## Coos

#### 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-2) - 029
Date Received: 429 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: Range: Section: 1/16 Section: Tax lot: 29 600 + 800
Tax Account Number(s): 41300 & 41100 Zone: Select Zone FARM/FOREST
Acreage Prior to Adjustment: 63.8Ac Acreage After the Adjusment 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: Range: Section: 1/16 Section: TaxLot 23S 12W 29 29 602
Tax Account Number(s) 413004110043200 Zone Forest Mixed Use (FMU)
Acreage Prior to Adjustment: 4.06 AC. Acreage After the Adjustment 40.88 AC
C. Surveyor DOUGLAS C. MCMOHAN STUNTZNER ENG. & FORESTRY
Mailing Address P.O. Box 118 Coos Bay, OR. 97420
Phone #: 541-267-2872 Email: amemahane sturtzner. 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: <u>Map Information</u> Or <u>Account Information</u>

Please	check off that all the required documents have been submitted with the nents will result in an incomplete application or denial.	he application. Failt	are to submit
V P	Purpose of the Property Line Adjustment:		
-Est	tablishing lawfully created lots		
d	A before and after vicinity map locating the proposed line adjustme subdivisions, partitions, other units of land and roadways.	nt or elimination in	relocation to adjacen
	A plot plan showing the existing boundary lines of the lots or parcels approximate location for the proposed adjustment line. The plot plant 1. Within Farm and Forest at least within 30 feet of the property be 2. Within Rural Residential at least 10 feet of the property boundary	n needs reflect struc oundaries.	e adjustment and the tures as follows:
	3. Within Controlled Development at least within 20 feet of the bo 4. Within Estuary Zones at least within 10 feet of the boundaries.	oundaries.	
	5. Within Commercial and Industrial within 10 feet of the boundary	ries.	
	If there is no development within distance listed above the plan need required distance.	ds to indicate not de	velopment within the
	A current property report (less than 6 months old) indicating any tax easeemnts, restrictive covenants and rights-of-way, and ownerships <i>This shall be for both properties</i> . At the minimum a deed showing to easements, covenants and ownership will be accepted for both properties holder as part of this process.	of the property. A the current lien hold	ers, reference to
will	Please list all Lien Holders name	s and addresses:	
hart	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 mimimum 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 adjuste	ed boundary line	e:
Is there a sanitation system on the one or both properties, if so, please indica Onsite Septic Sy	Yes	No 1
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 request	quired. Yes	] No 🔽
Will the property line adjustment change the access point?	Yes□	No 🖾
Section 5.0.150 Application Requirements: Applications for development (includes land property boundary) or land use actions shall be filled on forms prescribed by the Count information and evidence necessary to demonstrate compliance with the applicable critical ordinance and be accompanied by the appropriate fee.	y and shall inclu	ude sufficient
It shall be the duty of the Planning Director or his/her authorized representative to enforce County Zoning and Land Development Ordinance pertaining to zoning, land use, the coor enlargement of any structure and land divisions including the relocation of boundary under the jurisdiction of this Ordinance. Therefore, if any violations of the ordinance are application will not be processed unless other resolutions are possible.	onstruction, erec	ction, location oos County
Acknowledgment Statement: I hereby declare that I am the legal owner of record of the legal owner of record and I am authorized to obtain land use approvals. The and submittal information provided are true and correct to the best of my knowled that any authorization for land use approval may be revoked if it is determined the false statements, misrepresentation or in error.	e statements verse and belie	within this forr f. I understand
Property Owner S TO Hoth		
your a may as		



#### **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 .202)
I, John E. Muffett
(Print Owners Name as on Deed)
as owner/owners of the property described as Township 23 S, Range 12 W,
Section 29, Tax Lot 600, 602 \ 800 Deed Reference 2006 7561 \ 2021 - 07/67
hereby grant permission to Douglus C. Mc Muham/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  Solu E. Wuffett

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 Jed day of June, 2006.

Dean M. Muffett

STATE OF	DREGON	)
_	_	) ss
County of _	Cos	)
June	2	, 2006

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



Notery Public for Oregon
My Commission Expires: 6-4-0?

#### 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:

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

- 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.
- 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.
- 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.
- 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.

