



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-21-041

Date Received: 10/8/21 Receipt #: 228637 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) PAUL & DEBORAH RETHWISH

Mailing address: 96283 SUN LAKE LANE LAKESIDE OR 97449

Phone: 541-450-1839 Email: marathon_97527@msn.com

Township: 23S Range: 12W Section: 10 ¼ Section: B 1/16 Section: D Tax lot: 2000

Tax Account Number(s): 7505702 Zone: Select Zone Rural Residential-2 (RR-2)

Acreage Prior to Adjustment: 1.45 Acreage After the Adjustment 2.28

B. Land Owner(s) PAUL & DEBORAH RETHWISH

Mailing address: 96283 SUN LAKE LANE

Phone: 541-450-1839 Email: marathon_97527@msn.com

Township: 23S Range: 12W Section: 10 ¼ Section: B 1/16 Section: D Tax lot: 2100

Tax Account Number(s) 7505800 Zone Rural Residential-2 (RR-2)

Acreage Prior to Adjustment: 2.62 Acreage After the Adjustment 1.79

C. Surveyor Estabrook Land Surveying Inc.

Mailing Address 130 Hill Top Drive, Lakeside OR 97449

Phone #: 541-404-3425 Email: estabrooklandsurveying@yahoo.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:

Our intentions are to sell lot number 2100 in order to satisfy the mortgage on lots 1800, 2000 and 2100. Health issues force an early retirement. Lot 2000 will become more in line with RR2 and lot 2100 will be less in line. However lot 2100 will end up with a very large building spot with a beautiful view of the lake. septic and well study done and power close this should be a very easy lot to sell.

- 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 proper 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: First Community Credit Union
200 North Adams Street, Coquille Or 97449

Property 2: First Community Credit Union
200 North Adams Street, Coquille Or 97449

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:

125'

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.

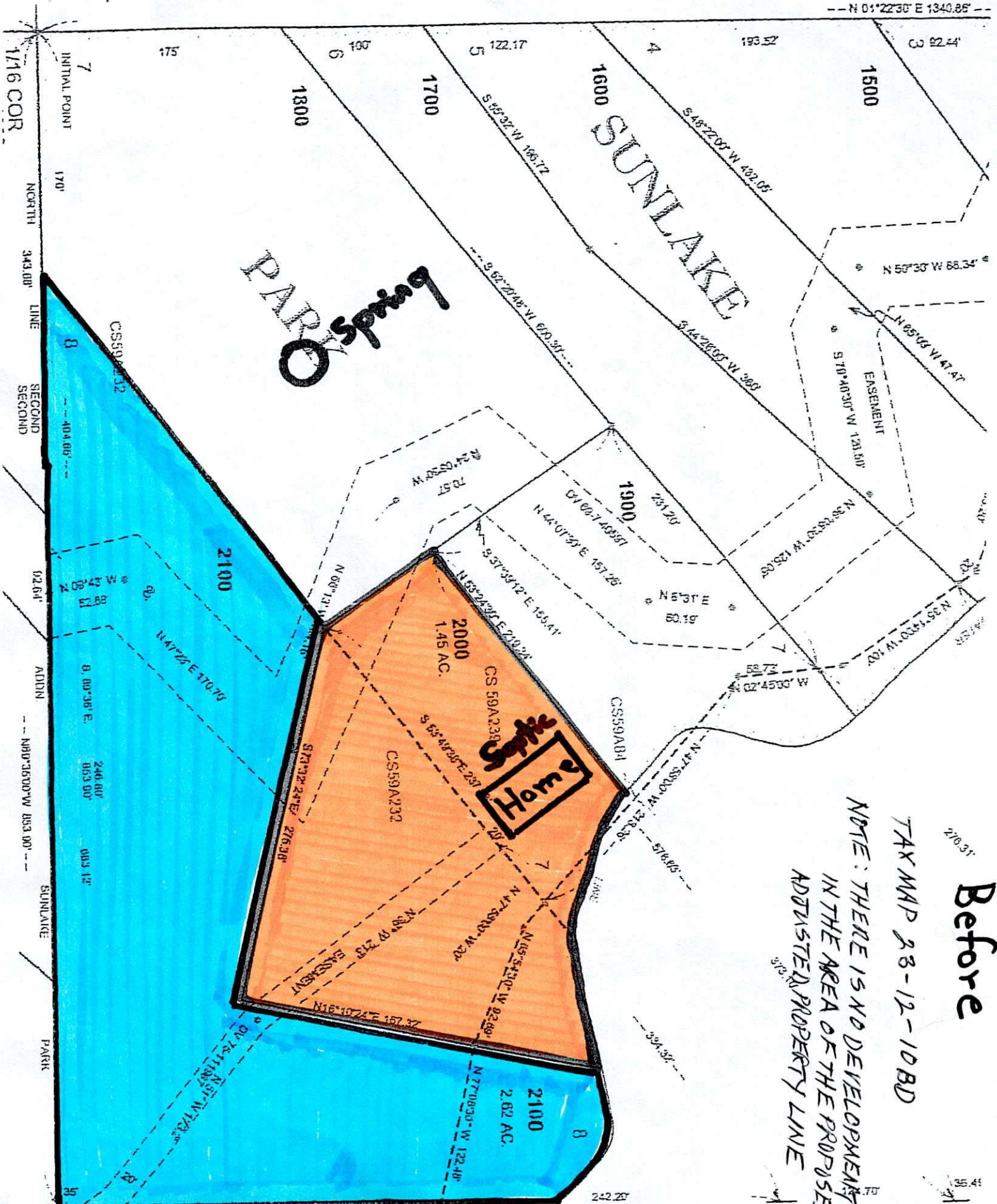
It shall be the duty of the Planning Director or his/her authorized representative to enforce the provisions of the Coos County Zoning and Land Development Ordinance pertaining to zoning, land use, the construction, erection, location or enlargement of any structure and land divisions including the relocation 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

