



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-21-042

Date Received: 10/8/21 Receipt #: 101507919 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) Bradley Lake, LLC - Bruce Bearer, Manager

Mailing address: 1707 Port Margate, Newport Beach, CA 92660

Phone: _____ Email: bbearer@mac.com

Township: Range: Section: ¼ Section: 1/16 Section: Tax lot:
29S 14W 18 Select Select 1616

Tax Account Number(s): 1217115 Zone: Select Zone Forest Mixed Use (FMU)

Acreage Prior to Adjustment: 7.32 Acreage After the Adjustment 10.46

B. Land Owner(s) Highway 101 Farms, LLC - Bruce Bearer, Agent

Mailing address: 1707 Port Margate, Newport Beach, CA 92660

Phone: _____ Email: bbearer@mac.com

Township: Range: Section: ¼ Section: 1/16 Section:
29S 14W 18 Select Select 01600

Tax Account Number(s) 1217100 Zone Forest Mixed Use (FMU)

Acreage Prior to Adjustment: 34.82 Acreage After the Adjustment 31.68

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:

The purpose is to reconfigure the parcels. Note the subject properties are vacant.

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, easemnts, 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 Lien holder

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 adjusted boundary line:

N/A

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

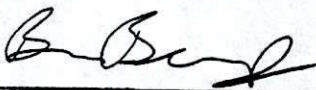
Will the property line adjustment change the access point? Yes No

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



AFTER RECORDING RETURN TO
AND SEND TAX NOTICES TO:

Highway 101 Farm, LLC
Bruce Bearer, Member
1707 Port Margate Pl
Newport Beach, CA 92660

GRANTOR:

National Credit Union Administration Board,
acting in its capacity as Liquidating Agent for
Chetco Federal Credit Union
4807 Spicewood Springs Road, Suite 5100
Austin, TX 78759-8490

GRANTEE:

Highway 101 Farm, LLC
Bruce Bearer, Member
1707 Port Margate Pl
Newport Beach, CA 92660

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

7777

QUITCLAIM DEED

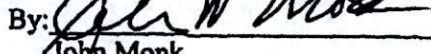
The National Credit Union Administration Board, acting in its capacity as Liquidating Agent for Chetco Federal Credit Union pursuant to its authority under 12 U.S.C. § 1751 et seq., ("Grantor"), with a place of business at 4807 Spicewood Springs Road, Suite 5100, Austin, Texas 78759-8490, hereby quitclaims to Highway 101 Farm, LLC ("Grantee"), whose address is 1707 Port Margate Pl, Newport Beach, CA 92660 for the consideration of Two Hundred Fifty Five Thousand Dollars and NO/100 DOLLARS (\$255,000.00) the following tract of land in Curry County, Oregon:

See Attached Exhibit "A"

MAP No's : T29 R14 S18 TL's: 1600, 1606, 1607, 1608, 1609, 1610, 1611, 1614, 1615, 1616
Tax Account No.'s: 1217100, 1217190, 1217107, 1217108, 1217109, 1217110, 1217111,
1217112, 1217113, 1217114, 1217115

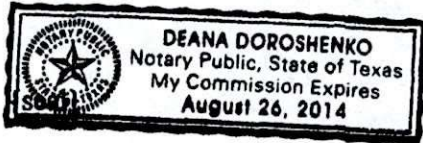
IN WITNESS WHEREOF, the said National Credit Union Administration Board, acting in its capacity as Liquidating Agent for Chetco Federal Credit Union, has caused these presents to be signed, acknowledged and delivered this 13th day of MARCH 2013.

NATIONAL CREDIT UNION ADMINISTRATION
BOARD, ACTING IN ITS CAPACITY AS
LIQUIDATING AGENT FOR CHETCO FEDERAL
CREDIT UNION

By: 
John Monk
Agent for the Liquidating Agent

STATE OF TEXAS
COUNTY OF TRAVIS }

In the City of Austin in said County, on this the 13th day of MARCH, 2013, before me personally appeared the above named John Monk, as Agent for the National Credit Union Administration Board, acting in its capacity as Liquidating Agent for Chetco Federal Credit Union, to me known and known by me to be the party executing the foregoing instrument, and he acknowledged said instrument, by him executed, to be his free act and deed, in his said capacity, and the free act and deed of the said National Credit Union Administration Board, acting in its capacity as Liquidating Agent for Chetco Federal Credit Union.



A handwritten signature in black ink, appearing to read "Deana Doroshenko", written over a horizontal line.

