



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

Official Use Only  
Fee 243<sup>20</sup>  
Receipt No. 214445  
Check No./Cash 1970  
Date 12/5/19  
Received By JMB  
File No.

PLA-19-26

**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: GRANTOR**

Owner(s): BLAINE MESSERLE Telephone: 541.269.1963  
Address: 66151 CHURCH ROAD  
City/State: COOS BAY, OR Zip Code: 97420  
Lien Holder(s): N/A  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Township: 25 Section: 05  
Range: 11 Tax Lot: 405  
Tax Account: 219104 Zoning District: FOREST  
Initial Lot Size: \_\_\_\_\_ Adjusted Lot Size: 2.58 ACRES +/-

**B. Property 2: GRANTEE**

Owner(s): BLAINE MESSERLE Telephone: 541.269.1963  
Address: 66151 CHURCH ROAD  
City/State: COOS BAY, OR Zip Code: 97420  
Lien Holder(s): N/A  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Township: 25 Section: 05  
Range: 11 Tax Lot: 405  
Tax Account: 219104 Zoning District: FOREST  
Initial Lot Size: \_\_\_\_\_ Adjusted Lot Size: 2.58 ACRES +/-

**C. Applicant:**

Name: BLAINE MESSERLE Telephone: 541.269.1963

Address: 66151 CHURCH ROAD

City/State: COOS BAY, OR Zip Code: 97420

**D. Surveyor**

Name/Company: CHRIS HOOD  
STUNTZNER ENGINEERING Telephone: 541-267-2872

Address: P.O. BOX 118

City/State: COOS BAY, OR Zip Code: 97420

**E. Purpose of the Property Line Adjustment**

THE PURPOSE OF THIS PROPERTY LINE ADJUSTMENT IS TO CORRECT AN ALLEGED VIOLATION RESULTING FROM A MAP MIX-UP DURING THE INITIAL APPLICATION.

THIS APPLICATION WILL ALLOW AN OPPORTUNITY FOR NOTICE TO BE SENT SHOWING

THE CORRECT CONFIGURATION OF THE ADJUSTMENT AND THUS CLEARING UP THE MAP ISSUE.

**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\_\_.

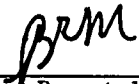
by \_\_\_\_\_.

\_\_\_\_\_  
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.**

  
Property 1

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


Property 2

  
Property 1

**FEES**

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

Property 2

  
Property 1

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

Property 2

*BDM*  
Property 1

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

Property 2

*BDM*  
Property 1

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

Property 2

*Blaine Messer*  
Applicant(s) Original Signature

*12-2-19*  
Date

Applicant(s) Original Signature

Date

Applicant(s) Original Signature

Date

Applicant(s) Original Signature

Date

S R11W W.M.  
COUNTY

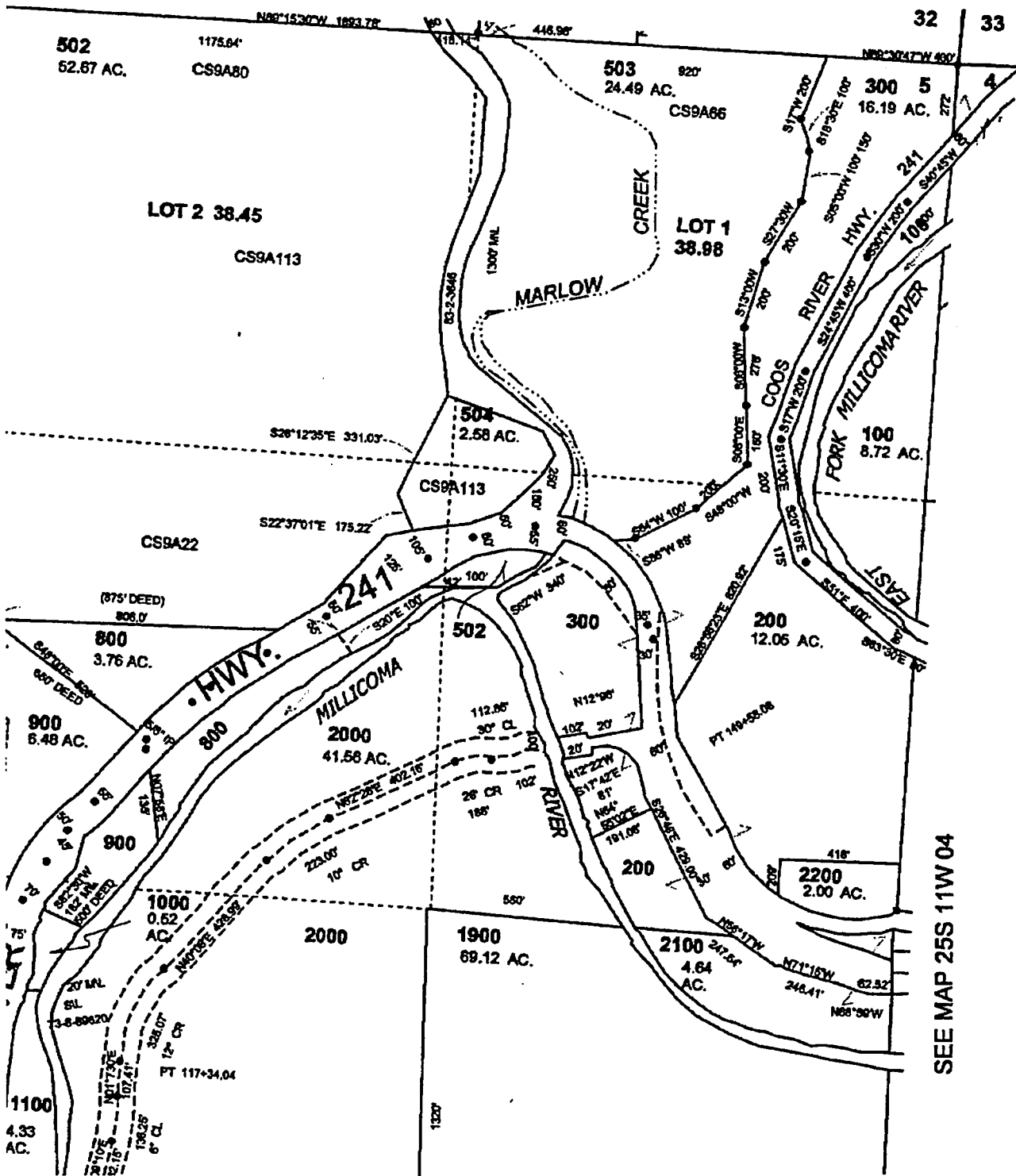
25S 11W 05  
& INDEX

CANCELLED NO.