Debbie Rothwich

-- N 01°22'30" E 1340.85' --



Before

TAX MAP 23-12-10BD

NOTE: THERE IS NO DEVELOPMENT IN THE AREA OF THE PROPOSED ADJUSTED PROPERTY LINE

PART Spring



2000
1.45 AC.

2100

2100
2.62 AC.

1716 COR

INITIAL POINT
NORTH
170'
343.00'

SECOND SECOND

ADJ. PROPERTY LINE

ADJ. PROPERTY LINE

ADJ. PROPERTY LINE

SUNLAKE

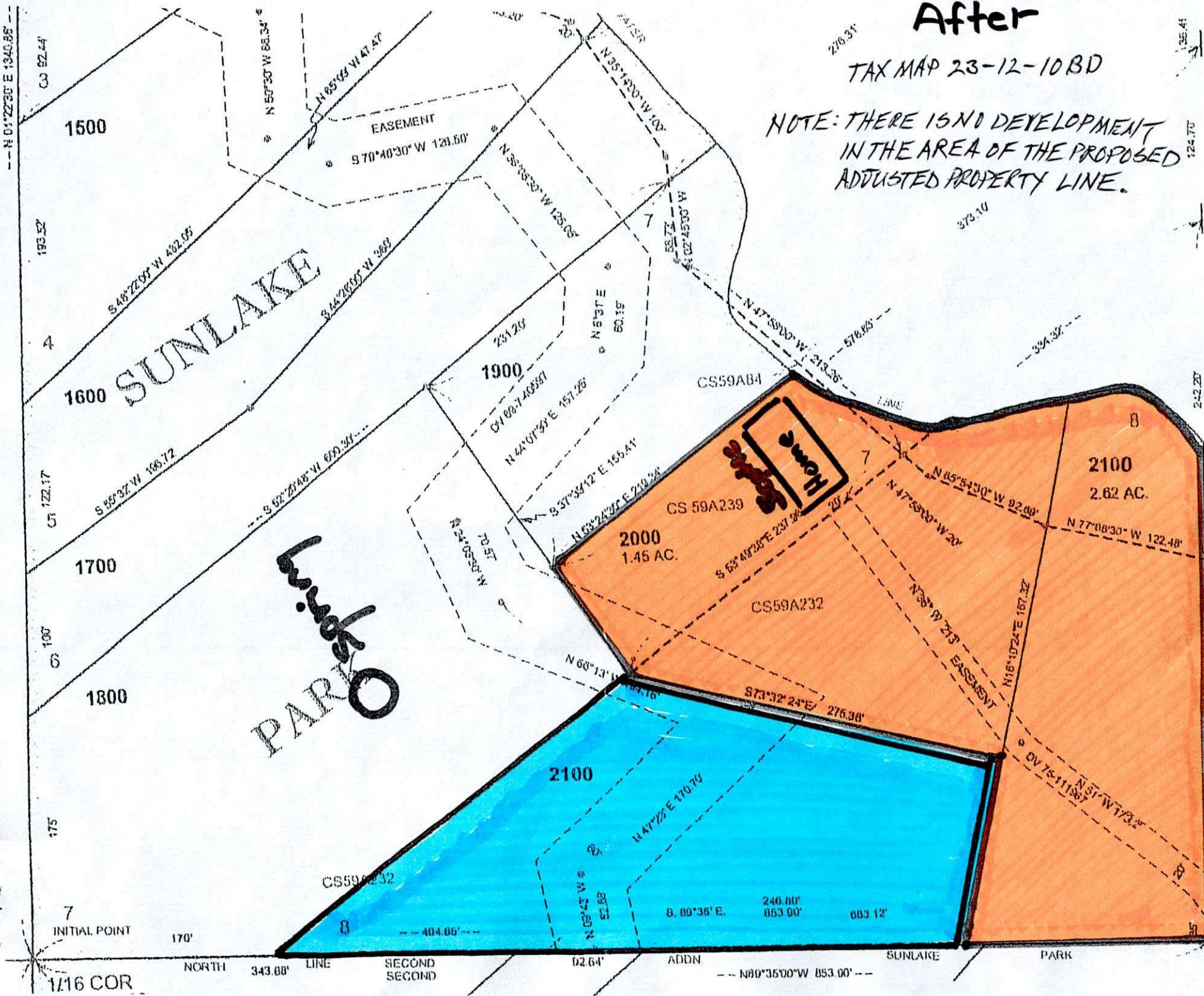
PARK

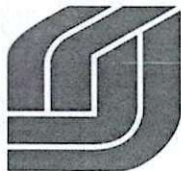
ADJ. PROPERTY LINE

After

TAX MAP 23-12-10BD

NOTE: THERE IS NO DEVELOPMENT IN THE AREA OF THE PROPOSED ADJUSTED PROPERTY LINE.