After recording, return to:

Lawrence F. Finneran PO Box 359 Coos Bay, Oregon 97420 Coos County, Oregon \$96.00 2021-07167 06/23/2021 11:31 AM Pgs=3



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 22 nd day of June, 2021.

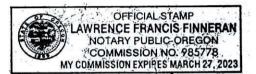
John E. Muffett

Rose M. Muffett

PAGE 1 - BARGAIN AND SALE DEED

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

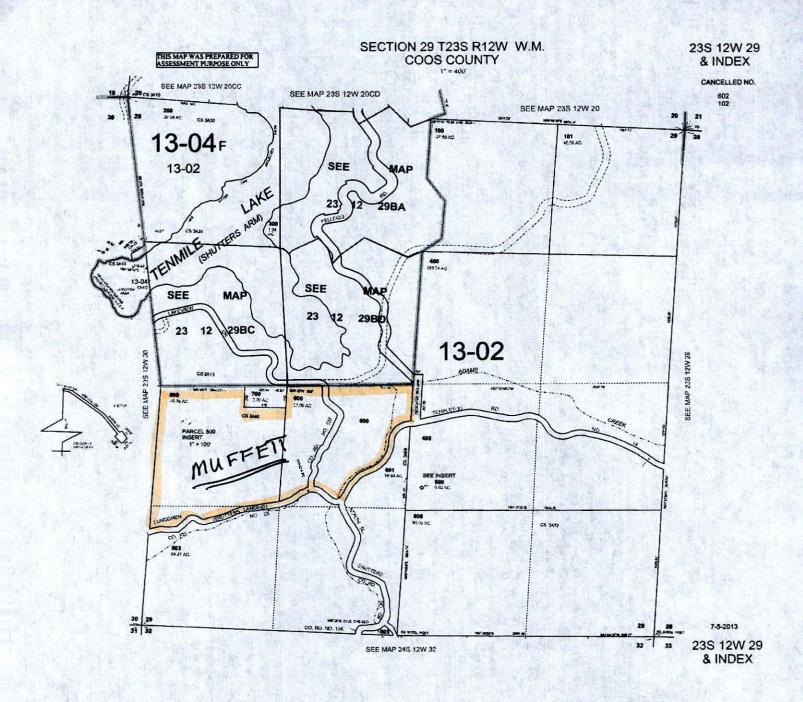
Personally appeared before me the above named Rose M. Muffett who acknowledged the foregoing instrument as her voluntary act and deed.

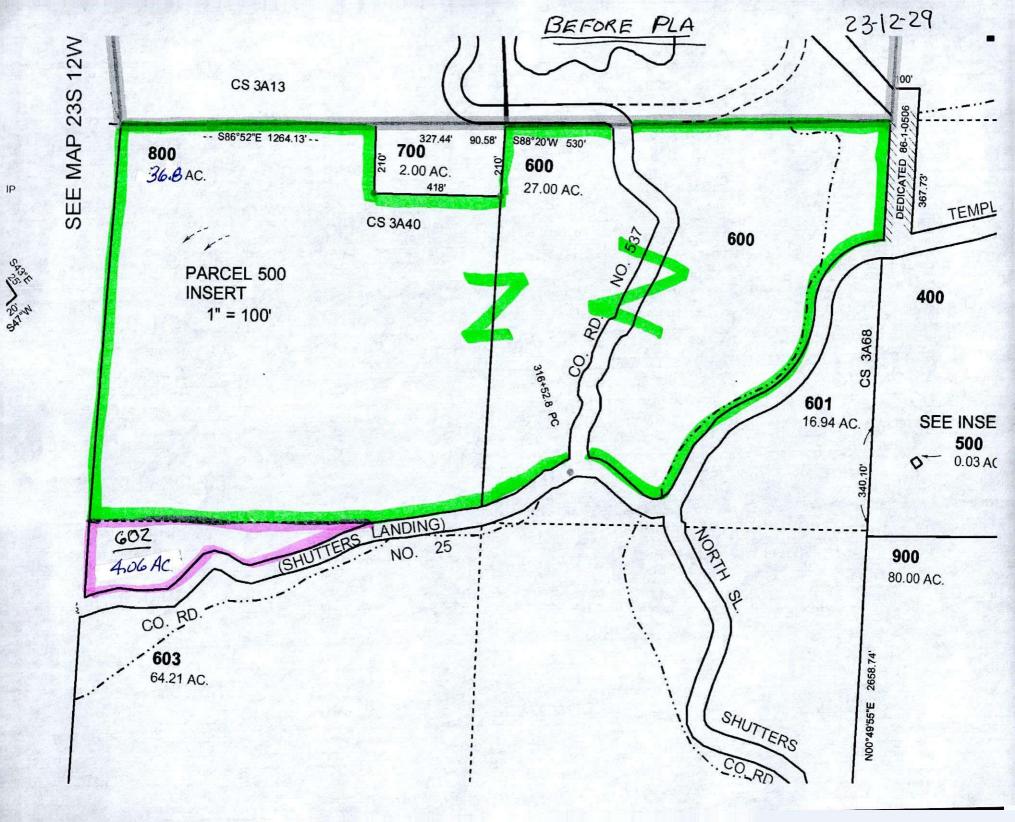
DEFICIAL STAMP
LAWRENCE FRANCIS FINNERAN
NOTARY PUBLIC OREGON
COMMISSION NO. 985778
MY COMMISSION EXPIRES MARCH 27, 2023