Notary Public

Printed Name: Deana Doroshenko
Commission Expires: August 26, 2014

Unofficial
Copy

EXHIBIT "A"

PARCEL 1

Beginning at a point North 89°01' East 1,128.8 feet from the Southwest corner of the NW 1/4 of the SW 1/4 of Section 18, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence North 89°01' East 435.00 Feet on the South line of the North 1/2 of the South 1/2 of said Section 18; thence North 2,590.87 feet to a point on the North line of the South 1/2 of the North 1/2 of said Section 18; thence North 89° 56' West 435.0 feet; thence South 2,598.83 feet to the point of beginning.

EXCEPTING any portion of the above described parcel lying within the boundaries of US Highway 101 or Two Mile County Road.

ALSO SAVE AND EXCEPT therefrom, Parcels 1, 2 and 3 of Final Partition Plat 2008 #23, CAB C-596 filed and recorded August 22, 2008, as Instrument No. 2008-8829, Records of Coos County, Oregon.

ALSO SAVE AND EXCEPT therefrom any portion conveyed by Property Line Adjustment Deed recorded September 17, 2008 as Instrument No. 2008-9673, Records of Coos County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of Parcel 3 of Final Partition Plat 2008 #17; thence South 0°00' 00 " West a distance of 126.65 feet to the centerline of China Creek Road, a private easement; thence along said centerline South 62°25' 33" East a distance of 11.82 feet to a point; thence along a 300.00 foot radius curve right through a central angle of 26°17' 34" an arc distance of 137.67 feet to a point; thence South 36°07' 59" East a distance of 154.81 feet to a point; thence along a 125.00 foot radius curve left through a central angle of 40°03' 51" an arc distance of 87.41 feet to a point; thence South 76° 11' 50" East a distance of 254.41 feet to a point; thence leaving said easement centerline South 76°11' 49" East a distance of 175.59 feet to a 5/8 inch rebar in the center of an unnamed 50 foot easement; thence along said centerline North 0°15' 43" West a distance of 37.12 feet to a point; thence along a 320.00 foot radius curve left through a central angle of 21°59' 56" an arc distance of 122.87 feet to a point; thence North 22°15' 39" West a distance of 215.65 feet to a point; thence along a 2200.00 foot radius curve right through a central angle of 3°47' 58" an arc distance of 145.86 feet, more or less, to the South line of Parcel 3 of said Final Partition Plat 2008 #17; thence North 89°15' 01" West along said South line a distance of 528.56 feet, more or less, to the point of beginning.

ALSO:

Beginning at a point North 89°01' East 527.9 feet from the Southwest corner of the NW 1/4 of the SW 1/4 of Section 18, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence North 89°01' East 600.9 feet; thence North 2,598.83 to a point on the North line of the South 1/2 of the North 1/2 of said Section 18; thence North 89°56' West 600 feet ; thence South 2,609.84 feet to the point of beginning.

EXCEPTING from the above described parcel those tracts of land identified as Parcels 2 and 3 on Minor Land Partition Recorded October 13, 1983 bearing Microfilm Reel No. 83-4-2336, Coos County Deed Records.

ALSO EXCEPTING any portion of the above described parcel lying within the boundaries of US Highway 101 or Two Mile County Road.

ALSO SAVE AND EXCEPT that property conveyed by deed recorded September 23, 1988 bearing Microfilm Reel No. 88-9-1464, Records of Coos County, Oregon, more particularly described as follows:

A parcel of land beginning at a point 430 feet East of the Northwest corner of the SW 1/4 of the NW 1/4 of Section 18, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, said point also being the Northeast corner of that property owned by Pacific Community Church Inc.; thence East 225 feet along the North line of the SW 1/4 of the NW 1/4 of said Section 18; thence South 225 feet parallel to the West line of said Section 18; thence West 225 feet parallel to the North line of the SW 1/4 of the NW 1/4 of said

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EXHIBIT "A"

(Continued)

Section 18 to the Southeast corner of that property owned by Pacific Community Church Inc.; thence North along the East boundary line of a parcel owned by Pacific Community Church, Inc. to the point of beginning.

ALSO SAVE AND EXCEPT therefrom, Parcels 1, 2 and 3 of Final Partition Plat 2008 #17, CAB C-590 Recorded June 25, 2008, as Instrument No. 2008-6521, corrected by Instrument recorded July 25, 2008 as Instrument No. 2008-7916, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11421, Records of Coos County, Oregon.