TICOR TITLE™

201 Central Avenue
Coos Bay, OR 97420
Phone: 269-5127
Fax: 267-0990

105 E. 2nd Street
Coquille, OR 97423
Phone: 396-2777
Fax: 396-2776

Consumer Information Report

Prepared For:

Tue Aug 31, 2021

Property Address: 778 N TENMILE LAKE, LAKESIDE OR
Tax Account: R 7505702
Map: 23S-12-10BD TL 02000

Owner of Record: RETHWISH, PAUL E. & DEBORAH A.
Owner's Address: 96283 SUNLAKE LN
LAKESIDE, OR

Prepared By:



TICOR TITLE™

Coos County - Property Profile

Account: R 7505702 **Map:** 23S-12W-10BD TL 02000
Property Class: - RECREATION LAND W/ WELL-SEPTIC **Building Class:** 462
Owner of record: RETHWISH, PAUL E. & DEBORAH A.
Owner's Address: 96283 SUNLAKE LN
 LAKESIDE, OR

Situs Address: 778 N TENMILE LAKE, LAKESIDE 97449
Acres: 1.45 **Roll:** Real Property
Market Improv: 197,710
Market Land: 112,480
RMV: 310,190
TAV: 246,670
2020 Taxes: See below
Last Sale Date: 12/2005 **Deed Reference:** 2006 19906
Last Sale Price: 350,000 **Deed Type:** WD
Zoning: RR-2 **Code Area:**

Tax History:

Tax Year	Code Area	Taxes	Amount Paid	Balance Due
2020	1304	2,468.84	2,468.84	0.00
2019	1304	2,353.23	2,353.23	0.00
2018	1304	2,295.38	2,295.38	0.00
2017	1304	2,230.82	2,230.82	0.00
2016	1304	2,169.38	2,169.38	0.00

Sales History:

Sale Date	Seller Name	Buyer Name	Sale Price	Doc No
2005-12-23	SCOTT, WAYNE L. & THERESA J.	RETHWISH, PAUL E. & DEBORAH A.	350,000	2006 19906
1986-04-01		SCOTT, WAYNE L. &	33,000	1991 130307
1981-03-01		CROWLEY, DELMAR L. &	0	1991 143318

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds; indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any error in this record.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

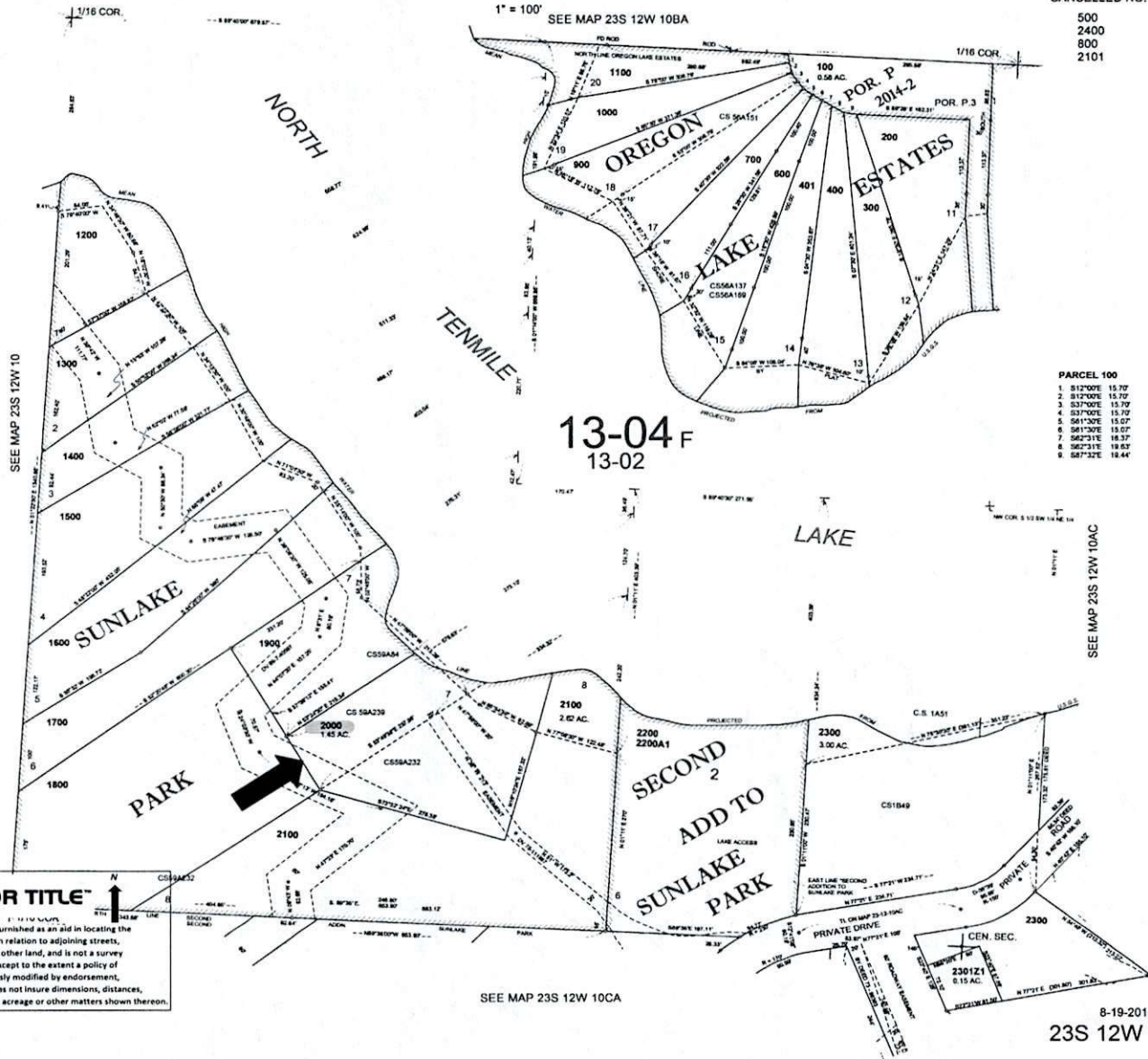
SE1/4 NW1/4 SEC. 10 T23S R12W W.M.
COOS COUNTY