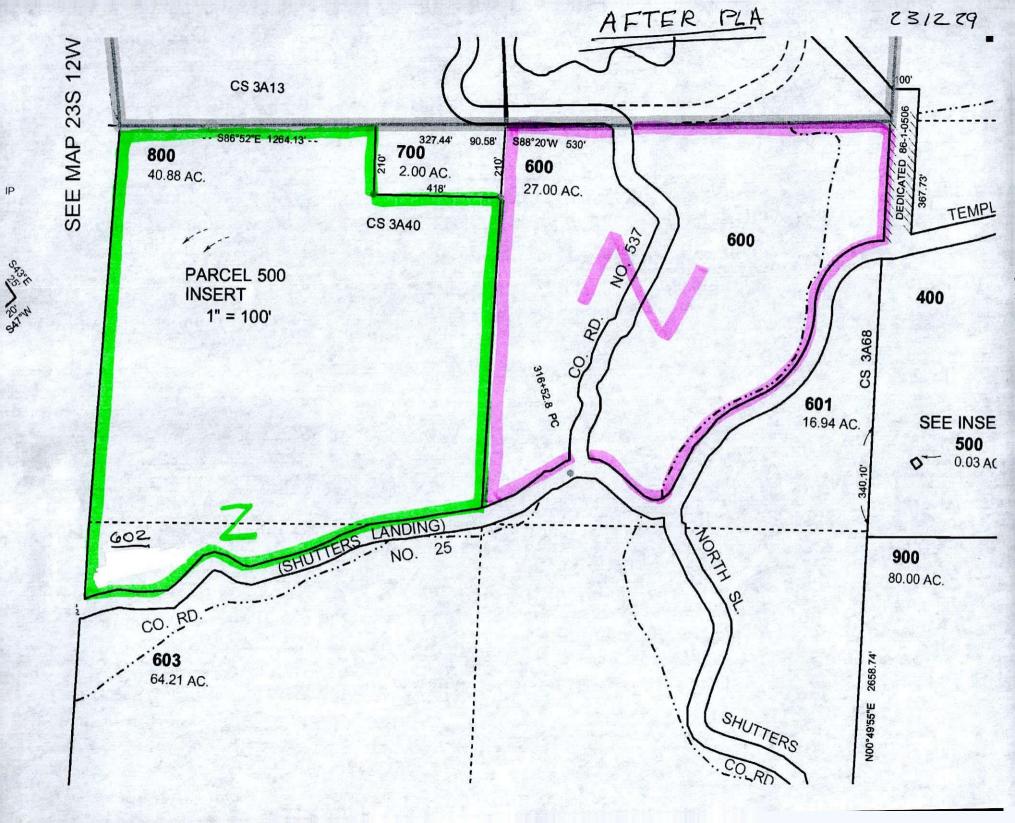
Notary Public - State of Oregon

#### **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.







In consideration of Ten ney/100 drope in the plant by Adeline Shutler, site of grantor and ARTHUR H. Shutler of the plant by Adeline Shutler, site of grantor and ARTHUR H. Shutler drope in the plant of the said grantee beirs and assigns, all the logic ing real property, with the tenements, hereditaments and apputenances, situated in the County of the Occopy of the Arthur of Saction St.		V BV THESE DO	60888	VOL 209 PAGE 30	
in consideration of.  Ten ne/100  Adeline Shutter, wife of grantor and ARTFUR Hi Shut to him paid by Adeline Shutter, wife of grantor and ARTFUR Hi Shut do hereby grant, bargain, sell and convey unto the said grantee heirs and assign, all the low ing real property, with the tenements, hereditaments and appurenances, situated in the County Oregon, and State of Oregon, bounded and described as follows, to with n Benson Blooks in Peterson's Landing, Goos County, Oregon, as per plat or suit all anding now on file and of record in the office of the vounty vierk of Loop Oregon, where Quarter of Section 23; Bust half of the bouthwest Quarter of Section 30; at Quarter of the Hortheast Quarter of Section 81; all in Tounship 25 South, 2 Resk of Willamette worlding, Goos County, Oregon. Saving and excepting from we the following described parcel of land, to—alt:  Of the Aorthwest Quarter of the Southwest Quarter of Section 29, Tounship 25 Range 12 West, run South 210 feet, thence west 41s feet, thence worth 210 feet, bact-412 feet to the place of begin ing, containing two acres more or issue. Newling and intending to convey a certain water right described in a deed free C. and these Liggett to John Shutter, dated June 22,1913 and recorded July 25,1913, 485 in Book 85 Records of Deeds of Coos County, Pregon.  To Have and to Hold the above described and granted premises unto the said grantee 2, their heirs and assigns forever.  And the formion 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 whomeover.  Witness my hand and seal, this 25rd day of April 1948  Lower County of Coos and County and State, personally appeared the within name and Andrea Guetas Shutter.  Fig. 11s. known to me to be the identical individual described in and who executed the wi					
do hereby grant, bargain, sell and convey unto the said grantee heirs and assigns, all the looking real property, with the tenements, hereditaments and appurtenances, situated in the County Coos Coos Coos of Oregon, bunded and described as follows, to with the behavior of the Coos	in consideration of	Ten	nc/100		Dottars.
do hereby grant, bargain, sell and convey unto the said grantec. heirs and assigns, all the lobby ing real property, with the tenements, hereditaments and appurtenances, situated in the County Coops, with the tenements, hereditaments and appurtenances, situated in the County Coops, and State of Oregon, bounded and described as follows, to with als Landing now on file and of record in the office of the County Vierk of Loos Oregon, uthwest Quarter of Section 23; st Quarter of the Northeast Quarter of Section 33; st Quarter of the Northeast Quarter of Section 31; all in Township 25 South, 2 West of Williamette "cridian, toon County, Oregon. Saving and excepting from we the following described parcel of land, to-wit:  of the Aorthwest Quarter of the Southwest Quarter of Section 21, Township 25 Range 12 West, run South 210 Feet, thence West 415 Toct, thence Sorth 210 Feet, beat 418 Feet to the place of begin ing, containing two acres more or less, have ying and intending to convey a certain mater right described in a deed from the Land Liggett to John Shutter, dated June 22,1913 and recorded July 25,1913, 485 in Book 65 Records of Deeds of Coos County, Tregon.  To Have and to Hold the above described and granted premises unto the said grantee 2, their heirs and assigns forever.  And the grantor dose coverant that he is lawfully seized in fee simple of the above granted premises, and every part and parcel thereof, against the lawful claims and defand the above granted premises, and every part and parcel thereof, against the lawful claims and demanted of all persons whomsoever.  Witness my hand and seel this 23rd day of April 1943.  STATE OF OREGON,  State Of Oregon and the demanded and forest the said from the within named Acres Guetaf Shutter.  Witness my hand acknowledged on that he executed the same treely and voluntarily.  IN TESTIMONY WHEREOF, I have becaute set up hand and seal the degrand year last days written.  Notary Public for Oregon.  My Commission Expires  Notary Public for Oregon.	to him paid by .	Adeline	Shutter, wife o	f grantor and ARTHUR	H. SHUTT
