said point also being the Southeast corner of property conveyed to Wilber G. Craig et ux in deed recorded March 14, 1956 in Book 249, Page 24, Deed Records of Coos County, Oregon; thence South 16° East 490.7 feet along the boundary line between Smith and Justrom Ranches to the stump of a cherry tree; thence South along said boundary line for a distance of 1708.7 feet, more or less, to the South boundary of said Section 36, at a point which is 678.5 feet West of the quarter section corner on the South boundary of said Section; thence East along said South boundary to the meander corner of the Southeast corner of Lot 10 of said Section 36; thence Northwest along the bank of Coos River to the point of beginning.

EXCEPT that portion that may be embraced in property described in Instrument recorded May 8, 1978, bearing Microfilm Reel No. 78-4-4998, Deed Records of Coos County, Oregon.

ALSO EXCEPT: That portion conveyed to Coos County in Book 204, Page 83 and to William H. Blake et ux in Book 268, Page 808, Deed Records of Coos County Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD said undivided one-half of said real property unto the said grantee forever.

The above named grantor retains a like undivided one-half of said real property and it is the intent and purpose of this instrument to create and there hereby is created an estate in entirety between husband and wife as to said real property.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ NONE

part of the ~~whole~~ ~~of the~~ ~~grantor's~~ ~~hand~~ ~~this~~ ~~27~~ ~~day~~ ~~of~~ ~~March~~ ~~1981~~

WITNESS grantor's hand this 27 day of March, 1981

X Lorenzo Torrey Craig
Lorenzo Torrey Craig
3-27, 1981

STATE OF OREGON, County of Coos) ss.
Personally appeared the above named Lorenzo Torrey Craig

known to me to be the spouse of the grantee in the above deed and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: *M. W. Gibson*
Notary Public for Oregon
My commission expires: 12/18/83



DEED
CREATING ESTATE IN ENTIRETY
Lorenzo Torrey Craig
TO
Laura A. Craig
AFTER RECORDING RETURN TO
Lorenzo T. Craig
Box 310, South Coos River
Coos Bay, OR 97420

By: *Lorenzo Torrey Craig*
Known to: *M. W. Gibson*
Fee: 350
WITNESS my hand and seal of Coos County Oregon
M. W. GIBSON
Notary Public
1874
MAR 30 2 23 PM '81
81 2 4336
1874

TRANSAMERICA TITLE INSURANCE CO. 166

BLBL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Jason A. Craig
97204 Stian Smith Road
Coos Bay, OR 97420

Grantor's Name and Address

Lorenzo Torrey and Laura A. Craig
97204 Stian Smith Road
Coos Bay, OR 97420

Grantee's Name and Address

After recording, return to (Name and Address):

Jason A. Craig
97204 Stian Smith Road
Coos Bay, or 97420

Until requested otherwise, send all tax statements to (Name and Address):

Lorenzo Torrey Craig
97204 Stian Smith Road
Coos Bay, OR 97420

COOS COUNTY, OREGON

2015-00023

\$51.00

01/02/2015 02:51:55 PM

Pgs=2



00018000201500000230020024

Terri L. Turl, Coos County Clerk

WARRANTY DEED - STATUTORY FORM

Jason A. Craig

conveys and warrants to Lorenzo Torrey and Laura A. Craig, Grantor,

the following described real property free of encumbrances, except as specifically set forth herein, situated in Coos County, Oregon:

See attached legal description - Parcel 7

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free from encumbrances, except (if none, so state):

The true consideration for this conveyance is \$ 0.00 (Here, comply with the requirements of ORS 93.030.)

DATED November 28, 2014

; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Jason A. Craig

STATE OF OREGON, County of Coos) ss.

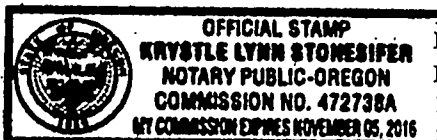
This instrument was acknowledged before me on November 28, 2014 by Jason A. Craig

This instrument was acknowledged before me on November 28, 2014

by
as
of

Krystle Lynn Stonesifer
Notary Public for Oregon

My commission expires 11-05-16



PARCEL #7

Southwest quarter (SW $\frac{1}{4}$) of the Southeast quarter (SE $\frac{1}{4}$) of Section 36, Township 25
South, Range 12 West of Willamette Meridian, Coos County, Oregon.

BLL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Guy T. Craig
3914 Santiam Pass Way NE Apt. 202
Salem, OR 97305

Grantor's Name and Address*
Lorenzo Torrey and Laura A. Craig
97204 Stian Smith Road
Coos Bay, OR 97420

Grantee's Name and Address*
After recording, return to (Name and Address):
Guy T. Craig
3914 Santiam Pass Way NE Apt. 202
Salem, OR 97305

Until requested otherwise, send all tax statements to (Name and Address):
Lorenzo Torrey Craig
97204 Stian Smith Road
Coos Bay, OR 97420

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

COOS COUNTY, OREGON 2015-00024
\$51.00 01/02/2015 02:52:55 PM
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Terril L. Turi, Coos County Clerk

WARRANTY DEED - STATUTORY FORM

Guy T. Craig, Grantor,
conveys and warrants to _____
Lorenzo Torrey and Laura A. Craig, Grantee,
the following described real property free of encumbrances, except as specifically set forth herein, situated in _____
County, Oregon:
See attached legal description - Parcel 4

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free from encumbrances, except (if none, so state):

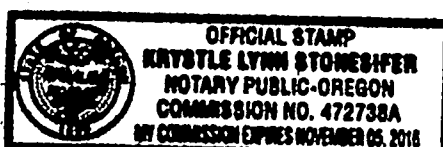
The true consideration for this conveyance is \$ 0.00 (Here, comply with the requirements of ORS 93.030.)

DATED November 28, 2014; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Guy T. Craig

STATE OF OREGON, County of Coos) ss.
This instrument was acknowledged before me on November 28, 2014
by Guy T. Craig
This instrument was acknowledged before me on Nov. 28 2014
by _____
as _____
of _____



Krystle Lynn Stonesiger
Notary Public for Oregon
My commission expires 11-05-16

PARCEL #4

Beginning on the left bank of Coos River at a cedar post marked PM. with an iron post 2 $\frac{3}{16}$ inches in diameter 4 $\frac{1}{2}$ feet long driven beside it , said post being situated 814 feet North and 697 feet West of the South-east Corner of Section 36, Township 25 South of Range 12 West of the Will. MER. and running thence North 79° West 363 feet to a cedar post with an iron post 2 $\frac{3}{16}$ inches in diameter 4 $\frac{1}{2}$ feet long driven beside it, thence North 16° W. 1280 feet to ordinary high water line of Coos River to an iron post 2 $\frac{1}{4}$ inches in diameter 5 feet long driven in the ground thence up stream along ordinary high water line 1620 feet more or less to a point due East of the place of beginning, thence West 20 feet to the place of beginning, containing 9.98 acres more or less, also all frontage lying between said parcel of land and low water line of Coos River.