



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 - 030

Date Received: 7/6/21 Receipt #: 220299 Received by: A. Dibble

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) Dino & Patricia Zigler Trust

Mailing address: 92668 Hall Creek Lane, Myrtle Point, OR 97458

Phone: 541-270-2728

Email:

Township: 29S Range: 13W Section: 11 1/4 Section: Select 1/16 Section: Select Tax lot: 00700

Tax Account Number(s): 1182600 Zone: Select Zone Exclusive Farm Use (EFU)

Acreage Prior to Adjustment: 12.87 Acreage After the Adjustment 13.87

B. Land Owner(s) Lone Rock Timber Investment MDB-Land Co.

Mailing address: P.O. Box 1127, Roseburg, OR 97470

Phone: (541) 270-2728

Email: ziglerdt@gmail.com

Township: 29S Range: 13W Section: 11 1/4 Section: Select 1/16 Section: Select Tax lot: 00800

Tax Account Number(s) 1182601 Zone Forest (F)

Acreage Prior to Adjustment: 75.31 Acreage After the Adjustment 74.31

C. Surveyor Troy Rambo

Mailing Address P.O. Box 809, North Bend, OR 97459

Phone #: 541-751-8900

Email: mandrllc@frontier.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:

Landowner "A" would like to acquire the subject property for a buffer for their existing home.

- 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.

Please list all Lien Holders names and addresses:

Property 1: No Lien Holder

Property 2: *No Liens*

Please answer the following:

- | | | |
|--|------------------------------|--|
| Will the adjustment create an additional Unit of land? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Does property 1 currently meet the minimum parcel/lot size ? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Does property 2 currently meet the mimimum parcel/lot size? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

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:

78 feet

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

* Lisa L Zigler Trustee Zigler Family Trust
* Patricia Zigler, Trustee Zigler Family Trust
* Job B. Olson General Manager, Lone Rock Mgt Group, LLC

WHEN RECORDED RETURN TO:
Whitty, McDaniel, Bodkin & Combs, LLP
P.O. Box 1120
Coos Bay, OR 97420

GRANTORS' NAMES:
Dino L. Zigler and Patricia Linn Zigler

GRANTEES' NAMES:
Dino L. Zigler and Patricia L. Zigler, Trustees of the
Dino and Patricia Zigler Trust

MAIL TAX STATEMENTS TO:
Dino L. Zigler and Patricia L. Zigler, Trustees of the
Dino and Patricia Zigler Trust
92668 Hall Creek Lane
Myrtle Point, Oregon 97458

No consideration is being given for this deed; the same is executed to transfer the property described herein to a revocable living trust.

COOS COUNTY, OREGON **2014-05586**

\$56.00

07/21/2014 01:26:19 PM

Pgs=3



00010587201400055860030031

Terri L. Turi, Coos County Clerk

WARRANTY DEED

Dino L. Zigler and Patricia Linn Zigler, husband and wife, Grantors, convey and warrant to Dino L. Zigler and Patricia L. Zigler, Trustees of the Dino and Patricia Zigler Trust, under agreement dated July 17, 2014, Grantees, with power of sale, the following described real property, free of encumbrances except as specifically set forth herein:

Real property comprising approximately 17.8 acres that is described in deed to Grantors from Elizabeth Anne Tomlinson, Trustee of the Tomlinson Family Trust, dated October 20, 2010, and recorded in Coos County, Oregon, as Instrument #2010-9541.

Said real property is also described as:

Beginning at the center of said Section 11 thence East 950 feet; thence North 323 feet to a fir stump 60 inches in diameter; thence West 950 feet to the Quarter Section line; thence South 323 feet to the place of beginning.

SAVE AND EXCEPT any portion lying or being within the public roadway.

ALSO: Beginning at the Center Quarter corner of said Section 11 thence South along the Quarter Section line 355 feet to the center of Halls Creek; thence Easterly along the thread of the stream 668 feet; thence N18°45'W 304 feet along a fence line to a fence corner; thence North along the East side of a driveway 78 feet to the South line of the County Road; thence Southwesterly 156 feet along said right of way line to the East-West

Quarter line; thence West along the said Quarter line 433 feet to the point of beginning.