n's Landing now on file and of record in the office of the County Vierk of Loos Oreson.  uthwest Quarter of Section 23; East half of the Southeast Quarter of Section 30; st Quarter of the Northeast Quarter of Section 31; all in Township 23 South; 22 West of Willamette Teridian, Good County, Oregon.  Saving and excepting from ve the following described parcel of Isan, to-wit:  Beginning at the Northeast of the Northwest Quarter of the Southwest Quarter of Section 23, Township 23 Sange 12 West, run South 210 Feet, thence Woot 418 feet to the place of begin ing, containing two acres more or levs.  Aveying and intending to convey a certain mater right described in a deed from tweying and intending to convey a certain mater right described in a deed from tweying and intending to convey a certain mater right described in a deed from tweying and intending to Convey a certain mater right described in a deed from tweying and intending to Convey a certain mater right described in a deed from tweying and intending to Convey a certain mater right described in a deed from the said from the	do hereby grant, bar ing real property, with	rgain, sell and con the tenements, h	vey unto the said gra ereditaments and ap	antee, heirs and assigns, ai opurtenances, situated in the	If the follow
uthwest Quarter of Section 23; beat half of the Southeast Quarter of Section 33; at Quarter of the Northeast Quarter of Section 31; all in Township 28 South, 2 West of Willamette "cridien, Good County, Oregon. Saving and excepting from ve the following described parcel of Land, to-wit:  Beginning at the Northeast Outer of the Southwest Quarter of Section 29, Township 28 Seatin, 22 West, run South 210 Feet, thence Woot 416 Feet, thence North 210 Feet, bast 418 feet to the place of begin ing, containing two acres more or less.  Nevying and intending to convey a certain mater right described in a dued from C. and Land Liggett to John Shutter, dated June 22,1913 and recorded July 25,1913, 485 in Book 65 Accords of Deeds of Coop County, Oregon.  To Have and to Hold the above described and granted premises unto the said grantee 5, their heirs and assigns forever.  And the granter 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 25rd day of April 1943  STATE OF OREGON, (SEAL)  STATE OF OREGON, (SEAL)  STATE OF OREGON, (SEAL)  County of Coop his known to me to be the identical individual described in and who executed the within named Andrew Guetaf Shutter  Notary Public for Oregon.	on's Landing now on fi				
Segming at the Northwest Ouarter of the Southwest Quarter of Section 29, Township 23 Range 12 West, run South 210 feet, thence west 416 feet, thence sorth 210 feet, bast 418 feet to the place of begin ing, containing two screemore or less.  Newling and intending to convey a certain water right described in a deed from C. and Emma Liggett to John Shutter, dated June 22,1913 and recorded July 25,1918, 485 in Book 66 Records of Deeds of Coop County, Pregon.  To Have and to Hold the above described and granted premises unto the said grantee 2, their 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 25td day of April 1945.  STATE OF OREGON,  SS. County of Coop Good School County and State, personally appeared the within named Andrew Guetaf Shutter.  Significant for Oregon.  My Commission Expires  Notary Public for Oregon.  My Commission Expires  Notary Public for Oregon.  My Commission Expires	outhwest Quarter of Se est Quarter of the Nor 2 West of Willamette	rtheast Quarte: Meridian, Cook	r of Section 31; s County,Oregon.	all in Township 23 So Saving and excepti	utin,