23S 12W 10BD

CANCELLED NO.

500
2400
800
2101

1" = 100'
SEE MAP 23S 12W 10BA



13-04 F
13-02

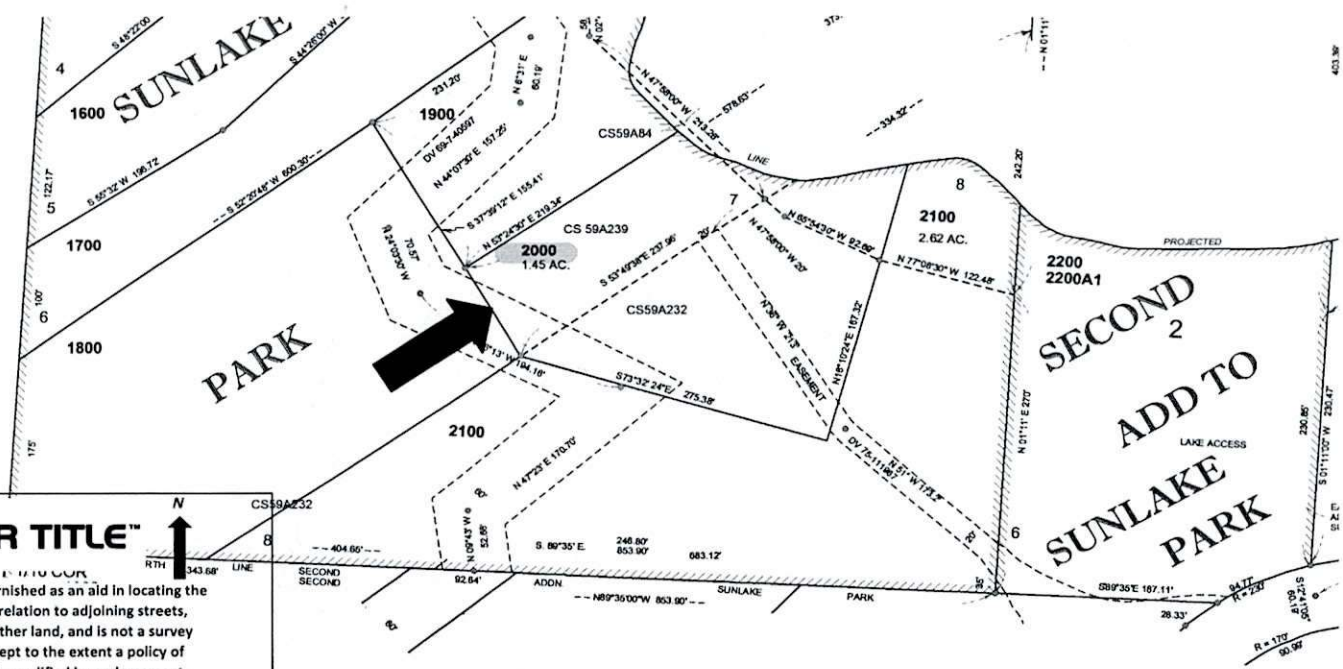
PARCEL 100

1. S12°00'E 15.70'
2. S12°00'E 15.70'
3. S37°00'E 15.70'
4. S37°00'E 15.70'
5. S61°30'E 15.00'
6. S61°30'E 15.00'
7. S62°31'E 16.37'
8. S62°31'E 16.37'
9. S67°32'E 18.44'

TICOR TITLE™

This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, locations of easements, acreage or other matters shown thereon.

8-19-2014
23S 12W 10BD



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, locations of easements, acreage or other matters shown thereon.