ALSO SAVE AND EXCEPT therefrom any portion conveyed by Property Line Adjustment Deed recorded September 17, 2008 as Instrument No. 2008-9673, Records of Coos County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of Parcel 3 of Final Partition Plat 2008 #17; thence South 0°00' 00" West a distance of 126.65 feet to the centerline of China Creek Road, a private easement; thence along said centerline South 62°25' 33" East a distance of 11.82 feet to a point; thence along a 300.00 foot radius curve right through a central angle of 26° 17' 34" an arc distance of 137.67 feet to a point; thence South 36°07' 59" East a distance of 154.81 feet to a point; thence along a 125.00 foot radius curve left through a central angle of 40°03' 51" an arc distance of 87.41 feet to a point; thence South 76° 11' 50" East a distance of 254.41 feet to a point; thence leaving said easement centerline South 76° 11' 49" East a distance of 175.59 feet to a 5/8 inch rebar in the center of an unnamed 50 foot easement; thence along said centerline North 0° 15' 43" West a distance of 37.12 feet to a point; thence along a 320.00 foot radius curve left through a central angle of 21°59' 56" an arc distance of 122.87 feet to a point; thence North 22° 15' 39" West a distance of 215.65 feet to a point; thence along a 2200.00 foot radius curve right through a central angle of 3°47' 58" an arc distance of 145.86 feet, more or less, to the South line of Parcel 3 of said Final Partition Plat 2008 #17; thence North 89°15' 01" West along said South line a distance of 528.56 feet, more or less, to the point of beginning.

ALSO:

Beginning at the Southwest corner of the NW 1/4 of the SW 1/4 of Section 18, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence North 89°01' East 527.9 feet; thence North 2,609.8 feet; thence North 89°56' West 527.9 feet to a 3/4 X 30 inch iron pipe; thence South 2,619.5 feet to the point of beginning.

EXCEPTING any portion of the above described parcel lying within the boundaries of the US Highway 101 or Two Mile County Road.

SAVE AND EXCEPT therefrom that property conveyed by Deed recorded June 24, 1963 in Book 301, Page 675, Deed Records of Coos County, Oregon, more particularly described as follows:

A parcel of land beginning 170 feet South and 30 feet East of the Northwest corner of the SW 1/4 of the NW 1/4 of Section 18, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence North, parallel to the Section line to a point 30 feet East of the Northwest corner of the SW 1/4 of the NW 1/4 of Section 18; thence East along the North line of the SW 1/4 of the NW 1/4 of Section 18, a distance of 400 feet; thence South 225 feet parallel to the West line of Section 18, thence West 200 feet parallel to the North line of the SW 1/4 of the NW 1/4 of Section 18; thence Northwest 202 feet, more or less, to the point of beginning, all in Section 18, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon.

EXCEPTING from the above described parcel those tracts of land identified as Parcels 2 and 3 on Minor Land Partition Recorded October 13, 1983 bearing Microfilm Reel No. 83-4-2336, Coos County Deed Records.

ALSO SAVE AND EXCEPT that property conveyed by deed recorded September 23, 1988 bearing Microfilm Reel No. 88-9-1464, Records of Coos County, Oregon, more particularly described as follows:

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EXHIBIT "A"
(Continued)

A parcel of land beginning at a point 430 feet East of the Northwest corner of the SW 1/4 of the NW 1/4 of Section 18, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, said point also being the Northeast corner of that property owned by Pacific Community Church Inc.; thence East 225 feet along the North line of the SW 1/4 of the NW 1/4 of said Section 18; thence South 225 feet parallel to the West line of said Section 18; thence West 225 feet parallel to the North line of the SW 1/4 of the NW 1/4 of said Section 18 to the Southeast corner of that property owned by Pacific Community Church Inc.; thence North along the East boundary line of a parcel owned by Pacific Community Church, Inc. to the point of beginning.

ALSO SAVE AND EXCEPT therefrom Parcels 1, 2 and 3 of Final Partition Plat 2008 #14, CAB C-587 Recorded June 17, 2008, as Instrument No. 2008-6247, corrected by Instrument recorded July 25, 2008 as Instrument No. 2008-7915, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11422, Records of Coos County, Oregon.

PARCEL 2:

Parcel 3 of Final Partition Plat 2008 #14, CAB C-587 filed and recorded June 17, 2008 as Instrument No. 2008-6247, corrected by Instrument recorded July 25, 2008 as Instrument No. 2008-7915, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11422, Records of Coos County, Oregon.

ALSO with that portion of Parcel 2 of said Plat that was conveyed by Property Line Adjustment Deed, recorded August 21, 2008 as Instrument No. 2008-8798, Records of Coos County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Parcel 3 of said partition thence North 0°03' 00" West along the boundary of Parcel 2 a distance of 572.40 feet to a point; thence South 51° 12' 26" East a distance of 13.15 feet to a 5/8 inch rebar; thence South 47°24' 34" East a distance of 297.78 feet to a 5/8 inch rebar; thence leaving said boundary South 1°09' 50" East a distance of 479.29 feet to a point on the South line of said Parcel 2; thence North 64°04' 13" West along the line common with Parcels 2 and 3 a distance of 453.21 feet, more or less, to the point of beginning.