and Fraza Liggett to John Shutter, dated June 22,1913 and recorded July 25,1913, 453 in Book 65 Records of Deeds of Coos County, regon.  To Have and to Hold the above described and granted premises unto the said grantee 2, their 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 by hand and seal this 23rd day of April 1943  STATE OF OREGON,  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 Gustef Shutter  plo his known to me to be the identical individual. described in and who executed the within the executed the same treely and voluntarily.  IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day-and year last above written.  Notary Public for Oregon.  My Commission Expires  Notary Public for Oregon.	of the Worthwest Qua Range 12 West, run So	irter of the South 210 feet,	outhwest Quarter thence West 415	Beginning at the Worth of Section 29, Townsh feet, thence Worth 21	ip 23 O feet.
To Have and to Hold the above described and granted premises unto the said grantec S , their heirs and assigns forever.  And the granter 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 hpril 1943  County of Coos On this 23rd day of hpril 1945  before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Andrew Gustaf Shutler  pilo his known to me to be the identical individual described in and who executed the within institutent, and acknowledged to me that he executed the same treely and voluntarily.  IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.  Notary Public for Oregon.  My Commission Expires  Notary Public for Oregon.  Notary Public for Oregon.	and Emma Liggett to	John Shutter,	dated June 22,1	913 and recorded July	d from U.C 25,1913,
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 whomseever.  Witness my hand and seal this 23rd day of April 1948  STATE OF OREGON,  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 Shutler  within named Andrew Gustaf Shutler  This known to me to be the identical individual described in and who executed the within indifferent, and acknowledged to me that he executed the same treely and voluntarily.  IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written  Notary Public for Oregon.  My Commission Expires  Notary Public for Oregon.  My Commission Expires					
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 whomseever.  Witness my hand and seal this 23rd day of April 1948  STATE OF OREGON,  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 Shutler  within named Andrew Gustaf Shutler  This known to me to be the identical individual described in and who executed the within indifferent, and acknowledged to me that he executed the same treely and voluntarily.  IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written  Notary Public for Oregon.  My Commission Expires  Notary Public for Oregon.  My Commission Expires					
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  STATE OF OREGON, (SEAL)  SS. On this 23rd day of April 1,1948  County of Goes On this 23rd day of April 1,1948  before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Andrew Guetef Shutter.  Andrew Guetef Shutter  IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written  Notary Public for Oregon.  My Commission Expires  Notary Public for Oregon.  My Commission Expires	To Have and to He	old the above desc	ribed and granted pro	emises unto the said grantce.S	, their
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 by hand and seal this 23rd day of April 1948  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  This known to me to be the identical individual described in and who executed the within institutent, and acknowledged to me that he executed the same treely and voluntarily.  IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.  Notary Public for Oregon.  My Commission Expires	And the grantor				
defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.  Witness by hand and seal this 23rd day of April 1948  STATE OF OREGON,  County of Coss 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 Gustef Shutter  This known to me to be the identical individual described in and who executed the within inciffurent, 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.  Notary Public for Oregon.  My Commission Expires  Notary Public for Oregon.  My Commission Expires	granted premises tree from	n all incumbrances	,		
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74 1- 95331