SAVE AND EXCEPT any portion lying or being within the public roadway.

ALSO: That part of the E1/2 of the NE1/4 of the SW1/4 of said Section 11 lying North of the following described line: Beginning at a point on the East line of the said E1/2 of the NE1/4 of the SW1/4 of said Section 11 422.9 feet South of the northeast corner thereof; thence S85°26'W 200.56 feet; thence N72°23'W 100.73 feet; thence S68°15'W 40.10 feet; thence S21°32'W 156.55; thence S18°18'48"W 65.00 feet; thence S56°44'05"W 91.81 feet; thence N57°06'23"W 130.31 feet, more or less, to the West line of the said E1/2 of the NE1/4 of the SW1/4.

SAVE AND EXCEPT: Beginning at a 2 ½" iron pipe on the East-West centerline of said Section 11 from which the Center 1/4 corner of said Section 11 bears N88°53'10"E a distance 598.07 feet thence N88°53'10"E a distance of 64.93 feet to a point on the Westerly boundary of Hall Creek Lane from which a 5/8" rebar bears N88°53'10"E 5.00 feet; thence S4°45'36"E along said boundary a distance of 121.96 feet to a point; thence along a 152.00 ft. radius curve left through a central angle of 46°24'28" an arc distance of 123.12 feet to a point from which a 5/8" rebar bears N29°45'33" E a distance of 8.16 feet; thence S29°45'33"W a distance of 407.15 feet to a 5/8" rebar; thence N. 0°50'14"E a distance of 621.95 feet, more or less, to the point of beginning. Said parcel contains 0.61 acres, more or less.

ALSO SAVE AND EXCEPT any portion lying or being within the public roadway.

Coos County Assessor's Tax Account #1182600 and #1182603.


The liability and obligations of the Grantors to the Grantees and Grantees' successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantors under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature and amount of such liability or obligations.

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.

Dated: July 17, 2014.


Dino L. Zigler


Patricia Linn Zigler

STATE OF OREGON)
County of Coos) ss.

This instrument was acknowledged before me on July 17, 2014, by Dino L. Zigler and Patricia Linn Zigler.


Notary Public for Oregon



RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference - Escrow No. RB0706089 (COOS)
Title Order No. 0706089

004089
**AFTER RECORDING
RETURN TO
Ticor Title Company
300 West Anderson Ave. - Box 1075
Coos Bay, OR 97420-0233**

Please print or type information.

- 1. **AFTER RECORDING RETURN TO -**
Required by ORS 205.180(4) & 205.238:

Name: **AmeriTitle**
Address: **1495 NW Garden Valley Blvd**
City, ST Zip: **Roseburg, OR 97471**

- 2. **TITLE(S) OF THE TRANSACTION(S) -** Required by ORS 205.234(1)(a)
Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:
Document Title(s): Statutory Warranty Deed

- 3. **DIRECT PARTY / GRANTOR Names and Addresses -** Required by ORS 205.234(1)(b)
Seller Name & Address: **Lone Rock Timberland Co., a Washington corporation, 2323 Old Highway
99S P.O. Box 1127, Roseburg, OR 97470**

- 4. **INDIRECT PARTY / GRANTEE Names and Addresses -** Required by ORS 205.234(1)(b)
Buyer Name & Address: **Lone Rock Timber Investments MDB-LandCo, Limited Partnership, a
Delaware Limited Partnership, 2323 Old Hwy 99 S PO Box 1127, Roseburg,
OR 97470**

- 5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:
**UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE
FOLLOWING ADDRESS:**

Name: **Lone Rock Timber Investments MDB-
LandCo, Limited Partnership, a Delaware
Limited Partnership**
Address: **2323 Old Hwy 99 S PO Box 1127**
City, ST Zip: **Roseburg, OR 97470**

- 6. **TRUE AND ACTUAL CONSIDERATION -** Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$7,154,178.00



After recording return to:
Lone Rock Timber Investments MDB-LandCo,
Limited Partnership, a Delaware Limited
Partnership
2323 Old Hwy 99 S PO Box 1127
Roseburg, OR 97470

Until a change is requested all tax statements
shall be sent to the following address:
Lone Rock Timber Investments MDB-LandCo,
Limited Partnership, a Delaware Limited
Partnership
2323 Old Hwy 99 S PO Box 1127
Roseburg, OR 97470