SAVE AND EXCEPT that portion conveyed by Property Line Adjustment Deed, recorded August 21, 2008 as Instrument No. 2008-8798, Records of Coos County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Parcel 2 of said Partition, thence South 0°00' 00" West a distance of 343.00 feet to a 5/8 inch rebar; thence North 89°15' 01" West a distance of 248.79 feet to a 5/8 inch rebar; thence North 1°09' 50" West a distance of 422.02 feet to a point on the line between Parcels 2 and 3; thence South 64°04' 13" East along the common line of Parcels 2 and 3 a distance of 186.65 feet to a 5/8 inch rebar; thence South 89°37' 56" East a distance of 89.50 feet, more or less, to the point of beginning.

TOGETHER WITH AN easement for ingress and egress as granted on 2008 #14 Final Partition Plat, filed and recorded June 17, 2008, CAB C-587 as Instrument 2008-6247, corrected by Instrument recorded July 25, 2008 as Instrument No. 2008-7915, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11422, Records of Coos County, Oregon.

PARCEL 3:

Parcel 1 of Final Partition Plat 2008 #14, CAB C-587 filed and recorded June 17, 2008 as Instrument No. 2008-6247, corrected by Instrument recorded July 25, 2008 as Instrument No. 2008-7915, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11422, Records of Coos County, Oregon.

TOGETHER WITH AN easement for ingress and egress as granted on 2008 #14 Final Partition Plat, CAB C-587

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EXHIBIT "A"

(Continued)

filed and recorded June 17, 2008, as instrument 2008-6247, corrected by instrument recorded July 25, 2008 as instrument No. 2008-7915, and further corrected by instrument recorded November 12, 2008 as instrument No. 2008-11422, Records of Coos County, Oregon.

PARCEL 4:

Parcel 2 of Final Partition Plat 2008 #14, CAB C-587 filed and recorded June 17, 2008 as instrument No. 2008-6247, corrected by instrument recorded July 25, 2008 as instrument No. 2008-7915, and further corrected by instrument recorded November 12, 2008 as instrument No. 2008-11422, Records of Coos County, Oregon.

SAVE AND EXCEPT that portion of Parcel 2 of said Plat that was conveyed by Property Line Adjustment Deed, recorded August 21, 2008 as instrument No. 2008-8798, Records of Coos County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Parcel 3 of said partition thence North 0°03' 00" West along the boundary of Parcel 2 a distance of 572.40 feet to a point; thence South 51°12' 26" East a distance of 13.15 feet to a 5/8 inch rebar; thence South 47°24' 34" East a distance of 297.78 feet to a 5/8 inch rebar; thence leaving said boundary South 1°09' 50" East a distance of 479.29 feet to a point on the South line of said Parcel 2; thence North 64°04' 13" West along the line common with Parcels 2 and 3 a distance of 453.21 feet, more or less, to the point of beginning.

ALSO WITH that portion conveyed by Property Line Adjustment Deed, recorded August 21, 2008 as instrument No. 2008-8798, Records of Coos County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Parcel 2 of said Partition, thence South 0°00' 00" West a distance of 343.00 feet to a 5/8 inch rebar; thence North 89°15' 01" West a distance of 248.79 feet to a 5/8 inch rebar; thence North 1°09' 50" West a distance of 422.02 feet to a point on the line between Parcels 2 and 3; thence South 64°04' 13" East along the common line of Parcels 2 and 3 a distance of 186.65 feet to a 5/8 inch rebar; thence South 89°37' 56" East a distance of 89.50 feet, more or less, to the point of beginning.

TOGETHER WITH AN easement for ingress and egress as granted on 2008 #14 Final Partition Plat, CAB C-587 filed and recorded June 17, 2008, as instrument 2008-6247, corrected by instrument recorded July 25, 2008 as instrument No. 2008-7915, and further corrected by instrument recorded November 12, 2008 as instrument No. 2008-11422, Records of Coos County, Oregon.

PARCEL 5:

Parcel 1 of Final Partition Plat 2008 #17, CAB C-590 filed and recorded June 25, 2008, as instrument No. 2008-6521, corrected by instrument recorded July 25, 2008 as instrument No. 2008-7916, and further corrected by instrument recorded November 12, 2008 as instrument No. 2008-11421, Records of Coos County, Oregon.

TOGETHER WITH AN easement for ingress and egress as granted on 2008 #14 Final Partition Plat, CAB C-587 filed and recorded June 17, 2008, as instrument 2008-6247, corrected by instrument recorded July 25, 2008 as instrument No. 2008-7915, and further corrected by instrument recorded November 12, 2008 as instrument No. 2008-11422, Records of Coos County, Oregon.