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

#### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ADELINE 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 North 418 feet; thence North 210 feet; the 418 feet to the point of beginning.

PARCEL II: yest quarter of the Southwest quarter of said Section 29; thence South 210 feet; thence West 418 feet; thence North 210 feet; thence East

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

County of Coos

// day of January, 1974, personally day of January, 1974, personally appeared the above named ADELINE SHUTTER, and acknowledged the foregoing, instrument to be her voluntary act and deed.

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#### MEMORANDUM OF CONTRACT

Doc 03

KNOW ALL MEN BY THESE PRESENTS that on the // 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 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.

+ 1000f Section 3

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do here	eby grant, bargain, sell	and convey unto the said grantees, heirs and assign	s, all the follow-
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C	oos	and State of Oregon, bounded and described as	follows, to-wit:
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Winfield F. and Ona F. Muffett Route 3 Box 87 Reedsport, Oregon 97467

Route 3 Box 87
Reedsport, Oregon 97467

#### REAL ESTATE CONTRACT

THIS AGREEMENT, Made this 57 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".

#### WITNESSETH:

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 TANDARY 1977. Purchaser shall pay the interest accruing between TANDARY 1977, and October 20, 1977, to Seller on or before October 20, 1977.
- 2. <u>POSSESSION:</u> Purchaser shall be entitled to possession of the premises as of <u>January</u>, 1977.