- 1600
- 400
- 501
- 399
- 505
- 506
- 507

Current Configuration

11W 32



SEE MAP 25S 11W 04



TELEPHONE (541) 267-2872  
FAX (541) 267-0588

705 SO. 4TH, P.O. BOX 118  
COOS BAY, OREGON 97420

COOS BAY • BROOKINGS • WILSONVILLE

December 1, 1997

Patty Evernden (Director)  
Coos County Planning Department  
Coos County Courthouse Annex  
Coquille, Oregon 97423

RE: MCGUIRE PROPERTY LINE ADJUSTMENT  
LOCATED IN T.25, R.11, S.5, TAX LOT 502

Dear Ms. Evernden:

Patrick and Karen McGuire have retained Stuntzner Engineering to assist them with the adjustment of their property lines as shown on the attached before and after maps.

There are currently two dwellings existing on the McGuire ownerships. One dwelling is located within Government Lot 2 and the other located in the southeast portion of the property along the Coos River Highway #241 (see maps). Government Lot 2 as a discrete parcel has been conveyed to Patrick McGuire. Patrick and Karen McGuire own the remainder of the property as husband and wife. They desire to adjust the boundaries of the two ownerships as reflected on the attached maps.

Enclosed are the applicable deeds, maps and consent to the adjustment from the McGuires.

Please consider this a request for department review pursuant to Section 3.3.150 CCZLDO. If the department has any questions regarding this request, please feel free to give us a call.

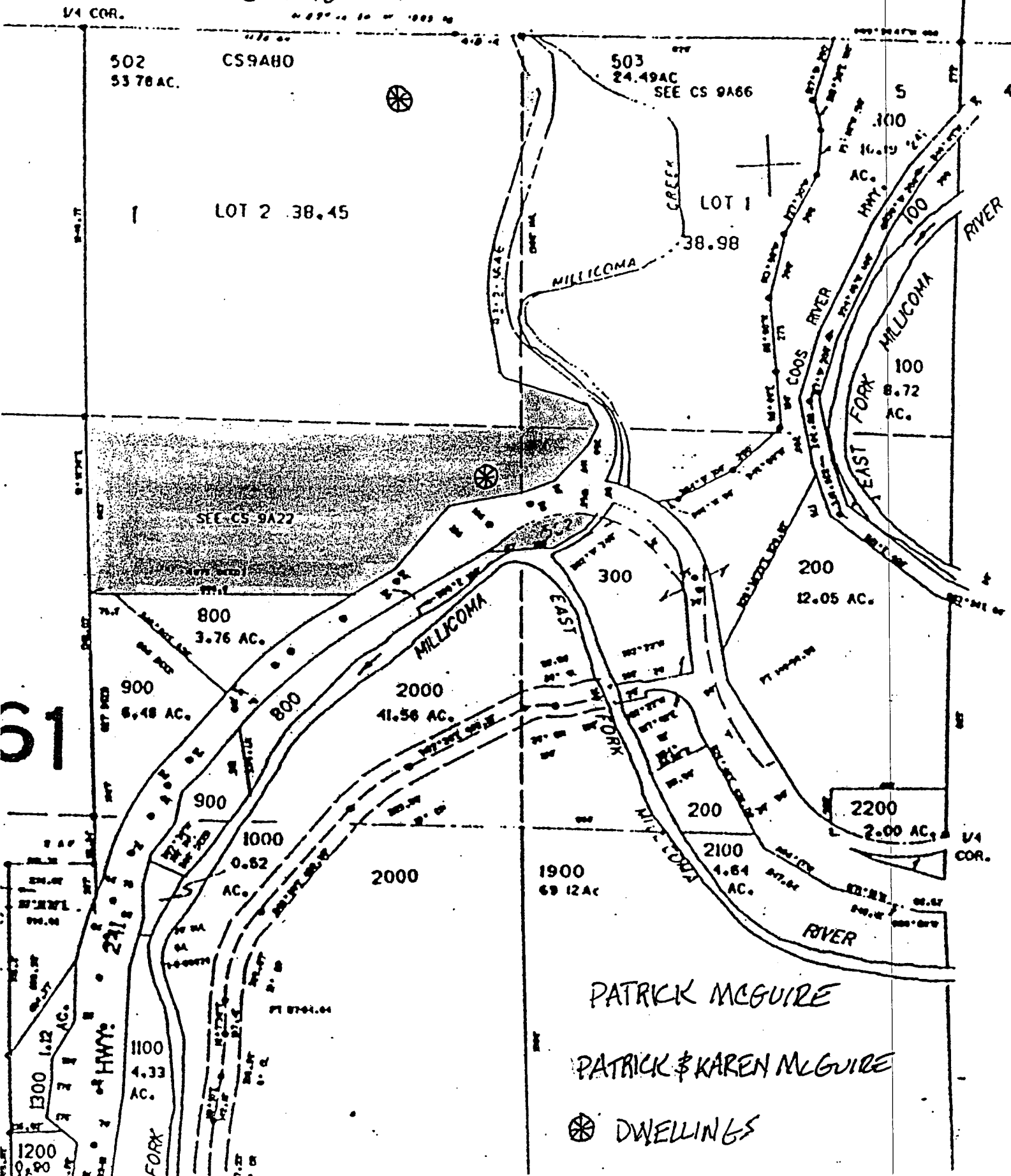
Sincerely,  
STUNTZNER ENGINEERING AND FORESTRY L.L.C.