SEE MAP 23S 12W 10CA

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

NOT OFFICIAL VALUE

August 31, 2021 4:40:03 pm

Account # 7505702 Map # 23S1210BD02000 Code - Tax # 1304-7505702 Legal Descr See Record Mailing Name RETHWISH, PAUL E. & DEBORAH A. Agent In Care Of Mailing Address 96283 SUNLAKE LN LAKESIDE, OR 97449-8618 Prop Class 801 MA SA NH Unit RMV Class 800 01 06 LKF 42926-1	Tax Status ASSESSABLE Acct Status ACTIVE Subtype NORMAL Deed Reference # See Record Sales Date/Price See Record Appraiser
---	--

Situs Address(s)	Situs City
ID# 96283 SUN LAKE LN	LAKESIDE
ID# 10 778 N TENMILE LAKE	LAKESIDE

Code Area		Value Summary					RMV Exception	CPR %
		RMV	MAV	AV	SAV	MSAV		
1304	Land	123,730					Land	0
	Impr.	217,480					Impr.	0
Code Area Total		341,210	254,070	254,070	0	0		0
Grand Total		341,210	254,070	254,070	0	0		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown				Trended RMV	
						TD%	LS	Size	Land Class		
1304	10		<input checked="" type="checkbox"/>	RR-2	Market	110	A	1.45	HS	001	123,730
Grand Total								1.45			123,730

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
1304	2	1989	135	Garage-Class 3	110		0		41,450	
1304	1	1988	462	MH REAL DOUBLE CLASS 6	110		1,887	E - 2860	176,030	
Grand Total							1,887		217,480	

Code Area	Type	Exemptions/Special Assessments/Potential Liability				
1304		FIRE PATROL:				
	■ FIRE PATROL SURCHARGE	Amount	47.50	Year	2021	
	■ FIRE PATROL TIMBER	Amount	18.75	Acres	1.45	Year 2021

STATEMENT OF TAX ACCOUNT
COOS COUNTY TAX COLLECTOR
COOS COUNTY COURTHOUSE
COQUILLE, OREGON 97423
(541) 396-7725

31-Aug-2021

Tax Account #	7505702	Lender Name	LTS - OREGON FEDERAL CREDIT UNION
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1304
Situs Address	96283 SUN LAKE LN LAKESIDE OR 97449	Interest To	Sep 15, 2021

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,468.84	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,353.23	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,295.38	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,230.82	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,169.38	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,120.79	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,094.06	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,046.82	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,800.80	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,740.07	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,694.96	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,652.96	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,655.92	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,473.88	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,432.63	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,431.03	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,362.38	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,326.82	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$33,350.77	



After Recording Return To:
 Ticor Title
 300 W. Anderson Ave.
 P.O. Box 1075
 Coos Bay OR 97420

**AFTER RECORDING
 RETURN TO**
 Ticor Title Insurance
 300 West Anderson Ave - Box 1075
 Coos Bay, OR 97420-0238

Send Tax Statements To:
 Paul Rethwish
 Debbie Rethwish
~~96283 Sun Lake Lane~~
~~Lakeside OR 97449~~

Title Order No. 47-88367
 Escrow No. 47-88367
 Tax Account No. 75057.00; Code
 No. 13.02, 75057.02; Code No.
 13.02, 75058.00; Code No. 13.02

*233 Rogue River Hwy #1194
 Grants Pass OR 97527*

WARRANTY DEED
 (ORS 93.850)

Wayne L. Scott and Theresa J. Scott, as tenants by the entirety, Grantor, conveys and warrants to Paul Rethwish and ~~Debbie Rethwish~~, as tenants by the entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

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

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

The true consideration for this conveyance is \$350,000.00.

Dated this 23rd day of December, 2005

Wayne L. Scott
 Wayne L. Scott

Theresa J. Scott
 Theresa J. Scott

State of OR, County of Clackamas)ss.

This instrument was acknowledged before me on December 23, 2005 by Wayne L. Scott and Theresa J. Scott.

Frances E. Miller
 Notary Public

My commission expires: 2/21/07



EXHIBIT 'A'Legal Description:

Parcel 1: Lots 7 and 8, Sunlake Park, Coos County, Oregon.

SAVING AND EXCEPTING THEREFROM: Beginning at the most Northwesterly corner of Lot 7, Sunlake Park, Coos County, Oregon; thence South 52° 20' 48" West 276.31 feet to the shore of North Lake; thence continuing South 52° 20' 48" West 231.20 feet; thence South 37° 39' 12" East 155.41 feet; thence North 53° 24' 30" East 219.34 feet to the shore of North Lake; thence continuing North 53° 24' 30" East 373.10 feet; thence North 1° 11' East 36.49 feet; thence North 89° 40' 30" West 170.47 feet; thence North 1° 14' East 42.47 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM: The following described real property in Lot 7, Sunlake Park, Coos County, Oregon, described as follows: Beginning at the Northern most corner of said Lot 7, sometimes identified as Northwesterly corner of said Lot 7; thence South 52° 20' 48" West 507.51 feet; thence South 37° 39' 12" East 155.41 feet to the true point of beginning; thence South 37° 39' 12" East to a point in the Southeasterly line of said Lot 7; thence North 53° 49' 54" East along said Lot line to the most Easterly Southeast corner of said Lot 7; thence North 1° 11' West 124.70 feet; thence South 53° 24' 30" West 578.63 feet to the true point of beginning.

