



PROPERTY LINE ADJUSTMENT

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 225 N. ADAMS STREET OR MAIL TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

FILE NUMBER: PLA-21-029

Date Received: 6/29/21 Receipt #: 226290 Received by: MB

This application shall be filled out electronically. If you need assistance please contact staff. If the fee is not included the application will not be processed. (If payment is received on line a file number is required prior to submittal)

LAND INFORMATION

A. Land Owner(s) John & Rose Muffett

Mailing address: 6638 Lower Smith River Rd, Reedsport, OR 97467

Phone: 541-271-3065 Email: rosemuffett@hughes.net

Township: 23S Range: 12W Section: 29 1/4 Section: 1/16 Section: Tax lot: 600+800

Tax Account Number(s): 41300 & 41100 Zone: Select Zone FARM/FOREST

Acreage Prior to Adjustment: 63.8 AC Acreage After the Adjustment 27.0 AC

B. Land Owner(s) John & Rose Muffett

Mailing address: 6638 Lower Smith River Rd, Reedsport, OR 97467

Phone: 541-271-3065 Email: rosemuffett@hughes.net

Township: 23S Range: 12W Section: 29 1/4 Section: Tax Lot 602

Tax Account Number(s) 41300--41100--43200 Zone Forest Mixed Use (FMU)

Acreage Prior to Adjustment: 4.06 AC Acreage After the Adjustment 40.88 AC

C. Surveyor DOUGLAS C. McMAHAN / STUNTZNER ENG. & FORESTRY

Mailing Address P.O. Box 118 Coos Bay, OR. 97420

Phone #: 541-267-2872 Email: dcmahan@stuntzner.com

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: Map Information Or Account Information

Please check off that all the required documents have been submitted with the application. Failure to submit documents will result in an incomplete application or denial.

Purpose of the Property Line Adjustment:

~~Establishing lawfully created lots~~

A before and after vicinity map locating the proposed line adjustment or elimination in relocation to adjacent subdivisions, partitions, other units of land and roadways.

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 needs reflect structures as follows:

1. Within Farm and Forest at least within 30 feet of the property boundaries.
2. Within Rural Residential at least 10 feet of the property boundaries.
3. Within Controlled Development at least within 20 feet of the boundaries.
4. Within Estuary Zones at least within 10 feet of the boundaries.
5. Within Commercial and Industrial within 10 feet of the boundaries.

If there is no development within distance listed above the plan needs to indicate not development within the required distance.

A current property report (less than 6 months old) indicating any taxes, assessment or liens against the property easements, restrictive covenants and rights-of-way, and ownerships of the property. A title report is acceptable ***This shall be for both properties.*** At the minimum a deed showing the current lien holders, reference to easements, covenants and ownership will be accepted for both properties. A notice will be provided to any lien holder as part of this process.

*Not required
Bill Ruffe*

Please list all Lien Holders names and addresses:

Property 1:

Property 2:

Please answer the following:

Will the adjustment create an additional Unit of land?

Yes

No

Does property 1 currently meet the minimum parcel/lot size ?

Yes

No

Does property 2 currently meet the minimum parcel/lot size?

Yes

No

Was property one created through a land division? Yes No

Was property two created through a land division? Yes No

Are there structures on the property? Yes No

If there are structures please provide how far they are in feet from the adjusted boundary line:

Is there a sanitation system on the one or both properties, if so, please indicate the type of system
Yes No
Onsite Septic System Public Sewer

Is property one going to result in less than an acre and contain a dwelling? Yes No

Is property two going to result in less than an acre and contain a dwelling? Yes No

Is one or both properties zoned Exclusive Farm Use or Forest? Yes No

Will the property cross zone boundaries? If so, a variance request will be required. Yes No

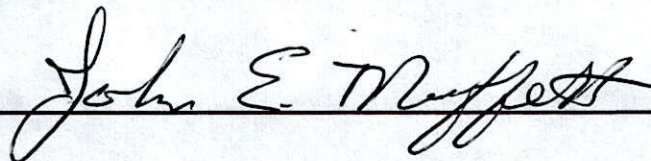
Will the property line adjustment change the access point? Yes No

Section 5.0.150 Application Requirements: Applications for development (includes land divisions and relocation of property boundary) or land use actions shall be filled on forms prescribed by the County and shall include sufficient information and evidence necessary to demonstrate compliance with the applicable criteria and standards of this ordinance and be accompanied by the appropriate fee.