Escrow No. RB0706089
Title No. 0706089
SWD r.042611

STATUTORY WARRANTY DEED

Lone Rock Timberland Co., a Washington corporation,

Grantor(s), hereby convey and warrant to

Lone Rock Timber Investments MDB-LandCo, Limited Partnership, a Delaware Limited Partnership,

Grantee(s), the following described real property in the County of COOS and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is \$7,154,178.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

SEE EXHIBIT B WHICH IS MADE A PART HEREOF BY THIS REFERENCE



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

Dated this 25th day of January, 2012

~1,D1:SECTION~
Lone Rock Timberland Co., a Washington corporation

~11,D2:SECTION~

~11:ENDSECTION~

BY: [Signature]
Toby A. Luther, President

~1:ENDSECTION~

~2,DJ:SECTION, NOTARY~
State of Oregon
County of MULTNOMAH

This instrument was acknowledged before me on January 25, 2012 by Toby A. Luther as President of Lone Rock Timberland Co., a Washington corporation.

[Signature]
(Notary Public for Oregon)

My commission expires April 19, 2015

~2:ENDSECTION, NOTARY~



PARCEL 15: T29-13-01 Tax Lot 00600; PARCEL 16: T29-13-01 Tax Lot 00800; PARCEL 17: T29-13-02 Tax Lot 01900; PARCEL 18: T29-13-11 Tax Lot 00800 and PARCEL 19: T29-13-12 Tax Lot 00200 - FOUR D:

The West 1/2 of the SW 1/4 of the SW 1/4 of Section 1, Township 29 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

The SE 1/4 of SW 1/4 of Section 1, Township 29 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT ANY PORTION lying or being within the public roadway.

The SE 1/4 of the SE 1/4 of Section 2, Township 29 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

ALSO: Any property conveyed by Albert T. Lillie and Cindy L. Lillie to Lone Rock Timber Co. by Boundary Line Agreement and Bargain and Sale Deed recorded May 27, 1997 bearing Microfilm Reel No. 97-05-1094, Records Coos County, Oregon.

SAVE AND EXCEPT Any property conveyed by Lone Rock Timber Co. by Boundary Line Agreement and Bargain and Sale Deed recorded May 27, 1997 bearing Microfilm Reel No. 97-05-1094, Records Coos County, Oregon.

The North 1/2 of the SE 1/4 of Section 11, Township 29 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT the following: Beginning at the center quarter corner of said Section 11; thence South along the quarter Section line 355 feet to the center of Halls Creek; thence Easterly along the thread of the stream 668 feet; thence North 18° 45' West 304 feet along a fence line to a fence corner; thence North along the East side of a driveway 78 feet to the South line of the County road; thence Southwesterly 156 feet along said right of way line to the East-West quarter line; thence West along said Quarter line 433 feet to the point of beginning.

The North 1/2 of the NW 1/4, the SE 1/4 of the NW 1/4 and the North 1/2 of the SW 1/4 of Section 12, Township 29 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

TOGETHER WITH AN easement for Parcels set forth for right of way, as set forth in Deed recorded November 10, 1979 bearing Microfilm Reel No. 79-6-4524, Records Coos County, Oregon and also disclosed in instrument recorded February 8, 1980 bearing Microfilm Reel No. 80-1-0434, Records Coos County, Oregon and disclosed in Deed recorded March 30, 1984 bearing Microfilm Reel No. 84-2-2236, Records Coos County, Oregon and together with easement as set forth in Easement Agreement recorded May 16, 1996 bearing Microfilm Reel No. 96-05-0699, Records Coos County, Oregon.