Chris Hood

# COOS

SEE MAP 24 II

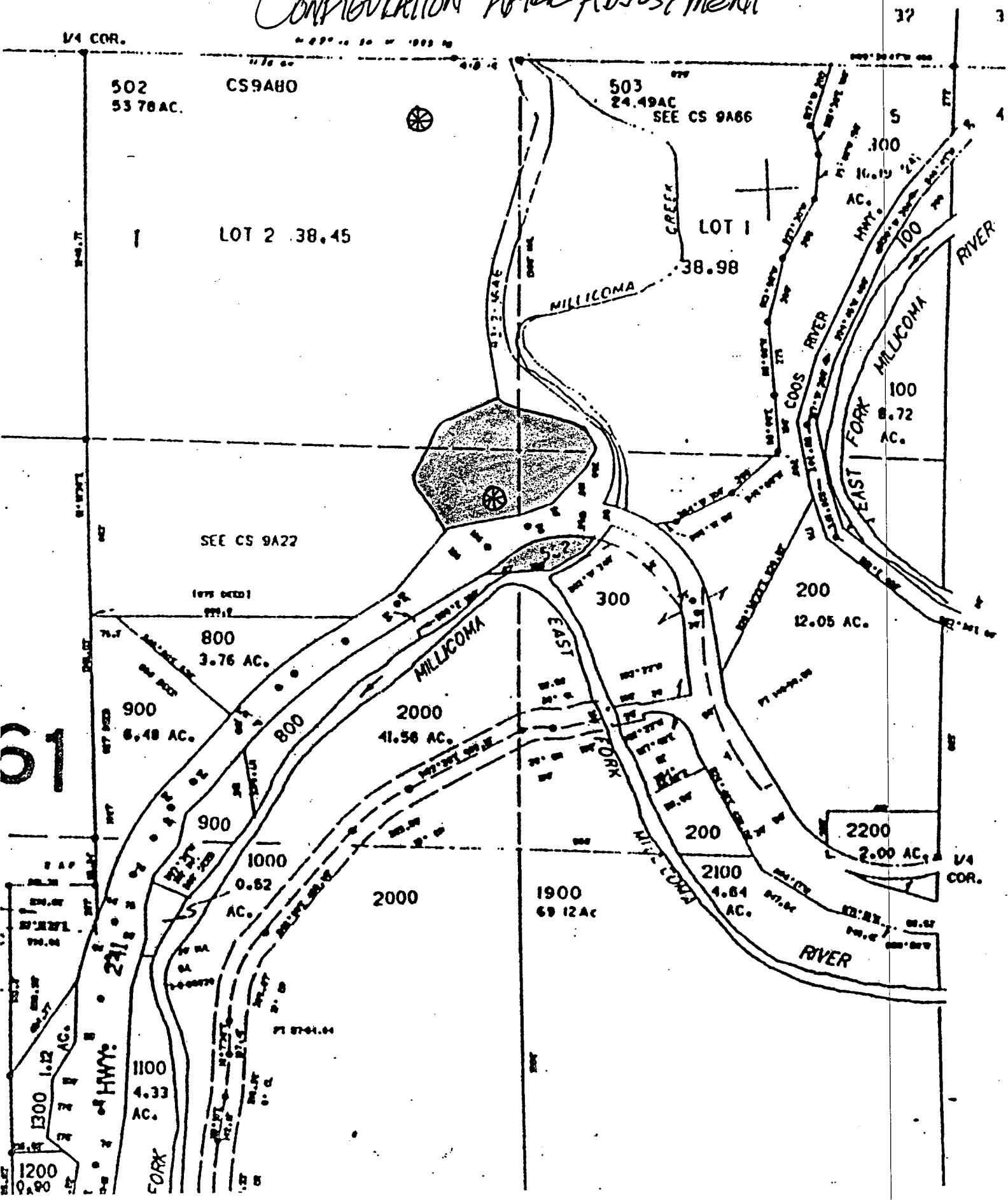
## CONFIGURATION BEFORE ADJUSTMENT



# COOS

SEE MAP 24 II

## CONFIGURATION AFTER ADJUSTMENT



JOS

AP 24 II

# CONFIGURATION AFTER ADJUSTMENT.

37 3

V4 COR.

502  
53.78 AC.

CS9A80

503  
24.49 AC  
SEE CS 9A66

LOT 2 38.45

LOT 1

38.98

5

300

AC.

100

8.72

AC.

RIVER

MILLICOMA

EAST FORK

SEE CS 9A22

800

3.76 AC.

900

6.48 AC.

2000

41.58 AC.

200

12.05 AC.

61

900

1000

0.52

AC.

2000

1900

69.12 AC

200

2100

4.64

AC.

2200

2.00 AC.

V4 COR.

1300 1.12 AC.  
1200 0.80 AC.  
1100 4.33 AC.

1100 4.33 AC.

RIVER

1200 0.80 AC.

1300 1.12 AC.

1200 0.80 AC.



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

August 22, 2005

Catherine McDonald  
57889 Lee Valley Road  
Coquille OR 97423

RE: Property Line Adjustment (PLA-05-67)

Dear Ms. McDonald:

The Planning Department has reviewed the proposed property line adjustment pursuant to Section 3.3.150 of the Coos County Zoning and Land Development Ordinance (CCZLDO).

The adjustment is between two discrete parcels within a single ownership, as noted below:

Name	Location	Zone
Patrick & Karen McGuire	T.25, R.11, S.05, TL#502	Forest, Coos Bay Estuary Management Plan

The Coos County Surveyor has indicated there are no objections to the proposed adjustment.

NOTE: The County Surveyor has stated a survey of the adjusted line will be required because the adjustment is not of an even width along a common boundary nor are the resultant parcels greater than ten (10) acres in size.

If you have any other questions, please do not hesitate to contact the Coos County Planning Department by email at [ddarling@co.coos.or.us](mailto:ddarling@co.coos.or.us) or by phone at 541-396-3121, extension 210, during regular business hours. The Planning Department is opened to the public Monday – Thursday, 8:00 AM – 5:00 PM.