JOHN E. MUFFETT and DEAN M. MUFFETT	Deed # S
	his heirs, successors and
	in and to that certain contract for the sale of real estate dated
March 5 , 19.77 , between WI	INFIELD F. MUFFETT and ONA F. MUFFETT, husband and wi
as seller andGEORGE LHEILIGMAN and NAM	NCY C. HEILIGMAN, husband and wife
gon, in bookat pagethereof774-05085(indicate which), (together with all of the right, title and interest of the signed hereby expressly covenants with and warrand the vendee's interest in the real estate described.	Miscellaneous* Records of COOS County, Ore- f, or as file number reel number (reference to said recorded contract hereby being expressly made), the undersigned in and to the real estate described therein; the undernate to the assignee above named that the undersigned is the owner in said contract of sale and that the unpaid balance of the purchase
	with interest paid thereon to January 1, 19.80; ne terms of said contract, the undersigned directs that conveyance der of said assignee.
The true and actual consideration paid for ti	his transfer, stated in terms of dollars, is \$ 39,000.00
OHowever, the actual consideration consists of or in consideration (indicate which).	acludes other property or value given or promised which is the whole
mean and include the plural, the masculine shall	ood that if the context so requires, the singular shall be taken to include the feminine and the neuter and that generally all grambled to make the provisions hereof apply equally to one or more
corporation, it has caused its corporate name to cers duly authorized thereunto by order of its boar	M 60/1 9/16/1-
DATED: October 15 , 19 80	GEORGE L. MEILIGMAN
(If executed by a corporation, affix corporate seal.)	NANCY C. HEILIGMAN
STATE OF OREGON,	STATE OF OREGON, County of
County of COOS SS SS October 15 19 80	Personally appearedand
Personally appeared the above named	each for himself and not one for the other, did say that the former is the
George Wilder Wancy C. Hellighat	president and that the latter is the
ment to be their voluntary act and deed,	and that the seal allixed 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:
Notery Public for Oregon  O My commission expires: 9/23/83	Notary Public for Oregon SEAL)  My commission expires:
Strike whichoven word not applicable. NOTE—the sentence between the record, it should be recorded, preferably in the Deed Records.	symbols (1), if not applicable, should be deleted. See ORS 93.030, if the contract is not already of
George L. and Nancy C. Heiligman	7252
GRANTOR'S NAME AND ADDRESS	
John E. and Dean M. Muffett	A SE
3636 Shutters Landing Rd.	T F B F F F F F F F F F F F F F F F F F
North Bend, Oregon 97459	The Day of the Part of the Par
MOUNTAIN TITLE CO. 5005	-B =
3020 N. Broadway	

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".

#### WITNESSETH:

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

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COUNTY FORM - 303-049 (5-77)	
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#### 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, formerly Karon R. Muffett

County of Coos

Karon R. Travelstead

Personally appeared the above-named KARON AXXIVERIT and acknowledged

the foregoing instrument to be her voluntary act and deed. Before me this 7th day

of A June 1984.

(Seal)

STATE OF OREGON

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

#### OFFICIAL RECORDS OF DESCRIPTIONS 13-02 1400 23 12 30 SEC 1/4 1/16 OF TWP RGE CODE PARCEL TYPE NO AREA MAP NUMBER NUMBER SPEC INT REAL PROPERTIES NUMBER TAX LOT NUMBER OLD ACCT. NO. \_\_ 432.01 OLD TAX LOT NO. 16-1 FORMERLY PART OF DEED RECORD DATE OF ENTRY ACRES .. Name and Tax Lot Information ON THIS CARD VOL PAGE REMAINING Peterson, Darol & N.R. 2 Muffett, Robert M& Karon R 77 11-29-77 045077 24.88 Exc: Co Rd # 25 Peterson, David + N. R. 23.7/ 6-28-84 CC# 80-2050 Rnc# & MUFFETT Robert M. + MUFFETT, Karen P. PETERSON, DARDLD & NANCY RUTH, 84-146 4913 Estoppel ands To muffel w. to. 90 MUFFETT, WINFIELD F. + ONA F. 11-25-85 85-5 5107 was Aterson & Muffett Winfield F. + ONA F. 11-14-89 89-11 0687 muffett wto. RNC 1 00 202 MUFFETT, ONA F. 11-14-00 DEATH CERTIFICATE OF REF ONLY! WINFIELD F. MUFFETT 4-11-03 2003- 4778 MUFFETT, ROBERT M. Muffett, Robert M. 2003- 4780 4-11-03 WD -12-09 2008 /2714 CONTRACT PAYOFF 2008-12714 1-12-09 to muffelt, Jaremy LT MUFFETT, JEREMY WD 3-28-18 2018 2784 150-303-049 (5-77)

of

OFFICIAL RECORDS OF DESCRIPTIONS OF		1302	23	12	29			601					
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PETERSON, DAROLD & NANCY RUTA 3.36 80-4 2049 150-303-049 (5-77)

T23S R12W WM





# CHANGES

#### T23SR12W WM

SEC: 29 SW\2SW\2 lying North of County Road ( Market Road )

Revised Taxlot Book Page as of October 11, 2016

Page number:

of

OFFICIAL RECORDS	1302	23	12	29			600		
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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.