Parcel 2: The following described real property in Lot 7, Sunlake Park, Coos County, Oregon, described as follows: Beginning at the Northern most corner of said Lot 7, sometimes identified as Northwesterly corner of said Lot 7; thence South 52° 20' 48" West 507.51 feet; thence South 37° 39' 12" East 155.41 feet to the true point of beginning; thence South 37° 39' 12" East to a point in the Southeasterly line of said Lot 7; thence North 53° 49' 54" East along said Lot line to the most Easterly Southeast corner of said Lot 7; thence North 1° 11' West 124.70 feet; thence South 53° 24' 30" West 578.63 feet to the true point of beginning.

Subject to:

The following matters are excluded from the coverage of the policy based on the proximity of the property to North Ten Mile Lake.

- a. Rights of the public and governmental bodies (including claims of ownership) to that portion of the premises lying below the high water mark of North Ten Mile Lake.
- b. Any adverse claim based on the assertion that:
 - i. Some portion of said land has been created by artificial means, or has accreted to such portion so created.
 - ii. Some portion of said land has been brought within the boundaries thereof by an avulsive movement of North Ten Mile Lake or has been formed by accretion to such portion.

An Easement created by instrument, including the terms and provisions thereof,
 In favor of: General Telephone Company of the Northwest Inc.
 For: communication service
 Recorded: January 10, 1968
 Microfilm No.: 68-01-24945, Records
 in Coos County, Oregon.

Easement Agreement, including the terms and provisions thereof,
 Contained in: instrument
 Between: John F. Heeter, Jean E. Heeter, Dale G. Palm and Marian D.
 Palm and Vearle K. Gagnon and Inez E. Gagnon
 Recorded: November 9, 1979
 Instrument No.: 79-5-3249, Records
 Records of Coos County, Oregon.
 For: water pipe to a spring

Title No. 47-88367 Escrow No. 47-88367

Water Use Agreement, including the terms and provisions thereof,
Contained in: Instrument
Between: John Heeter and Dtae Palm and Vearle K. Gagnon and Inez E.
Gagnon
Recorded: November 9, 1979
Microfilm No.: 79-5-3251, Records
Records of Coos County, Oregon.

Easements disclosed by Warranty Deed, including the terms and provisions thereof,
From: South Cascade Corporation
To: John F. Heeter and and Jean E. Heeter, husband and wife and
Date G. Palm and Marian D. Palm, husband and wife
Recorded: January 4, 1979
Microfilm No.: 79-6-6479, Records
in Coos County, Oregon.

Easements disclosed by Warranty Deed, including the terms and provisions thereof,
From: South Cascade Corporation
To: John F. Heeter and Jean E. Heeter, husband and wife, as
to an undivided ½ interest and Date G. Palm and Marian D. Palm, husband and wife, as to an
undivided ½ interest
Recorded: January 4, 1979
Microfilm No.: 79-6-6482, Records
in Coos County, Oregon.

Easements as disclosed by Warranty Deed by instrument, including the terms and provisions
thereof,
From: John F. Heeter and Marian D. Heeter, husband and wife and Date
G. Palm and Marian D. Palm, husband and wife
To: Delmar L. Crowley and Vera C. Crowley, husband and wife
Recorded: July 9, 1981
Microfilm No.: 81-3-1530, Records
in Coos County, Oregon.

An Easement created by instrument, including the terms and provisions thereof,
In favor of: Douglas Electric Cooperative Inc.
For: electric transmission system
Recorded: March 27, 1995
Microfilm No.: 95-03-0971, Records
in Coos County, Oregon.



TICOR TITLE™

201 Central Avenue
Coos Bay, OR 97420
Phone: 269-5127
Fax: 267-0990

105 E. 2nd Street
Coquille, OR 97423
Phone: 396-2777
Fax: 396-2776

Consumer Information Report

Prepared For:

Tue Aug 31, 2021

Property Address:

Tax Account:

Map:

R 7505800

23S-12-10BD TL 02100

Owner of Record:

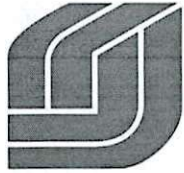
Owner's Address:

RETHWISH, PAUL E. & DEBORAH A.

96283 SUNLAKE LN

LAKESIDE, OR

Prepared By:



TICOR TITLE™

Coos County - Property Profile

Account: R 7505800 **Map:** 23S-12W-10BD TL 02100
Property Class: - RECREATION LAND W/ WELL-SEPTIC **Building Class:**
Owner of record: RETHWISH, PAUL E. & DEBORAH A.
Owner's Address: 96283 SUNLAKE LN
 LAKESIDE, OR

Situs Address: , 00000
Acres: 2.62 **Roll:** Real Property
Market Improv: 0
Market Land: 41,250
RMV: 41,250
TAV: 41,250
2020 Taxes: See below
Last Sale Date: 12/2005 **Deed Reference:** 2006 19906
Last Sale Price: 350,000 **Deed Type:** WD
Zoning: RR-2 **Code Area:**

Tax History:

Tax Year	Code Area	Taxes	Amount Paid	Balance Due
2020	1302	366.99	366.99	0.00
2019	1302	360.91	360.91	0.00
2018	1302	344.78	344.78	0.00
2017	1302	344.85	344.85	0.00
2016	1302	338.75	338.75	0.00