Sincerely,  
Coos County Planning Department  
Debby Darling, Planning Tech

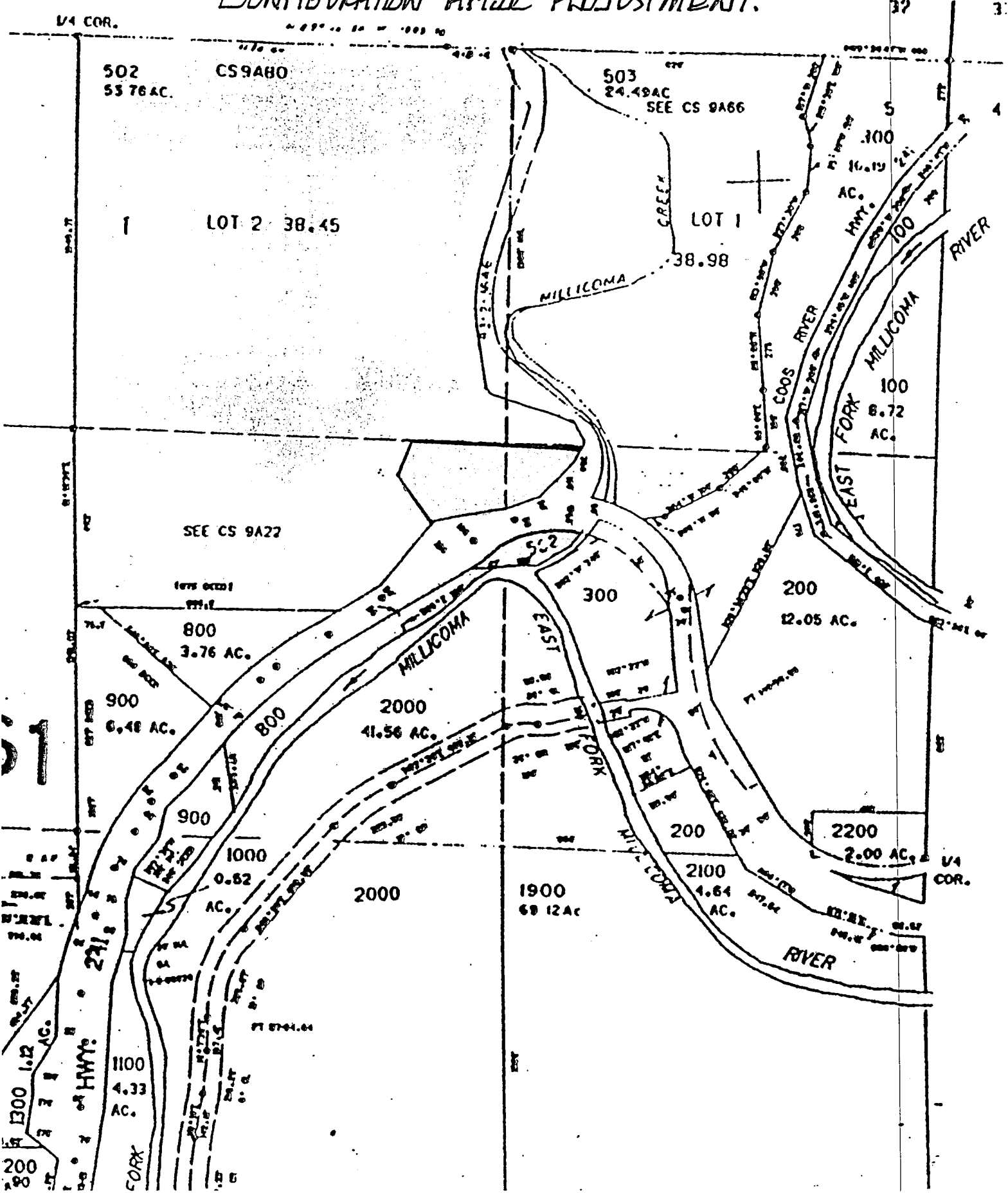
C: Patty Evernden, Coos County Planning Director  
Karlas Seidel, Coos County Surveyor  
Laurie Burke, Coos County Assessor's office  
File



# COOS

SEE MAP 24 II

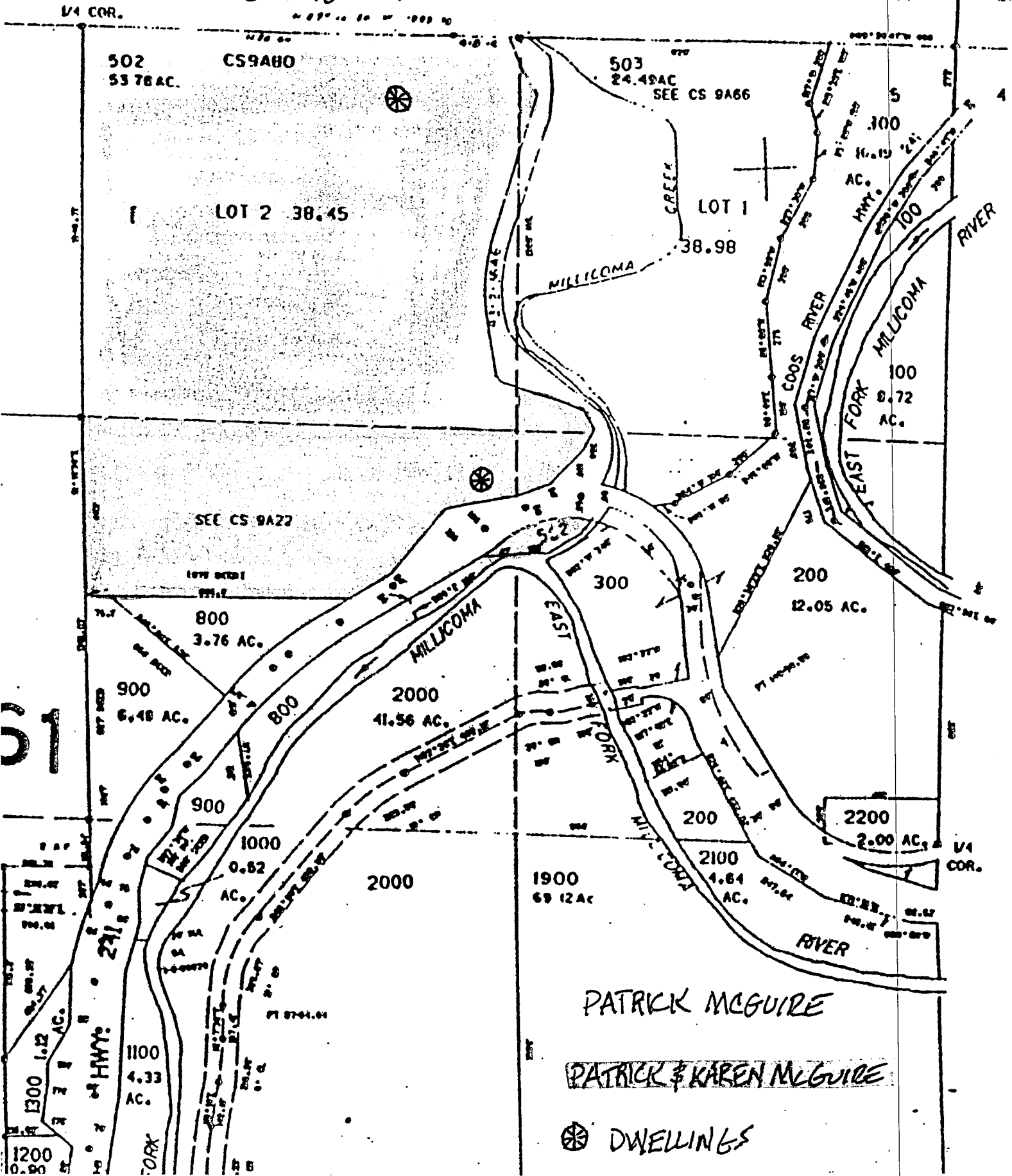
## CONFIGURATION AFTER ADJUSTMENT.