PARCEL 6:

Parcel 2 of Final Partition Plat 2008 #17, CAB C-590 filed and recorded June 25, 2008, as instrument No. 2008-6521, corrected by instrument recorded July 25, 2008 as instrument No. 2008-7916, and further corrected by instrument recorded November 12, 2008 as instrument No. 2008-11421, Records of Coos County, Oregon.

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EXHIBIT "A"
(Continued)

SAVE AND EXCEPT from said Parcel 2 of said Plat, that portion conveyed by Property Line Adjustment Deed recorded October 24, 2008 as Instrument No. 2008-10936, Records of Coos County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Parcel 2 of said Final Partition Plat 2008 #17; thence North 0°0'00" West a distance of 372.00 feet to a 5/8 inch rebar; thence South 75°58'13" East a distance of 100.92 feet to a 5/8 inch rebar; thence South 66°45'45" East a distance of 230.11 feet to a 5/8 inch rebar; thence South 1°07'59" West a distance of 336.96 feet to a 5/8 inch rebar; thence North 83°58'42" West a distance of 88.46 feet to a 5/8 inch rebar; thence North 82°00'29" West a distance of 114.14 feet to a 5/8 inch rebar; thence North 57°39'14" West a distance of 53.87 feet to a 5/8 inch rebar; thence North 38°26'14" West a distance of 70.50 feet, more or less, to the point of beginning.

ALSO WITH that property that was conveyed by Property Line Adjustment Deed recorded October 24, 2008 as Instrument No. 2008-10936, Records of Coos County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch rebar at the Southeast corner of Parcel 2 of said Final Partition Plat 2008 #17; thence South 0°00'00" West a distance of 25.91 feet to a 5/8 inch rebar; thence North 89°15'01" West a distance of 72.00 feet to the centerline of a 50 foot easement; thence following said centerline along a 2200.00 foot radius curve right through a central angle of 3°47'58" an arc distance of 145.88 feet to a point; thence South 22°15'39" East a distance of 215.65 feet to a point; thence along a 320.00 foot radius curve right through a central angle of 21°59'56" an arc distance of 122.87 feet to a point; thence South 0°15'43" East a distance of 37.12 feet to a 5/8 inch rebar; thence leaving said centerline North 76°11'49" West a distance of 175.59 feet to a point in the centerline of China Creek Road; thence along said centerline North 76°11'50" West a distance of 254.41 feet to a point; thence leaving said centerline North 13°48'10" East a distance of 25.00 feet to a 5/8 inch rebar; thence North 0°45'56" East a distance of 603.44 feet to a 5/8 inch rebar on the South line of said Parcel 2; thence South 62°09'58" East along the line common with Parcels 2 and 3 a distance of 190.93 feet to a 5/8 inch rebar; thence South 46°15'06" East a distance of 90.48 feet to a 5/8 inch rebar; thence South 49°52'05" East a distance of 99.33 feet, more or less, to the point of beginning.

TOGETHER WITH AN easement for ingress and egress as granted on 2008 #14 Final Partition Plat, CAB C-587 filed and recorded June 17, 2008, as Instrument 2008-6247, corrected by Instrument recorded July 25, 2008 as Instrument No. 2008-7915, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11422, Records of Coos County, Oregon.

PARCEL 7:

Parcel 3 of Final Partition Plat 2008 #17, CAB C-590, filed and recorded June 25, 2008, as Instrument No. 2008-6521, corrected by Instrument recorded July 25, 2008 as Instrument No. 2008-7916, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11421, Records of Coos County, Oregon.

ALSO WITH that portion of Parcel 2 that portion conveyed by Property Line Adjustment Deed recorded October 24, 2008 as Instrument No. 2008-10936, Records of Coos County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Parcel 2 of said Final Partition Plat 2008 #17; thence North 0°0'00" West a distance of 372.00 feet to a 5/8 inch rebar; thence South 75°58'13" East a distance of 100.92 feet to a 5/8 inch rebar; thence South 66°45'45" East a distance of 230.11 feet to a 5/8 inch rebar; thence South 1°07'59" West a distance of 336.96 feet to a 5/8 inch rebar; thence North 83°58'42" West a distance of 88.46 feet to a 5/8 inch rebar; thence North 82°00'29" West a distance of 114.14 feet to a 5/8 inch rebar; thence North 57°39'14" West a distance of 53.87 feet to a 5/8 inch rebar; thence North 38°26'14" West a distance of 70.50 feet, more or less, to the point of beginning.