It shall be the duty of the Planning Director or his/her authorized representative to enforce the provisions of the Coos County Zoning and Land Development Ordinance pertaining to zoning, land use, the construction, erection, location or enlargement of any structure and land divisions including the relocation of boundary lines within Coos County under the jurisdiction of this Ordinance. Therefore, if any violations of the ordinance are found to exist the application will not be processed unless other resolutions are possible.

Acknowledgment Statement: I hereby declare that I am the legal owner of record or an agent having consent of the legal owner of record and I am authorized to obtain land use approvals. The statements within this form and submittal information provided are true and correct to the best of my knowledge and belief. I understand that any authorization for land use approval may be revoked if it is determined that it was issued based on false statements, misrepresentation or in error.

Property Owner





Coos County Planning Department

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

(541) 396-7770
FAX (541) 396-1022 / TDD (800) 735-2900

Jill Rolfe Planning Director

CONSENT

On this 10th day of June, 2021

I, John E. Muffett
(Print Owners Name as on Deed)

as owner/owners of the property described as Township 23S, Range 12W,

Section 29, Tax Lot 600, 602 & 800, Deed Reference 2006-7561 & 2021-07167

hereby grant permission to Douglas C. McMahan / STUNTZNER ENG so that a(n)
(Print Name)

PROPERTY LINE ADJUSTMENT application can be submitted to the Coos
(Print Application Type)

County Planning Department.

Owners Signature/s John E. Muffett

After recording, return to:

Lawrence F. Finneran
P.O. Box 359
Coos Bay, Oregon 97420

WARRANTY DEED

DEAN M. MUFFETT, "Grantor", conveys and warrants to JOHN E. MUFFETT and ROSE M. MUFFETT, "Grantees", as tenants by the entirety, an undivided one-half interest in the following described real property free and clear of all liens and encumbrances except those set forth herein:

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

(Tax Account Nos. 411.00, 413.00 and 432.00)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

The true and actual consideration for this conveyance is other property or value which is the whole consideration therefor.

Until a change is requested all tax statements should be sent to the following address: John E. Muffett and Rose M. Muffett, 6638 Lower Smith River Road, Reedsport, Oregon, 97467.

DATED this 2nd day of June, 2006.


Dean M. Muffett

STATE OF OREGON)
) ss.
County of Coos)

June 2, 2006

Personally appeared before me the above-named Dean M. Muffett who acknowledged the foregoing instrument as his voluntary act and deed.




Notary Public for Oregon
My Commission Expires: 6-4-07

EXHIBIT "A"

Real property in the County of Coos, State of Oregon, described as follows:

That portion of the Southwest quarter of Section 29, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon lying North of the County Market Roads, EXCEPT the following:

Beginning at the Northeast corner of the Northwest quarter of the Southwest quarter of said Section 29; thence South 210 feet; thence West 418 feet; thence North 210 feet; thence East 418 feet to the point of beginning.

ALSO:

That portion of the East half of the Southeast quarter of Section 30, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon lying North of the County Market Road.

SUBJECT TO AND EXCEPTING:

1. 2005-2006 real property taxes.
2. The assessment roll and the tax roll disclose that the premises herein described are specially assessed as Forest Land pursuant to O.R.S. 321.358 to 321.372. If the land becomes disqualified for the special assessment under the statute, an addition tax may be levied for the last five (5) or lesser number of years in which the land was subject to the special land assessment.
3. The assessment roll and the tax roll disclose that the within described premises are specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.
4. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
5. Easement, including terms and provisions contained therein, recorded November 5, 1973, as Microfilm No. 73-11-92937, Records of Coos County, Oregon, in favor of General Telephone Company of the Northwest, Inc.

EXHIBIT "A"
PAGE - 1

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

06/07/2006 #2006-7561
11:35AM 3 OF 4

6. Easement, including terms and provisions contained therein, recorded March 1, 1975, as Microfilm No. 75-3-111400, Records of Coos County, Oregon, in favor of Willis D. Thompson and Lois H. Thompson.
7. Easement, including terms and provisions contained therein, recorded September 24, 1987, as Microfilm No. 87-5-6183, Records of Coos County, Oregon, in favor of Erling H. Hassel and Thomas M. Miller.
8. Easement, including terms and provisions contained therein, recorded October 6, 1987, as Microfilm No. 87-5-6935, Records of Coos County, Oregon, in favor of General Telephone Company of the Northwest, Inc.
9. Easement, including terms and provisions contained therein, recorded August 7, 1996, as Microfilm No. 96-08-0259 and 96-08-0260, Records of Coos County, Oregon, in favor of Central Lincoln People's Utility District.