COOS

SEE MAP 24 II

# CONFIGURATION BEFORE ADJUSTMENT



PATRICK MCGUIRE

PATRICK & KAREN MCGUIRE

⊗ DWELLINGS

# COOS COUNTY SURVEYOR

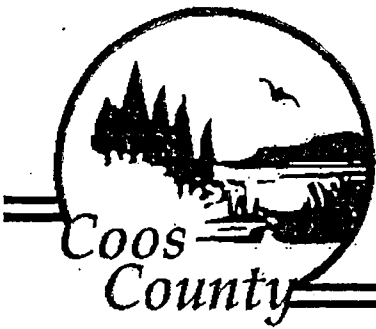
250 No. Baxter Street, Coquille, Oregon 97423

(541) 396-3121 Ext.350

FAX (541) 396-6071 / TDD (800) 735-2900

e-mail [coosurvey@co.coos.or.us](mailto:coosurvey@co.coos.or.us)

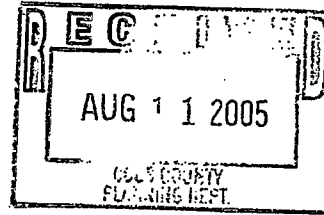
Karlas Seidel



August 10, 2005

TO: Debby Darling, Planning Specialist

RE: Property Line Adjustment  
Section 5, TL 502  
T25S, R11W  
Patrick & Karen McGuire  
PLA-05-67



Dear Debby:

I see no objection to the proposed adjustment. A survey of the adjusted line will be required, because the adjustment is not of an even width along a common boundary, nor are the resultant parcels greater than 10 acres in size.

Sincerely,

*Karlas E. Seidel*

Karlas E. Seidel  
Coos County Surveyor

# PROPERTY LINE ADJUSTMENT

## NE 1/4 SECTION 5 TOWNSHIP 25 SOUTH RANGE II WEST W.M. COOS COUNTY, OREGON

COOS COUNTY SURVEYOR  
 DATE RECEIVED Feb 16, 2006  
 DATE ACCEPTED/FILED Feb 27, 2006  
Karlus E. Seidel  
 COOS COUNTY SURVEYOR

SURVEY FOR:

PATRICK D. & KAREN L. MCGUIRE  
 P.O. BOX 206  
 ALLEGANY, OR 97407

### SURVEY NARRATIVE

THIS SURVEY WAS CONDUCTED FOR THE OWNERS TO ADJUST THE PROPERTY LINE PER PLA-05-67. THE COUNTY SURVEYOR REQUIRED US TO ESTABLISH MONUMENTS WHERE THE ADJUSTED LINE INTERSECTS THE RIGHT OF WAY LINE OF MARLOW CREEK FOREST ROAD PER DEED 83 2 3646 AND COOS RIVER HIGHWAY RIGHT OF WAY PER DEED 69 12 44628.

THE BASIS OF BEARING IS BASED ON 5A93 WHICH WAS BASED ON 5B16 WHICH IS A TRUE BEARING BY SOLAR OBSERVATION. PORTIONS OF MARLOW CREEK ROAD WERE SURVEYED AND THE DEED BEARING FIT THE ROAD VERY WELL SO NO BEARING ROTATION WAS APPLIED TO DEED 83 2 3646. HOWEVER, THE COOS RIVER HIGHWAY DEED 69 12 44628 AND SURVEY 9A68 WERE REQUIRED TO ROTATE TO SURVEY 5B16 FOR THE ALIGNMENT TO FIT. THE DEED WAS FIRST TRANSLATED TO THE FOUND RIGHT OF WAY MONUMENT AND THEN ROTATED TO THE LINE BETWEEN THE FOUND RIGHT OF WAY MONUMENT AND THE RECORD POSITION OF THE C 1/4 CORNER.

NORTH

SCALE 1" = 400 FEET  
 DATE OF SURVEY  
 JANUARY 18, 2006

### LEGEND

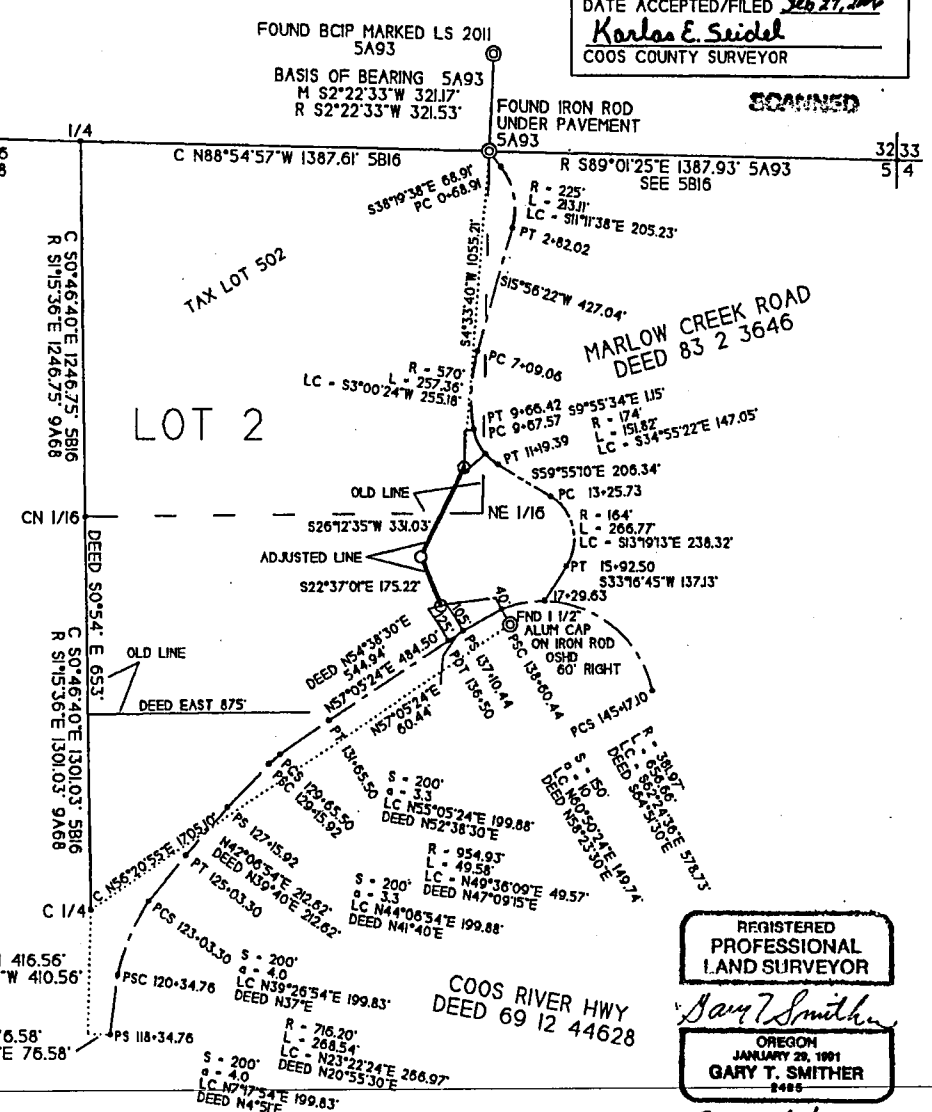
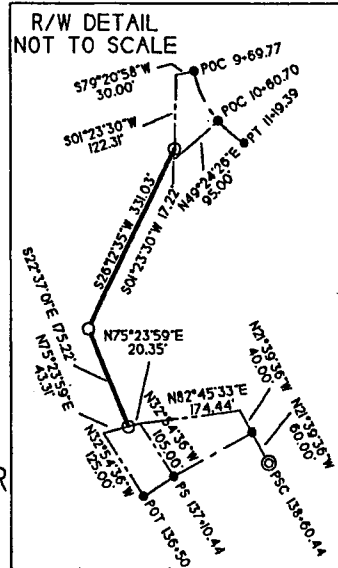
- ⊙ MONUMENT FOUND AS NOTED
- MONUMENT SET
- 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED: "SMITHER 2485"
- M - MEASURED
- R - RECORD
- C - CALCULATED FROM MEASURED OR RECORD VALUES