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EXHIBIT "A"

(Continued)

ALSO WITH any portion conveyed by Property Line Adjustment Deed recorded September 17, 2008 as Instrument No. 2008-9673, Records of Coos County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of Parcel 3 of Final Partition Plat 2008 #17; thence South 0°00' 00" West a distance of 126.65 feet to the centerline of China Creek Road, a private easement; thence along said centerline South 62°25' 33" East a distance of 11.82 feet to a point; thence along a 300.00 foot radius curve right through a central angle of 26° 17' 34" an arc distance of 137.67 feet to a point; thence South 36°07' 59" East a distance of 154.81 feet to a point; thence along a 125.00 foot radius curve left through a central angle of 40°03' 51" an arc distance of 87.41 feet to a point; thence South 76° 11' 50" East a distance of 254.41 feet to a point; thence leaving said easement centerline South 76°11' 49" East a distance of 175.59 feet to a 5/8 inch rebar in the center of an unnamed 50 foot easement; thence along said centerline North 0°15' 43" West a distance of 37.12 feet to a point; thence along a 320.00 foot radius curve left through a central angle of 21°59' 56" an arc distance of 122.87 feet to a point; thence North 22°15' 39" West a distance of 215.65 feet to a point; thence along a 2200.00 foot radius curve right through a central angle of 3°47' 58" an arc distance of 145.86 feet, more or less, to the South line of Parcel 3 of said Final Partition Plat 2008 #17; thence North 89°15' 01" West along said South line a distance of 528.56 feet, more or less, to the point of beginning.

SAVE AND EXCEPT that property that was conveyed by Property Line Adjustment Deed recorded October 24, 2008 as Instrument No. 2008-10936, Records of Coos County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch rebar at the Southeast corner of Parcel 2 of said Final Partition Plat 2008 #17; thence South 0°00' 00" West a distance of 25.91 feet to a 5/8 inch rebar; thence North 89°15' 01" West a distance of 72.00 feet to the centerline of a 50 foot easement; thence following said centerline along a 2200.00 foot radius curve right through a central angle of 3°47' 58" an arc distance of 145.88 feet to a point; thence South 22°15' 39" East a distance of 215.65 feet to a point; thence along a 320.00 foot radius curve right through a central angle of 21°59' 56" an arc distance of 122.87 feet to a point; thence South 0°15' 43" East a distance of 37.12 feet to a 5/8 inch rebar; thence leaving said centerline North 76°11' 49" West a distance of 175.59 feet to a point in the centerline of China Creek Road; thence along said centerline North 76°11' 50" West a distance of 254.41 feet to a point; thence leaving said centerline North 13°48' 10" East a distance of 25.00 feet to a 5/8 inch rebar; thence North 0°45' 56" East a distance of 603.44 feet to a 5/8 inch rebar on the South line of said Parcel 2; thence South 62°09' 58" East along the line common with Parcels 2 and 3 a distance of 190.93 feet to a 5/8 inch rebar; thence South 46°15' 06" East a distance of 90.48 feet to a 5/8 inch rebar; thence South 49°52' 05" East a distance of 99.33 feet, more or less, to the point of beginning.

TOGETHER WITH AN easement for ingress and egress as granted on 2008 #14 Final Partition Plat, CAB C-587 filed and recorded June 17, 2008, as Instrument 2008-6247, corrected by Instrument recorded July 25, 2008 as Instrument No. 2008-7915, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11422, Records of Coos County, Oregon.

PARCEL 8:

Parcel 1 of Final Partition Plat 2008 #23, CAB C-596 filed and recorded August 22, 2008, as Instrument No. 2008-8829, Records of Coos County, Oregon.

TOGETHER WITH AN easement for ingress and egress as granted on 2008 #14 Final Partition Plat, CAB C-587 filed and recorded June 17, 2008, as Instrument 2008-6247, corrected by Instrument recorded July 25, 2008 as Instrument No. 2008-7915, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11422, Records of Coos County, Oregon.

TOGETHER WITH AN easement for ingress and egress as granted on 2008 #17 Final Partition Plat, CAB C-590 filed and recorded June 25, 2008, as Instrument No. 2008-6521, corrected by Instrument recorded July 28, 2008 as Instrument No. 2008-7916, and further corrected by Instrument recorded November 12, 2008 as Instrument

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EXHIBIT "A"
(Continued)

No. 2008-11421, Records of Coos County, Oregon.

PARCEL 9:

Parcel 2 of Final Partition Plat 2008 #23, CAB C-596 filed and recorded August 22, 2008, as Instrument No. 2008-8829, Records of Coos County, Oregon.

TOGETHER WITH AN easement for ingress and egress as granted on 2008 #14 Final Partition Plat, CAB C-587 filed and recorded June 17, 2008, as Instrument 2008-6247, corrected by Instrument recorded July 25, 2008 as Instrument No. 2008-7915, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11422, Records of Coos County, Oregon.