Sales History:

Sale Date	Seller Name	Buyer Name	Sale Price	Doc No
2005-12-23	SCOTT, WAYNE L. & THERESA J.	RETHWISH, PAUL E. & DEBORAH A.	350,000	2006 19906
1994-06-15	WILLIAMS, LONNIE W.	SCOTT, WAYNE L. & THERESA J.	50,000	1994 93314
1991-07-10		WILLIAMS, LONNIE W.	36,500	1992 113990

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds; indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any error in this record.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SE1/4 NW1/4 SEC. 10 T23S R12W W.M.
COOS COUNTY

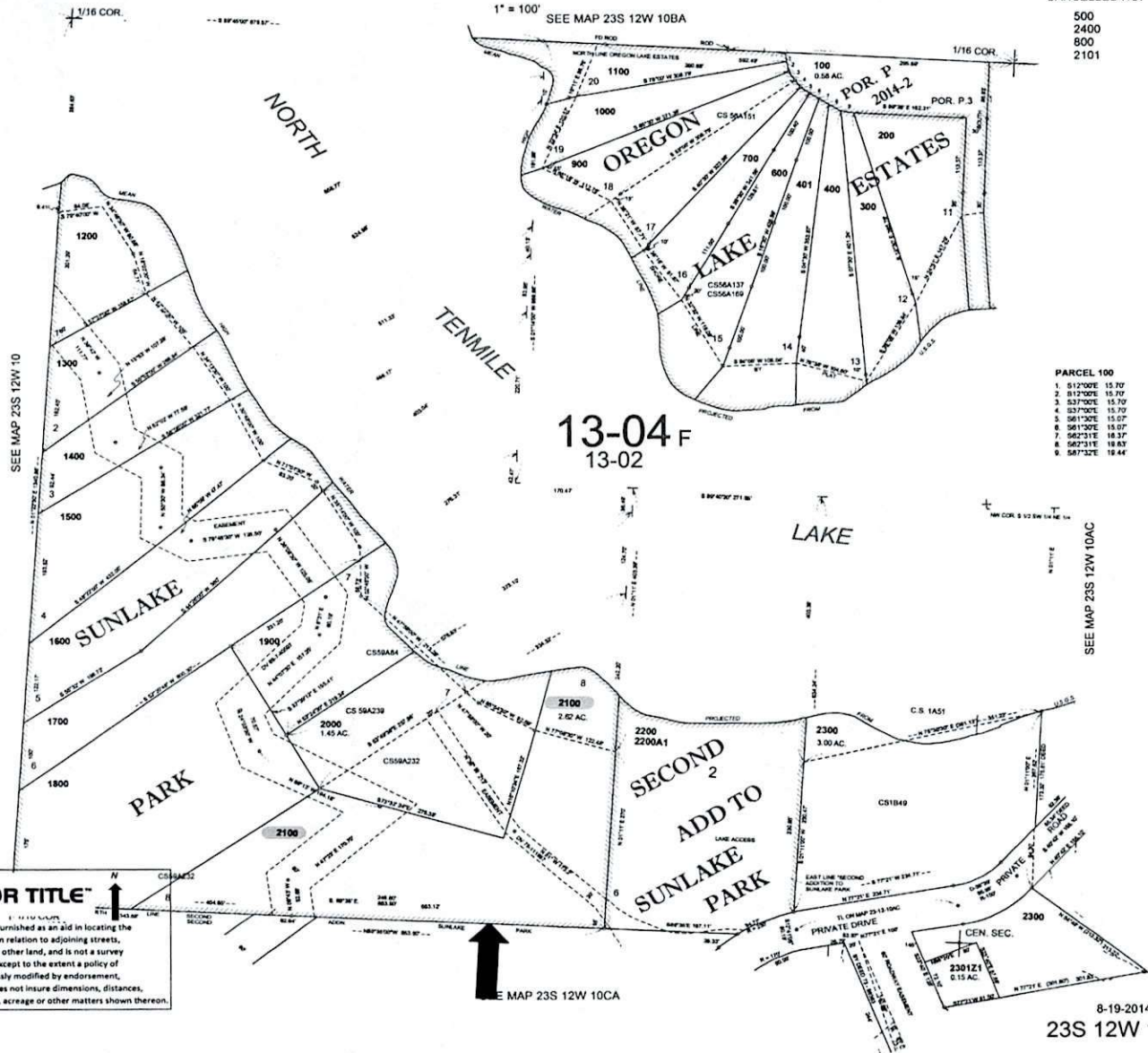
23S 12W 10BD

CANCELLED NO.