**BOLD LINE REPRESENTS ADJUSTED LINE**



**GARY T. SMITHER**  
**OREGON SURVEYOR**

P.O. BOX 545, NORTH BEND, OREGON 97459  
 FAX & PHONE: (541) 888-2214



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Gary T. Smither*  
 OREGON  
 JANUARY 29, 1991  
**GARY T. SMITHER**  
 8485

Renew 6/06

9A113

After recording return to:

Patrick & Karen McGuire  
P.O. Box 206  
Allegany, OR 97407

**PROPERTY LINE ADJUSTMENT DEED**

KNOW ALL MEN BY THESE PRESENTS, That Patrick D. McGuire and Karen L. McGuire, hereinafter called grantors, for the consideration hereinafter stated, paid to grantor by Patrick D. McGuire and Karen L. McGuire, hereinafter called grantees, do hereby grant, bargain, sell and convey unto the said grantee and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Coos and State of Oregon, as described as follows:

Beginning at the Northeast Corner of the NW ¼ of the NE ¼ of Section 5, Township 25 South, Range 11 West, W.M., Coos County, Oregon ; Thence S4°33'40"W, 1055.21 feet to the True Point of Beginning, said point being a point on the Westerly Right of Way Line of Marlow Creek Road which is S49°24'26"W, 95.00 feet and N01°23'30"E, 17.22 feet from Right of Way centerline station 10+60.70; thence S26°12'35"W to the South line of Lot 2; thence West along the South line of Lot 2 to the Southwest corner of Lot 2; thence S0°54'E, along the quarter section line 653 feet, more or less, to the Northwest corner of land heretofore sold to Gray; thence East, along the North line of said land 875 feet to a fence post on the Southeast side of the County Road; thence S20°E, 100 feet to the low water line on the right bank of the East Fork of the Millicoma River; thence upstream and along the low water line of the Right Bank of the Millicoma River to a point that is S22°37'01"E of a point on the Westerly Right of Way Line of Coos River Highway which is N32°54'36"W, 125.00 feet and N75°23'59"E, 43.31 feet from Right of Way centerline station 136+50 of the Coos River Highway; thence N22°37'01"W to said point; thence continuing N22°37'01"W, 175.22 feet; thence N26°12'35"E to the South line of said Lot 2; thence East along the South line of said Lot 2 to the Southeast corner of said Lot 2; thence North along the East boundary of said Lot 2 to a point that is N26°12'35"E of the True Point of Beginning; thence S26°12'35"W to the True Point of Beginning.

To Have to Hold the same unto the said grantees and grantee's heirs, successors and assigns forever.

**GRANTOR'S NAME AND ADDRESS**

Patrick & Karen McGuire  
P.O. Box 206  
Allegany, OR 97407

**GRANTEES' NAME AND ADDRESS**

Patrick & Karen McGuire  
P.O. Box 206  
Allegany, OR 97407

**TAX STATEMENTS TO:**

Patrick & Karen McGuire  
P.O. Box 206  
Allegany, OR 97407

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that the above granted premises are free from all encumbrances except those listed below and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the same encumbrances described below:

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.

In construing this deed and where the context so requires, the singular includes the plural.

This is a property line adjustment deed. In compliance with ORS 92.190, the following information is furnished. *CS9A13*

1. The names of the parties to this deed as set forth above.
2. The description of the adjusted line is as follows:

Beginning at the Northeast Corner of the NW ¼ of the NE ¼ of Section 5, Township 25 South, Range 11 West, W.M., Coos County, Oregon ; Thence S4°33'40"W, 1055.21 feet to the True Point of Beginning, said point being a point on the Westerly Right of Way Line of Marlow Creek Road which is S49°24'26"W, 95.00 feet and N01°23'30"E, 17.22 feet from Right of Way centerline station 10+60.70; thence S26°12'35"W, 331.03 feet; thence S22°37'01"E, 175.22 feet to a point on the Westerly Right of Way Line of Coos River Highway which is N32°54'36"W, 125.00 feet and N75°23'59"E, 43.31 feet from Right of Way centerline station 136+50.00 and the terminus of the adjusted line.

3. The deed(s) whereby Grantors' acquired title to the property is recorded as 87-200547 in the land records of Coos County, Oregon.
4. The deed(s) whereby Grantees' acquired title to the property to which the transferred property is joined is recorded as 87-200547 in the land records of Coos County, Oregon.
5. The adjusted property line was required to be surveyed and will be on file in the Coos County Records-Survey Records.

The purpose of this property line adjustment deed is to adjust the boundary to lands most suitable for each adjoining parcel.

**THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

Witness Grantor's hand this 23 day of February, 2006.

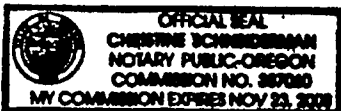
*Patrick D. McGuire*  
Patrick D. McGuire, Grantor

*Karen L. McGuire*  
Karen L. McGuire, Grantor

STATE OF OREGON, County of Coos ) ss.