EXHIBIT "A"
PAGE - 2

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

06/07/2006
11:35AM

#2006-7561
4 OF 4

After recording, return to:

Lawrence F. Finneran
PO Box 359
Coos Bay, Oregon 97420



00135017202100071670030034

Debbie Heller, CCC, Coos County Clerk

BARGAIN AND SALE DEED

JOHN E. MUFFETT and ROSE M. MUFFETT, "Grantors", convey to JOHN E. MUFFETT and ROSE M. MUFFETT, husband and wife, as tenants by the entirety, "Grantees," the following described real property:

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

The true and actual consideration for this conveyance is other property or value which is the whole consideration therefor.

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.

Until a change is requested send tax statements to: John Muffett and Rose Muffett, 6638 Lower Smith River Road, Reedsport, Oregon 97467.

DATED this 22nd day of June, 2021.

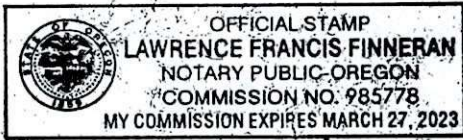
John E. Muffett
John E. Muffett

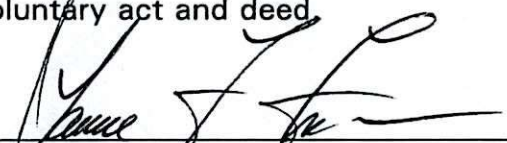
Rose M. Muffett
Rose M. Muffett

STATE OF OREGON)
)
County of Coos)

June 22, 2021

Personally appeared before me the above named John E. Muffett who acknowledged the foregoing instrument as his voluntary act and deed.





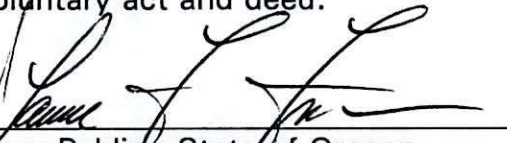
Notary Public - State of Oregon

STATE OF OREGON)
)
County of Coos)

June 22, 2021

Personally appeared before me the above named Rose M. Muffett who acknowledged the foregoing instrument as her voluntary act and deed.





Notary Public - State of Oregon

EXHIBIT "A"

That portion of the Southwest one-quarter (1/4) of the Southwest One-Quarter (1/4) of Section 29, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, lying North of the County Market Roads.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