PARCEL 20: T28-13-32 Tax Lot 00201 AND PARCEL 21: T28-13-32 Tax Lot 00202 - PLUM:

The NW 1/4 of Section 32, Township 28 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

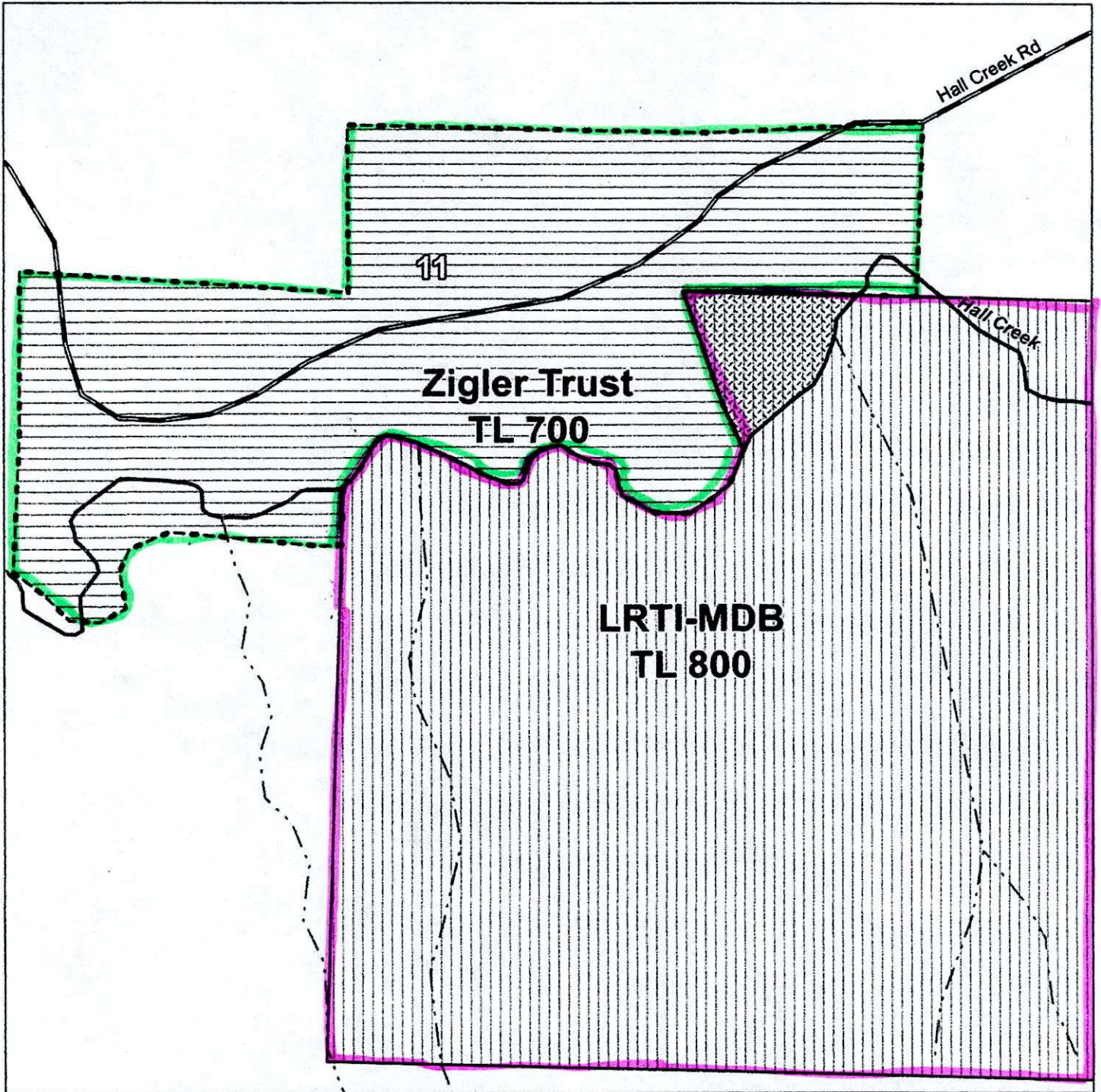
SAVE AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL: Beginning at a 5/8 inch x 36 inch iron rod on the Northerly right of way of the Lampa-Myrtle Point Road No. 4 and the East-West center line of Section 32, from the quarter corner between Sections 31 and 32, Township 28 South,





EXHIBIT A

Portion of NWSE of Section 11 of T29S R13W W.M.



printed 5/06/2021 MD



-  Sale Parcel - Approximately 1 acre m/l
-  Zigler Trust Property
-  LRTI-MDB Property
-  Hall Creek