TOGETHER WITH AN easement for ingress and egress as granted on 2008 #17 Final Partition Plat, CAB C-590 filed and recorded June 25, 2008, as Instrument No. 2008-6521, corrected by Instrument recorded July 28, 2008 as Instrument No. 2008-7916, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11421, Records of Coos County, Oregon.

PARCEL 10:

Parcel 3 of Final Partition Plat 2008 #23, CAB C-596 filed and recorded August 22, 2008, as Instrument No. 2008-8829, Records of Coos County, Oregon.

TOGETHER WITH AN easement for ingress and egress as granted on 2008 #14 Final Partition Plat, CAB C-587 filed and recorded June 17, 2008, as Instrument 2008-6247, corrected by Instrument recorded July 25, 2008 as Instrument No. 2008-7915, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11422, Records of Coos County, Oregon.

TOGETHER WITH AN easement for ingress and egress as granted on 2008 #17 Final Partition Plat, CAB C-590 filed and recorded June 25, 2008, as Instrument No. 2008-6521, corrected by Instrument recorded July 28, 2008 as Instrument No. 2008-7916, and further corrected by Instrument recorded November 12, 2008 as Instrument No. 2008-11421, Records of Coos County, Oregon.

TOGETHER WITH AN easement as granted on 2008 #23 Final Partition Plat, CAB C-596 filed and recorded August 22, 2008, as Instrument No. 2008-8829, Records of Coos County, Oregon.

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Coos County, Oregon **2021-09911**
\$96.00 Pgs=3 09/01/2021 10:01 AM
eRecorded by: TICOR TITLE COOS BAY
Debbie Heller, CCC, Coos County Clerk

AFTER RECORDING, RETURN TO:
BRADLEY LAKE, LLC
C/O Bruce C. Bearer, Manager
1707 Port Margate Place
Newport Beach, CA 92660

SEND TAX STATEMENTS TO:
BRADLEY LAKE, LLC
C/O Bruce C. Bearer, Manager
1707 Port Margate Place
Newport Beach, CA 92660

"Recorded by Tigor Title Company as an accommodation only. NO liability is accepted for the condition of title or for the validity, sufficiency, or effect of this document."

BARGAIN AND SALE DEED

Highway 101 Farm, LLC ("Grantor"), conveys to **Bradley Lake, LLC** ("Grantee"), the following described real property (the "Property"):

(Tax Lot 1616 – 29S 14W 18)

SEE ATTACHED LEGAL DESCRIPTION - EXHIBIT "A"

The true consideration for this conveyance is \$-0- (Zero Dollars) to change vesting.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 31 day of August, 2021.

Highway 101 Farm, LLC

By: Bruce C. Bearer
Bruce C. Bearer, Manager

STATE OF Oregon)
County of Clatsop) ss.

This instrument was acknowledged before me on Aug 31, 2021,
by Bruce Bearer, Manager of Highway 101 Farm, LLC.



Lisa Lynn Summa
Notary Public of Oregon

My Commission expires: 1.17.2022

EXHIBIT "A"

LEGAL DESCRIPTION

(Tax Lot 1616 – 29S 14W 18)

A parcel of land located in the S1/2 of the NW1/4 and the N1/2 of the SW1/4 of Section 18, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at a 5/8" rebar at the Southeast corner of Parcel 3 of Partition 2008 #23, CAB C-596, Records of Coos County, Oregon, thence S89°15'01"E a distance of 320.16 feet to a 5/8" rebar; thence S89°15'01"E a distance of 4.00 feet to a point; thence S0°01'07"W a distance of 829.58 to a point; thence S88°24'43"W a distance of 340.06 feet to the centerline of China Creek Road (a private easement); thence N0°15'43"E along said centerline a distance of 393.00 feet to a point; thence along a 320.00 ft. radius curve left through a central angle of 21°59'56" an arc distance of 122.87 feet to a point; thence N22°15'39"W a distance of 215.65 feet to a point; thence along a 2200.00 ft. radius curve left through a central angle of 3°47'58" an arc distance of 145.88 feet to a point; thence S89°15'01"E a distance of 72.00 feet to a 5/8" rebar at the Southwest corner of said Parcel 3; thence N0°00'00"E a distance of 25.91 feet; thence S73°56'47"E a distance of 70.17 feet to a 5/8" rebar; thence S79°38'57"E a distance of 44.28 feet to the point of beginning.

Together with any easements of record.