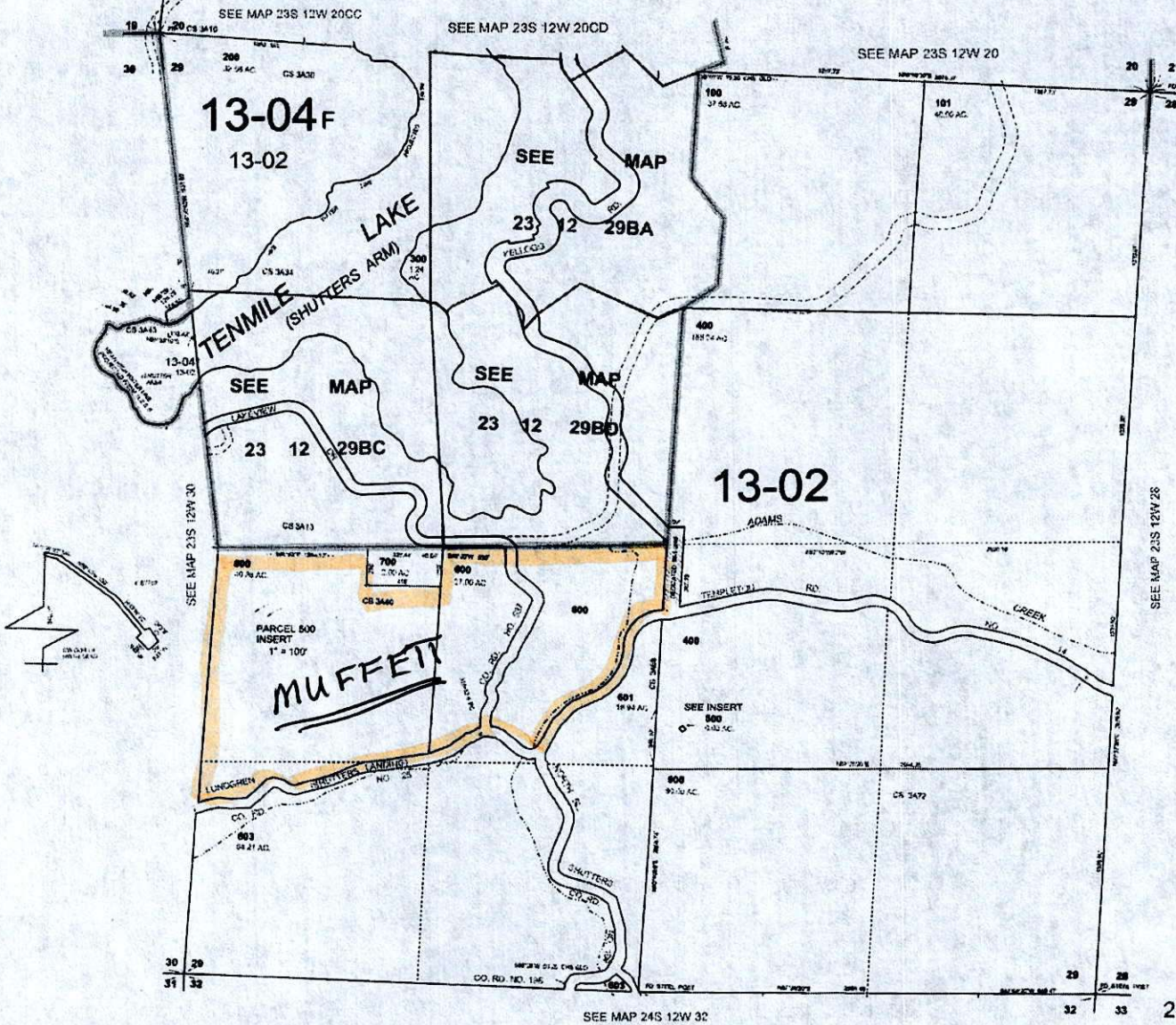
SECTION 29 T23S R12W W.M. COOS COUNTY

1" = 400'

23S 12W 29 & INDEX

CANCELLED NO.

602
102



BEFORE PLA

23-12-29

SEE MAP 23S 12W

CS 3A13

800
36.8 AC.

-- S86°52'E 1264.13' --

700
2.00 AC.
418'

CS 3A40

327.44' 90.58' S88°20'W 530'
600
27.00 AC.

PARCEL 500
INSERT
1" = 100'

N

CO. RD. NO. 537

600

00'
DEDICATED 86-1-0506
367.73'

TEMPL

400

CS 3A68

601
16.94 AC.

SEE INSE
500
0.03 AC

602
40.6 AC.

(SHUTTERS LANDING)
NO. 25

316+52.8 PC

NORTH SL.

340.10'

900
80.00 AC.

CO. RD.

603
64.21 AC.

SHUTTERS
CO. RD.

N00°49'55"E 2658.74'

S43°E
20'
S47°W

AFTER PLA

231279

SEE MAP 23S 12W

CS 3A13

800
40.88 AC.

700
2.00 AC.
418'

600
27.00 AC.

CS 3A40

600

400

PARCEL 500
INSERT
1" = 100'

CO. RD. NO. 537

CS 3A68

601
16.94 AC.

SEE INSE
500
0.03 AC

602

(SHUTTERS LANDING)
NO. 25

NORTH SL.

CO. RD.

603
64.21 AC.

900
80.00 AC.

SHUTTERS

CO. RD.

N00°49'55"E 2658.74'

DEDICATED 86-1-0506
367.73'

TEMPL

S43°E
20'
S47°W

S86°52'E 1264.13'

327.44' 90.58'

S88°20'W 530'

210'

210'

00'

340.10'

Deed #1

60888

VOL 209 PAGE 307

KNOW ALL MEN BY THESE PRESENTS, That Andrew Gustaf Shutter

in consideration of Ten (10) Dollars,

to him paid by Adeline Shutter, wife of grantor and ARTHUR H. SHUTTER

do hereby grant, bargain, sell and convey unto the said grantee, heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Coos and State of Oregon, bounded and described as follows, to-wit:

Lot 3 in Benson Block in Peterson's Landing, Coos County, Oregon, as per plat of said Peterson's Landing now on file and of record in the office of the county clerk of Coos County, Oregon.

Also Southwest Quarter of Section 29; East half of the Southeast Quarter of Section 30; Northeast Quarter of the Northeast Quarter of Section 31; all in Township 23 South, Range 12 West of Willamette Meridian, Coos County, Oregon. Saving and excepting from the above the following described parcel of land, to-wit:

Beginning at the Northeast Quarter of the Northwest Quarter of the Southwest Quarter of Section 29, Township 23 South, Range 12 West, run South 210 feet, thence West 41 1/2 feet, thence North 210 feet, thence East 41 1/2 feet to the place of beginning, containing two acres more or less.