500
2400
800
2101

1" = 100'

SEE MAP 23S 12W 10BA



13-04 F
13-02

PARCEL 100

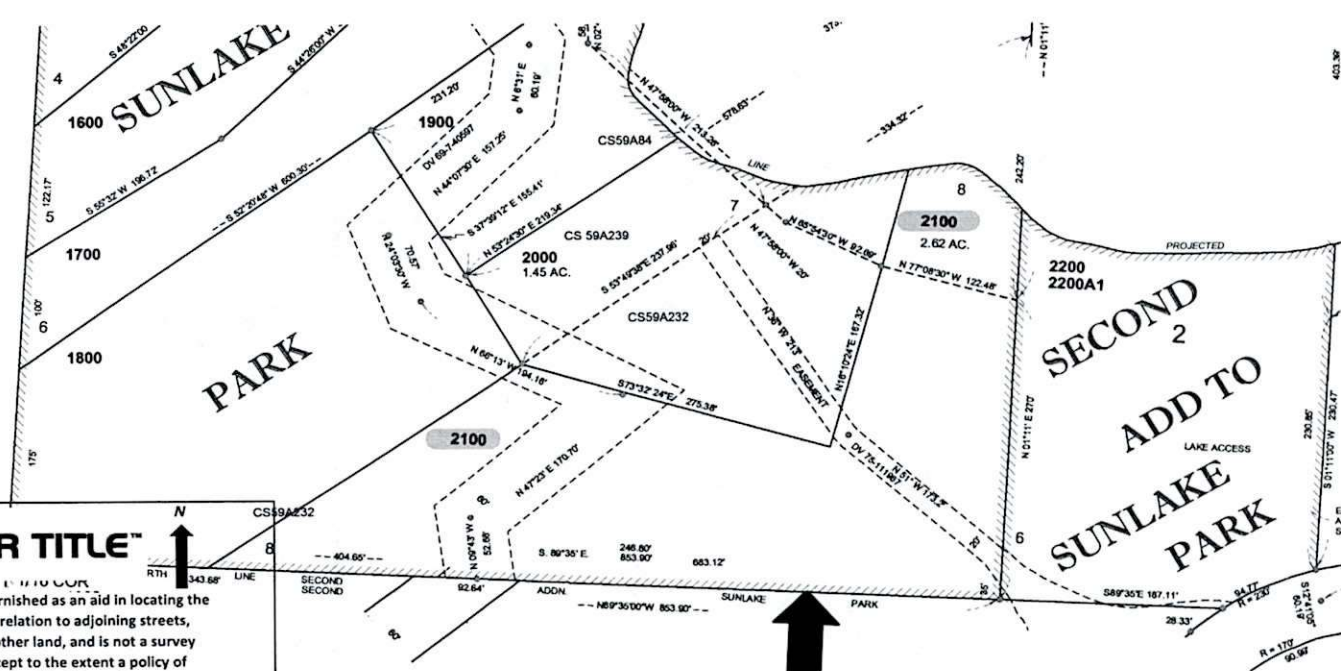
1	S12°00'E	15.70'
2	S12°00'E	15.70'
3	S37°00'E	15.70'
4	S37°00'E	15.70'
5	S61°00'E	15.07'
6	S61°00'E	15.07'
7	S62°01'E	18.37'
8	S62°01'E	18.82'
9	S67°32'E	18.44'

TICOR TITLE™

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, locations of easements, acreage or other matters shown thereon.

SEE MAP 23S 12W 10CA

8-19-2014
23S 12W 10BD



TICOR TITLE™

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, locations of easements, acreage or other matters shown thereon.

MAP 23S 12W 10CA

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

NOT OFFICIAL VALUE

August 31, 2021 4:43:31 pm

Account # 7505800 Map # 23S1210BD02100 Code - Tax # 1302-7505800 Legal Descr See Record Mailing Name RETHWISH, PAUL E. & DEBORAH A. Agent In Care Of Mailing Address 96283 SUNLAKE LN LAKESIDE, OR 97449-8618 Prop Class 800 MA SA NH Unit RMV Class 800 01 06 LKF 42927-1	Tax Status ASSESSABLE Acct Status ACTIVE Subtype NORMAL Deed Reference # See Record Sales Date/Price See Record Appraiser
--	--

Situs Address(s)	Situs City
-------------------------	-------------------

		Value Summary						
Code Area		RMV	MAV	AV	SAV	MSAV	RMV Exception	CPR %
1302	Land	45,380					Land	0
	Impr.	0					Impr.	0
Code Area Total		45,380	42,480	42,480	0	0		0
Grand Total		45,380	42,480	42,480	0	0		0

		Land Breakdown									
Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
1302	10	<input checked="" type="checkbox"/>		RR-2	Market	110	A	2.62	MV	001	45,380
Grand Total								2.62			45,380

		Improvement Breakdown							
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV	
Grand Total								0	0

		Exemptions/Special Assessments/Potential Liability					
Code Area	Type						
1302	FIRE PATROL:						
	■ FIRE PATROL TIMBER	Amount	18.75	Acres	2.62	Year	2021

STATEMENT OF TAX ACCOUNT
COOS COUNTY TAX COLLECTOR
COOS COUNTY COURTHOUSE
COQUILLE, OREGON 97423
(541) 396-7725

31-Aug-2021

Tax Account #	7505800	Lender Name	LTS - OREGON FEDERAL CREDIT UNION
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1302
Situs Address		Interest To	Sep 15, 2021

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$366.99	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$360.91	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$344.78	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$344.85	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$338.75	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$331.70	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$341.83	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$334.56	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$326.36	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$315.65	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$307.66	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$300.22	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$298.05	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$397.60	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$386.57	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$386.15	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$367.76	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$358.25	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$6,208.64	