On this 23 day of February, 2006, personally appeared the above named Patrick D. McGuire and Karen L. McGuire and acknowledged the foregoing instrument to be their voluntary act and deed.

*Christine Schneiderman*  
Notary Public for Oregon



ES

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



Patrick & Karen McGuire  
P.O. Box 206  
Allegany, OR 97407  
Grantor's Name and Address  
John & Judy Knutson  
785 N. 4th Ct.  
Coos Bay, OR 97420  
Grantee's Name and Address  
 After recording, return to (Name, Address, Zip):  
John & Judy Knutson  
785 N. 4th Ct.  
Coos Bay, OR 97420  
 Until requested otherwise, send all tax statements to (Name, Address, Zip):  
John & Judy Knutson  
785 N. 4th Ct.  
Coos Bay OR 97420

STATE OF OREGON, } ss.  
County of \_\_\_\_\_

I certify that the within instrument was received for recording on \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Records of this County.

SPACE RESERVED FOR RECORDER'S USE

Witness my hand and seal of County affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
By \_\_\_\_\_, Deputy.

BARGAIN AND SALE DEED - STATUTORY FORM

Patrick & Karen McGuire, Grantor,  
conveys to John & Judy Knutson, Grantee,  
the following real property situated in Coos County, Oregon, to-wit:

Property located at: T.25, R.11, S.05, TL#502  
Beginning at the Northeast Corner of the NW 1/4 of the NE 1/4 of Section 5, Township 25 South, Range 11 West, W.M., Coos County, Oregon; Thence S4°33'40"W, 1055.21 feet to the True Point of Beginning, said point being a point on the Westerly Right of Way Line of Marlow Creek Road which is S49°24'26"W, 95.00 feet and N01°23'30"E, 17.22 feet from Right of Way centerline station

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

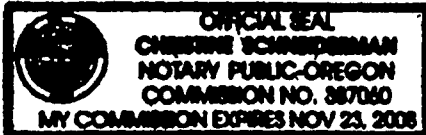
The true consideration for this conveyance is \$ 10,000. (Here, comply with the requirements of ORS 93.030.)

DATED \_\_\_\_\_; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES, 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Patrick McGuire  
Karen McGuire

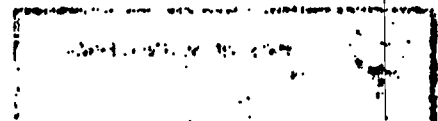
STATE OF OREGON, County of Coos ) ss.  
This instrument was acknowledged before me on May 22, 2006  
by Patrick & Karen McGuire  
This instrument was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



Christine Schneiderman  
Notary Public for Oregon  
My commission expires Nov. 23, 2008

Property Description Cont.-

10+60.70; thence S26°12'35"W, 331.03 feet; thence S22°37'01"E, 175.22 feet to a point on the Westerly Right of Way Line of Coos River Highway which is N32°54'36"W, 125.00 feet and N75°23'59"E, 43.31 feet from Right of Way centerline station 136+50.00 and the terminus of the adjusted line.



COOS COUNTY CLERK, OREGON      TOTAL \$31.00  
TERRI L. TURI, CCC, COUNTY CLERK

05/22/2006      #2006-6827  
03:07PM              2 OF 2



After recording, return to:

Jerry O. Lesan  
Attorney at Law  
P. O. Box 359  
Coos Bay, Oregon 97420

Send tax statements to:

John and Judy ~~McGuire~~ *Knutson*  
785 N. 4<sup>th</sup> Court  
Coos Bay, Oregon 97420

Consideration: ~~9999.99~~ <sup>\$10,000</sup> ~~xxxxxx~~ ~~xxxxxx~~ ~~xxxxxx~~ ~~xxxxxx~~ ~~xxxxxx~~ ~~xxxxxx~~ ~~xxxxxx~~ ~~xxxxxx~~ ~~xxxxxx~~  
**CORRECTION DEED**

Grantors : Patrick McGuire and Karen McGuire

Grantees : John Knutson and Judy Knutson

Instrument No. 2006-6827 attached hereto is being re-recorded to correct an error in the description describing the property to be conveyed. The legal description contained in the instrument is corrected to include the following sentence prior to the section containing the legal description to wit:

"All that property lying West of the Marlow Creek Road Right of Way, North of the Coos River Highway Right of Way and East of the following described line:"

STATE OF OREGON )  
 )ss.  
County of Coos )

I, Patrick McGuire and Karen McGuire, Grantors, certify to the above recital that the legal description should be corrected as described above.

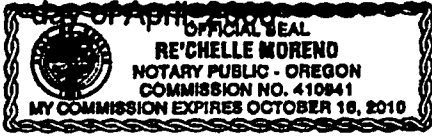
DATED the 28 day of April, 2008.

*Patrick McGuire*  
Patrick McGuire

*Karen McGuire*  
Karen McGuire

Personally appeared the above named PATRICK MCGUIRE, and acknowledged the foregoing instrument to be his voluntary act before me this 28<sup>th</sup>

PAGE 1 of 2 CORRECTION DEED (McGuire/Knutson)



*Re'Chelle Moreno*  
Notary Public for Oregon

Personally appeared the above named KAREN MCGUIRE, and acknowledged the foregoing instrument to be her voluntary act before me this 28<sup>th</sup> day of April, 2008.



*Re'Chelle Moreno*  
Notary Public for Oregon



Patrick & Karen McGuire  
P.O. Box 206  
Allegany, OR 97407

John & Judy Knutson  
785 N. 4th Ct.  
Coos Bay, OR 97420

After recording, return to (Name, Address, Zip):  
John & Judy Knutson  
785 N. 4th Ct.  
Coos Bay, OR 97420

Until requested otherwise, send all tax statements to (Name, Address, Zip):  
John & Judy Knutson  
785 N. 4th Ct.  
Coos Bay, OR 97420

STATE OF OREGON, } ss.  
County of \_\_\_\_\_

I certify that the within instrument was received for recording on \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Records of this County.

SPACE RESERVED FOR RECORDER'S USE

Witness my hand and seal of County affixed.

NAME TITLE  
By \_\_\_\_\_, Deputy.