Also conveying and intending to convey a certain water right described in a deed from C.C. Liggett and Emma Liggett to John Shutter, dated June 22, 1913 and recorded July 25, 1913, page 453 in Book 66 Records of Deeds of Coos County, Oregon.

DOCUMENTARY STAMP

To Have and to Hold the above described and granted premises unto the said grantee, heirs and assigns forever.

And the grantor does covenant that he is lawfully seized in fee simple of the above granted premises free from all incumbrances,

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.

Witness my hand and seal this 23rd day of April, 1948

Andrew Gustaf Shutter (Signature)

STATE OF OREGON, (SEAL)

County of Coos On this 23rd day of April, 1948, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Andrew Gustaf Shutter

who is known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that he executed the same freely and voluntarily.

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

Eileen B. Leudhas (Signature) Notary Public for Oregon.

My Commission Expires

Notary Public for the State of Oregon, Commission Expires April 10, 1953



60888

Warranty Deed

(FORM No. 637)

Andrew Gustaf Shutter

TO

Adeline Shutter

Arthur H. Shutter

STATE OF OREGON, Coos

County of Coos

I certify that the within instrument was received for record on the day of MAY 22 1951 at 2 o'clock P. M. and recorded in book 209 on page 307. Record of Deeds of said County.

Witness my hand and seal of County affixed.

GEORGIANNA VAUGHAN County Clerk-Recorder

By Deputy

Andrew Shutter 164 S. 11th Coos Bay, Oregon

10-1-1948

unless a change is requested,
all tax statements shall be
sent to the following address:

Darold and Nancy Ruth Peterson
Route 1, Box 750, North Bend, OR 97459

74 1- 95331

Deed #2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ADELIN SHUTTER, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by DAROLD PETERSON and NANCY RUTH PETERSON, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Coos, State of Oregon, described as follows, to-wit:

An undivided one-half (1/2) interest in and to:

PARCEL I:

The Southwest quarter of Section 29, Township 23 South, Range 12 West, Willamette Meridian, Coos County, Oregon, except the following: Beginning at the Northeast corner of the Northwest quarter of the Southwest quarter of said Section 29; thence South 210 feet; thence West 418 feet; thence North 210 feet; thence East 418 feet to the point of beginning.

TL
600, 601,
602 + 603
EX + K 700
TL
1300
+1400

PARCEL II:

The east half of the Southeast quarter of Section 30, Township 23 South, Range 12 West, Willamette Meridian, Coos County, Oregon.

PARCEL III:

Lot 1 of Section 31, Township 23 South, Range 12 West, Willamette Meridian, Coos County, Oregon.

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances 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 lands lying below the high water line of Ten Mile Lake and roadways.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$8,000.00.

STATE OF OREGON)
(ss.
County of Coos)

Adeline Shutter

BEFORE ME this 11th day of January, 1974, personally appeared the above named ADELIN SHUTTER, and acknowledged the foregoing instrument to be her voluntary act and deed.

KATHLEEN P.
NOTARY

Kathleen P. De Be

75-03-111402

Deed #3

MEMORANDUM OF CONTRACT

KNOW ALL MEN BY THESE PRESENTS that on the 11th day of March, 1975, H. DAROLD PETERSON and NANCY R. PETERSON, husband and wife, appearing therein as Sellers entered into a Contract to Sell Real and Personal Property with WINFIELD F. MUFFETT and ONA F. MUFFETT, husband and wife, appearing therein as Buyers for the sale of the following described real estate situated in Coos County, Oregon:

PARCEL A:

The S-1/2 of the SW-1/4 of Section 27; the S-1/2 of the NW-1/4, that portion of the NE-1/4 of the SW-1/4, lying North of the County Road, that portion of the N-1/2 of the SE-1/4 lying North of County Roads, and the SE-1/4 of the SE-1/4 of Section 28; the NE-1/4 of the NE-1/4 of Section 33; and the W-1/2 of the NE-1/4, the NW-1/4, the NW-1/4 of the SW-1/4, and the W-1/2 of the NE-1/4 of SW-1/4 of Section 34, all being located in Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

PARCEL B:

That portion of the NW-1/4 of the SW-1/4 and of the SW-1/4 of the SE-1/4, lying North of the County Road in Section 28, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

PARCEL C:

The SW-1/4 of Section 29, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, EXCEPT the following: Beginning at the Northeast corner of the NW-1/4 of the SW-1/4 of said Section 29; thence South 210 feet; thence West 418 feet; thence North 210 feet; thence East 418 feet to the point of beginning.

ALSO: The E-1/2 of the SE-1/4 of Section 30 and Lot 1 of Section 31, all in Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SUBJECT TO:

(1) Rights of the public in streets, roads and highways.