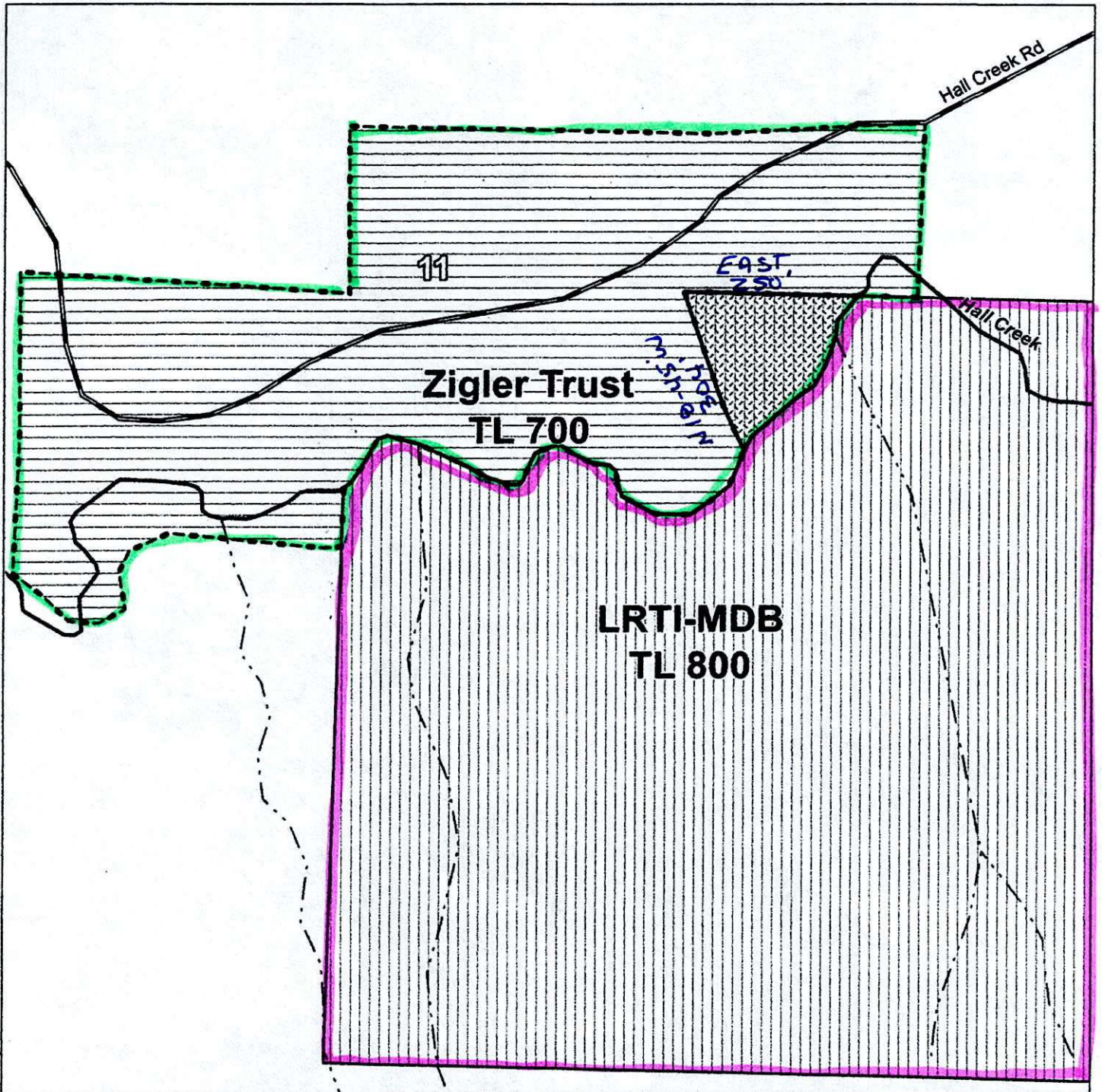
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BEFORE ADJUSTMENT


EXHIBIT A


Portion of NWSE of Section 11 of T29S R13W W.M.

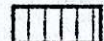
printed 5/06/2021 MD



 Sale Parcel -
Approximately 1 acre m/l

 Hall Creek

 Zigler Trust Property

 LRTI-MDB Property

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AFTER ADJUSTMENT