#2008-5115  
3 OF 4

05/20/2008  
10:48AM

BARGAIN AND SALE DEED - STATUTORY FORM

Patrick & Karen McGuire, Grantor,  
conveys to John & Judy Knutson, Grantee,  
the following real property situated in Coos County, Oregon, to-wit:

Property located at: T.25, R.11, S.05, TL#502  
Beginning at the Northeast Corner of the NE 1/4 of the NW 1/4 of the NE 1/4 of Section 5, Township 25 South, Range 11 West, W.M., Coos County, Oregon; Thence S4°33'40"W, 1055.21 feet to the True Point of Beginning, said point being a point on the Westerly Right of Way Line of Marlow Creek Road which is S49°24'26"W, 95.00 feet and N01°23'30"E, 17.22 feet from Right of Way centerline station

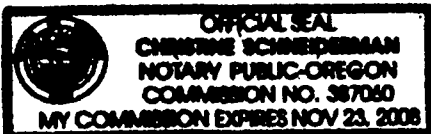
The true consideration for this conveyance is \$ 10,00. (Here, comply with the requirements of ORS 93.030.)

DATED \_\_\_\_\_; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES, 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

*Patrick McGuire*  
*Karen McGuire*

STATE OF OREGON, County of Coos ) ss.  
This instrument was acknowledged before me on May 22, 2006  
by Patrick & Karen McGuire  
This instrument was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



*Christine Schneiderman*  
Notary Public for Oregon  
My commission expires Nov. 23, 2008

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

COOS COUNTY CLERK, OREGON TOTAL \$31.00  
TERRI L. TURI, CCC, COUNTY CLERK

05/22/2006 #2006-6827  
03:07PM 1 OF 2

Property Description Cont.-

10+60.70; thence S26°12'35"W, 331.03 feet; thence S22°37'01"E, 175.22 feet to a point on the Westerly Right of Way Line of Coos River Highway which is N32°54'36"W, 125.00 feet and N75°23'59"E, 43.31 feet from Right of Way centerline station 136+50.00 and the terminus of the adjusted line.

---

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

05/20/2008      #2008-5115  
10:48AM              4 OF 4

---

COOS COUNTY CLERK, OREGON      TOTAL \$31.00  
TERRI L. TURI, CCC, COUNTY CLERK

05/22/2006      #2006-6827  
03:07PM              2 OF 2

**RECORDING REQUESTED BY:**



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

**GRANTOR'S NAME:**  
John Knutson and Judy Knutson

**GRANTEE'S NAME:**  
Blaine R. Messerle

**AFTER RECORDING RETURN TO:**  
Order No.: 360619027707-SL  
Blaine R. Messerle  
66151 Church Rd  
Coos Bay, OR 97420

**SEND TAX STATEMENTS TO:**  
Blaine R. Messerle  
66151 Church Rd  
Coos Bay, OR 97420

APN: 219104  
Map: 25S 11W 05 TL 504  
VL 25S 11W 05 TL 504, Coos Bay, OR 97420

Coos County, Oregon	<b>2019-06316</b>
\$106.00 Pgs=5	07/19/2019 03:43 PM
eRecorded by: TICOR TITLE COOS BAY	
Debbie Heller, CCC, Coos County Clerk	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

John Knutson and Judy Knutson, as their interests may appear, Grantor, conveys and warrants to Blaine R. Messerle, 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:

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIXTY-FIVE THOUSAND AND NO/100 DOLLARS (\$65,000.00). (See ORS 93.030).

Subject to:

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

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.

**STATUTORY WARRANTY DEED**  
(continued)

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

Dated: July 17, 2019

[Signature]  
John Knutson

[Signature]  
Judy Knutson

State of Oregon

County of Coos

This Instrument was acknowledged before me on July 17, 2019  
by John Knutson and Judy Knutson.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: July 15, 2022



**EXHIBIT "A"**  
Legal Description

A parcel of land located in Section 5, Township 25 South, Range 11 West of the Willamette Meridian, Coos County, Oregon and lying West of the Marlow Creek Road Right-of-way, North of the Coos River Highway Right-of-way and East of the following described line:

Beginning at the Northeast corner of the NW 1/4 of the NE 1/4 of Section 5, Township 25 South, Range 11 West of the Willamette Meridian, Coos County, Oregon; thence South 4° 33' 40" West 1055.21 feet to the true point of beginning, said point being a point on the Westerly right-of-way line of Marlow Creek Road which is South 49° 24' 26" West 95.00 feet and North 01° 23' 30" East 17.22 feet from right-of-way centerline Station 10+60.70; thence South 26° 12' 35" West 331.03 feet; thence; South 22° 37' 01" East 175.22 feet to a point on the Westerly right-of-way line of Coos River Highway which is North 32° 54' 38" West 125.00 feet and North 75° 23' 68" East 43.31 feet from right-of-way centerline Station 136+50.00 and the terminus of the adjusted line.

EXCEPTING THEREFROM ANY PORTION lying within that parcel conveyed to the State of Oregon by and through its State Highway Commission by deed recorded December 16, 1989 as instrument no. 69-12-44628, Records of Coos County, Oregon.

ALSO EXCEPTING THEREFROM ANY PORTION lying within that parcel conveyed to the State of Oregon, State Board of Forestry by deed recorded May 31, 1983 as instrument no. 83-2-3646, Records of Coos County, Oregon.

**EXHIBIT "B"**  
Exceptions

**Subject to:**

1. 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.
2. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads, alley and highways.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: William Vincamp  
Recording Date: August 16, 1881  
Recording No: Book 6, Page 340
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Buehner Lumber Company, an Oregon corporation  
Recording Date: February 5, 1917  
Recording No: Book 74, Page 511
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: State of Oregon, State Board of Forestry  
Recording Date: September 10, 1956  
Recording No: Book 253, Page 374  
And modification recorded 09051958 in Book 267, Page 310
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Oscar Lundberg and Signa Lundberg, husband and wife  
Recording Date: May 24, 1957  
Recording No: Book 258, Page 350
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document; and  
  
Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:  
  
Recording Date: December 16, 1969  
Recording No: 69-12-44628
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: General Telephone Company  
Recording Date: August 22, 1972  
Recording No: 72-8-75242
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Pacific Power & Light Company  
Recording Date: November 16, 1972  
Recording No: 72-11-78961
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Pacific Power & Light Company  
Recording Date: June 16, 1980  
Recording No: 80-2-7684
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Recording Date: May 31, 1983  
Recording No: 83-2-3646
12. A lease and assignment, with certain terms, covenants, conditions and provisions set forth therein.  
Recording Date: May 3, 1985  
Recording No: 85-2-5842  
And  
Recording Date: July 7, 1986  
Recording No: 86-3-2408
13. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;  
  
Reserved by: Lyle L. McGuire and Maxine McGuire  
Recording Date: February 27, 1987  
Recording No: 87-2-0547
14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Recording Date: October 10, 1989  
Recording No: 89-10-0562



**EXHIBIT "B"**  
Exceptions

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

Recording Date: July 11, 2003  
Recording No: 2003-10254