(2) The rights of fishing, navigation, and commerce in the State of Oregon, the Federal Government, and the public in and to that portion thereof lying below the ordinary high water mark of Ten Mile Lake.

800+600 - Section 29
1300, 1400 - Section 30 + 1000 of Section 31
75-3-111402

in consideration of TEN Dollars, grantor S. and other valuable considerations to us paid by Darold Peterson and Nancy Ruth Peterson, husband and wife, grantee S. do hereby grant, bargain, sell and convey unto the said grantees S., heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Coos and State of Oregon, bounded and described as follows, to-wit:

An undivided half of,
 The Southwest (SW $\frac{1}{4}$) quarter of Section twenty nine (29), except the following: Beginning at the Northeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 29; thence South 210 feet; thence west 418 feet; thence North 210 feet; thence East 418 feet to the place of beginning;

And also the East half (E $\frac{1}{2}$) of the Southeast (SE $\frac{1}{4}$) quarter of Section thirty (30) and Lot one (1) of Section thirty one (31), all in Township twenty three (23) South, Range twelve (12) West of the Willamette Meridian, Coos County, Oregon,

To Have and to Hold the above described and granted premises unto the said grantee S., their heirs and assigns forever.

And the grantor S. do covenant that they are lawfully seized in fee simple of the above granted premises free from all incumbrances,

and that they will and their 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, except: any portion lying below high water line of Ten Mile Lake

Witness hand and seal this day of _____, 19

Arthur H. Shutter (SEAL)
Ruth E. Shutter (SEAL)

STATE OF OREGON,

County of Coos } ss.

On this 1st day of Oct., 1960,

before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Arthur H. Shutter and Ruth E. Shutter, husband and wife

who are known to me to be the identical individual S. described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

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

James A. Adams
 Notary Public for Oregon.
 My Commission Expires 6-28-1964

Warranty Deed

(FORM NO. 683)

75 11-120851

certify that the within instrument for record

NOV 5 9 29 AM '75

Recorded in Book of Records

Reel No.

11-120851

My hand and seal of County of Coos at Coos County Clerk

Deputy

ness my hand and seal of fixed.

County Clerk-Recorder.

Deputy.

TEVING-HERR LAW FIRM, PORTLAND

Shirley Thom S Collier
 P. O. Box 1117

Coos County Clerk 97420

Winfield F. and Ona F. Muffett
Route 3 Box 87
Reedsport, Oregon 97467

Route 3 Box 87
Reedsport, Oregon 97467

774 05077

REAL ESTATE CONTRACT

THIS AGREEMENT, Made this 5th day of MARCH, 1977, by WINFIELD F. MUFFETT and ONA F. MUFFETT, husband and wife, hereinafter called "Seller", and by ROBERT M. MUFFETT and KARON R. MUFFETT, husband and wife, hereinafter called "Purchaser".

W I T N E S S E T H :

Seller agrees to sell to Purchaser and Purchaser agrees to purchase that certain land and all improvements thereon, situated in Coos County, Oregon, described as follows:

That portion of the SW-1/4 of Section 29 lying South of the County Market Roads; that portion of the E-1/2 of the SE-1/4 of Section 30 lying South of the County Market Road; and Lot 1 of Section 31, all in Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SUBJECT TO THE FOLLOWING:

- (1) Rights of the public in streets, roads and highways.
- (2) The rights of fishing, navigation, and commerce in the State of Oregon, the Federal Government, and the public in and to that portion thereof lying below the ordinary high water mark of Ten Mile Lake.
- (3) Easement, including the terms and provisions thereof, granted to General Telephone Company of the Northwest, Inc., recorded November 5, 1973, bearing microfilm Reel No. 92937, Records of Coos County, Oregon.

1. PURCHASE PRICE: The purchase price of the property which Purchaser agrees to pay, shall be the sum of FIFTY THOUSAND DOLLARS (\$50,000.00), which shall be paid in yearly installments of not less than \$3,030.00 each, the first of such installments to be paid on or before the 20th day of October, 1978, and subsequent installments to be paid on or before the same day of each and every year thereafter until the purchase price is paid in full. Each payment shall be accompanied by an interest payment at the rate of SEVEN PERCENT (7%) per annum then owing on the unpaid balance. Interest on all unpaid balance shall commence running on JANUARY 4, 1977. Purchaser shall pay the interest accruing between JANUARY 4, 1977, and October 20, 1977, to Seller on or before October 20, 1977.

2. POSSESSION: Purchaser shall be entitled to possession of the premises as of JANUARY 4, 1977.

his heirs, successors and assigns, all of the vendee's right, title and interest in and to that certain contract for the sale of real estate dated March 5, 1977, between WINFIELD F. MUFFETT and ONA F. MUFFETT, husband and wife as seller and GEORGE L. HEILIGMAN and NANCY C. HEILIGMAN, husband and wife

as buyer, which contract is recorded in the Deed* Miscellaneous* Records of Coos County, Oregon, in book 77-4-05085 at page thereof, or as file number, reel number 77-4-05085 (indicate which), (reference to said recorded contract hereby being expressly made), together with all of the right, title and interest of the undersigned in and to the real estate described therein; the undersigned hereby expressly covenants with and warrants to the assignee above named that the undersigned is the owner of the vendee's interest in the real estate described in said contract of sale and that the unpaid balance of the purchase price thereof is not more than \$34,270.00 with interest paid thereon to January 1, 1980; further, upon compliance by said assignee with the terms of said contract, the undersigned directs that conveyance of said real estate be made and delivered to the order of said assignee.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$39,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this assignment, it is understood that if the context so requires, the singular shall be taken to mean and include the plural, the masculine shall include the feminine and the neuter and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to one or more individuals and/or corporations.

IN WITNESS WHEREOF, the undersigned assignor has hereunto set his hand; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

DATED: October 15, 1980

George L. Heiligman (signature) GEORGE L. HEILIGMAN

Nancy C. Heiligman (signature) NANCY C. HEILIGMAN

(If executed by a corporation, affix corporate seal.)

STATE OF OREGON, County of Coos, October 15, 1980. Personally appeared the above named George L. and Nancy C. Heiligman

STATE OF OREGON, County of Coos, 1980. Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and acknowledged the foregoing instrument to be their voluntary act and deed. Before me, Notary Public for Oregon, My commission expires: 9/23/83

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Before me: Notary Public for Oregon, My commission expires:

*Strike whichever word not applicable. NOTE-The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030. If the contract is not already of record, it should be recorded, preferably in the Deed Records.

George L. and Nancy C. Heiligman GRANTOR'S NAME AND ADDRESS John E. and Dean M. Muffett 3636 Shutters Landing Rd. North Bend, Oregon 97459 GRANTEE'S NAME AND ADDRESS MOUNTAIN TITLE CO. 3020 N. Broadway

Notary seal for Ann Wilson, Coos County, Oregon, dated Oct 16 2 31 PM '80. Includes handwritten name 'Sherman' and initials 'JIC'.

77 4 05085

REAL ESTATE CONTRACT

THIS AGREEMENT, Made this 5th day of MARCH, 1977, by WINFIELD F. MUFFETT and ONA F. MUFFETT, husband and wife, hereinafter called "Seller", and by GEORGE L. HEILIGMAN and NANCY C. HEILIGMAN, husband and wife, hereinafter called "Purchaser".

W I T N E S S E T H :

Seller agrees to sell to Purchaser and Purchaser agrees to purchase that certain land and all improvements thereon, situated in Coos County, Oregon, described as follows:

That portion of the SW-1/4 of Section 29, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon lying North of the County Market Roads, EXCEPT the following: Beginning at the Northeast corner of the NW-1/4 of the SW-1/4 of said Section 29; thence South 210 feet; thence West 418 feet; thence North 210 feet; thence East 418 feet to the point of beginning.

ALSO: That portion of the E-1/2 of the SE-1/4 of Section 30, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon lying North of the County Market Road.

SUBJECT TO THE FOLLOWING:

- (1) Rights of the public in streets, roads and highways.
- (2) The rights of fishing, navigation, and commerce in the State of Oregon, the Federal Government, and the public in and to that portion thereof lying below the ordinary high water mark of Ten Mile Lake.
- (3) Easement, including the terms and provisions thereof, granted to General Telephone Company of the Northwest, Inc., recorded November 5, 1973, bearing Microfilm Reel No. 92937, Records of Coos County, Oregon.
- (4) Right of way, including the terms and provisions thereof, granted to Willis T. Thompson, over the NE-1/4 of the SW-1/4 of Section 29.

1. PURCHASE PRICE: The purchase price of the property which Purchaser agrees to pay, shall be the sum of THIRTY-NINE THOUSAND DOLLARS (\$39,000.00), which shall be paid in yearly installments of not less than \$2,365.00 each, the first of such installments to be paid on or before the 20th day of October, 1978, and subsequent installments to be paid on or before the same day of each and every year thereafter until the purchase price is paid in full. Each payment shall be accompanied by an interest payment at the rate of SEVEN PERCENT (7%) per annum

OFFICIAL RECORDS
OF DESCRIPTIONS
OF
REAL PROPERTIES

13.02

23 12 29

600

CODE
AREA
NUMBER

TWP RGE SEC 1/4 1/16

PARCEL
NUMBER

TYPE NO
SPEC INT

MAP NUMBER

TAX LOT NUMBER

OLD ACCT. NO. ~~444~~ 413
OLD TAX LOT NO. 1112

FORMERLY PART OF _____

Name and Tax Lot Information	DATE OF ENTRY ON THIS CARD	DEED RECORD		ACRES REMAINING
		VOL	PAGE	
PETERSON, DAROLD & N.R. MUFFETT, WINFIELD E. & ONAE	1-12-77	209- 74- 75-120854 75-111402	307 95331	120.00
EXCEPT Co. RD. # 14 2.52	1-12-77			
EXCEPT Co. RD. # 109 2.38	1-12-77	75-11-	120857	
EXCEPT Co. RD. # 25 1.46	1-12-77	75-3-	111402	
EXCEPT Co. RD. # 198 1.55	1-12-77			
EXCEPT Co. RD. # 537 1.58	1-12-77			111.51
Also: Co Rds # 14, # 109, # 25, # 198 6.91				118.42
Except: Parcel 601 86.10	12-7-77	77-04	5077	32.32
602 4.06	12-7-77	Isolated Parcel		28.26
Co Rd # 14 1.26				27.00
Peterson, Darold & N.R. To Heiligman, George L & Nancy C	12-7-77	77-04	5085	Cont. Muffett To Heiligman
PETERSON, DAROLD & NANCY RUTH To MUFFETT, JOHN E. & MUFFETT, DEAN M.	12-22-82	80-4 89-01	7049 0687	Assign. of cont. Heiligman to Muffett & Dean
Muffett, Winfield E. & Ona F. To MUFFETT, JOHN E. & MUFFETT, DEAN M.	11-14-89	77-04	5085	WD Peterson to Muffett, Sr.
Ref only: GC Heiligman To Muffett & Muffett.	01-16-90	90-01	0473	
Muffett, John E. & Muffett, Dean M.	WD 01-16-90	90:01	0474	
Muffett-Dean M. (undivint);				
Muffett, John E. & Rose M. (undivint)	WD 6-15-06	2006	7561	
Muffett, John E. (undivint);				
Muffett, John E. & Rose M.	WD 8-15-06	2006	7561	Dean Muffett to John & Rose Muffett.

CONTINUE ON NEXT PAGE

23-12-29.601 out of 413.01
23-12-29.603 New 413.03

413.01

84 3 6042

QUITCLAIM DEED

KARON R. MUFFETT, releases and quitclaims to ROBERT M. MUFFETT, all her right, title, and interest, if any, in and to the following described parcel of real property situated in Coos County, State of Oregon, to wit:

That portion of Section 29 of Township 23 South, Range 12 West, lying North and East of Shutters Landing Road and Shutters Creek Road, consisting of approximately 23 acres.

The true and actual consideration for this transfer is Property Settlement Agreement.

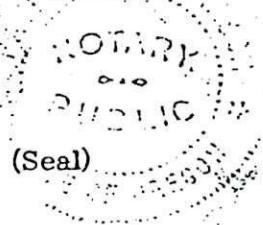
DATED this 7th day of June, 1984.

Karon R. Travelstead
KARON R. TRAVELSTEAD, formerly
Karon R. Muffett

STATE OF OREGON)
) ss.
County of Coos)

Karon R. Travelstead

Personally appeared the above-named ~~KARON R. MUFFETT~~ and acknowledged the foregoing instrument to be her voluntary act and deed. Before me this 7th day of June, 1984.



Patricia K. Quasch
Notary Public for Oregon
My Commission Expires: 11/25/84

TAX STATEMENTS TO BE MAILED TO:

Robert Muffett
3040 Shutters Landing Road
North Bend, OR 97459

T23S R12W WM

Sec 29: NW¹/₄SW²/₄

**SEE
CHANGES**

T23SR12W WM

SEC: 29 SW $\frac{1}{4}$ SW $\frac{1}{4}$ lying North of County Road (Market Road)



X,Y: -13821514, 5394189 Lat, Lon: 43.538, -124.161 USNG: 10T DP 06216 21191

1:13542

The next lawfully created unit of land is 3.36 acres that was tax lot 602 that was excluded from deed document 77-04-05085. This follows the quarter section line.

Tax lot 600 and 800 are one lawfully created unit excluding out tax lot 602.