SECTION 18 T29S R14W W.M.
COOS COUNTY

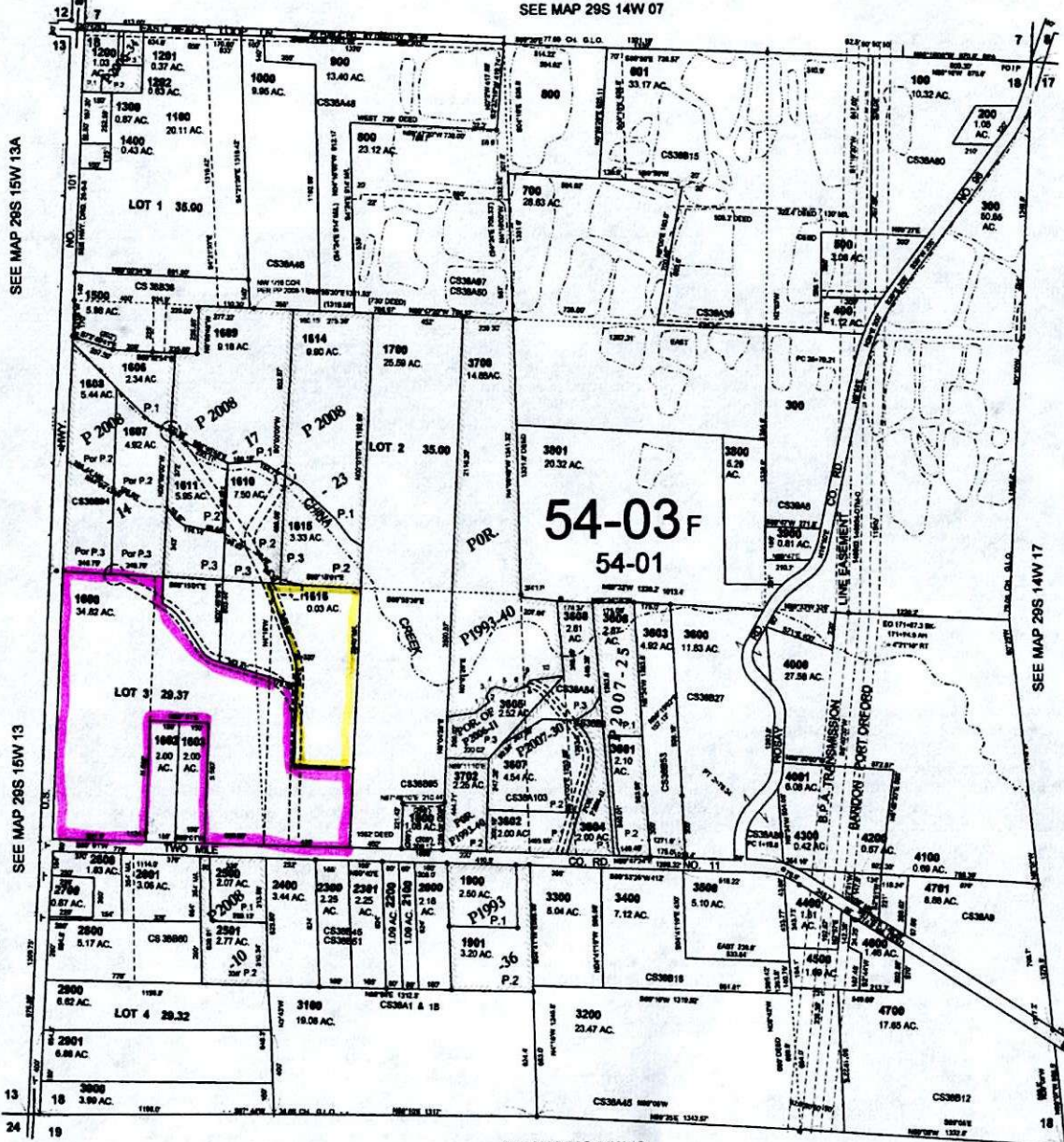
29S 14W 18

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

1" = 400'

CANCELLED NO.

- 1600M1
- 600
- 802
- 1101
- 1601
- 1102
- 4702
- 3703
- 3802
- 1612
- 1613
- 1701
- 1604
- 1605
- 1617
- 1618
- 1619
- 4003



TAX LOT 3805

1	S81°06'48"E	144.44
2	N62°03'58"E	80.38
3	N33°11'57"W	30.87
4	N30°13'13"E	46.03
5	N89°03'02"E	27.87
6	S77°04'27"E	68.89
7	N69°01'11"E	72.88
8	N41°16'27"E	28.18
9	S89°48'57"W	31.79
10	N41°52'27"E	18.09

6-20-2012
29S 14W 18

BEFORE ADJUSTMENT

SECTION 18 T29S R14W W.M.
COOS COUNTY

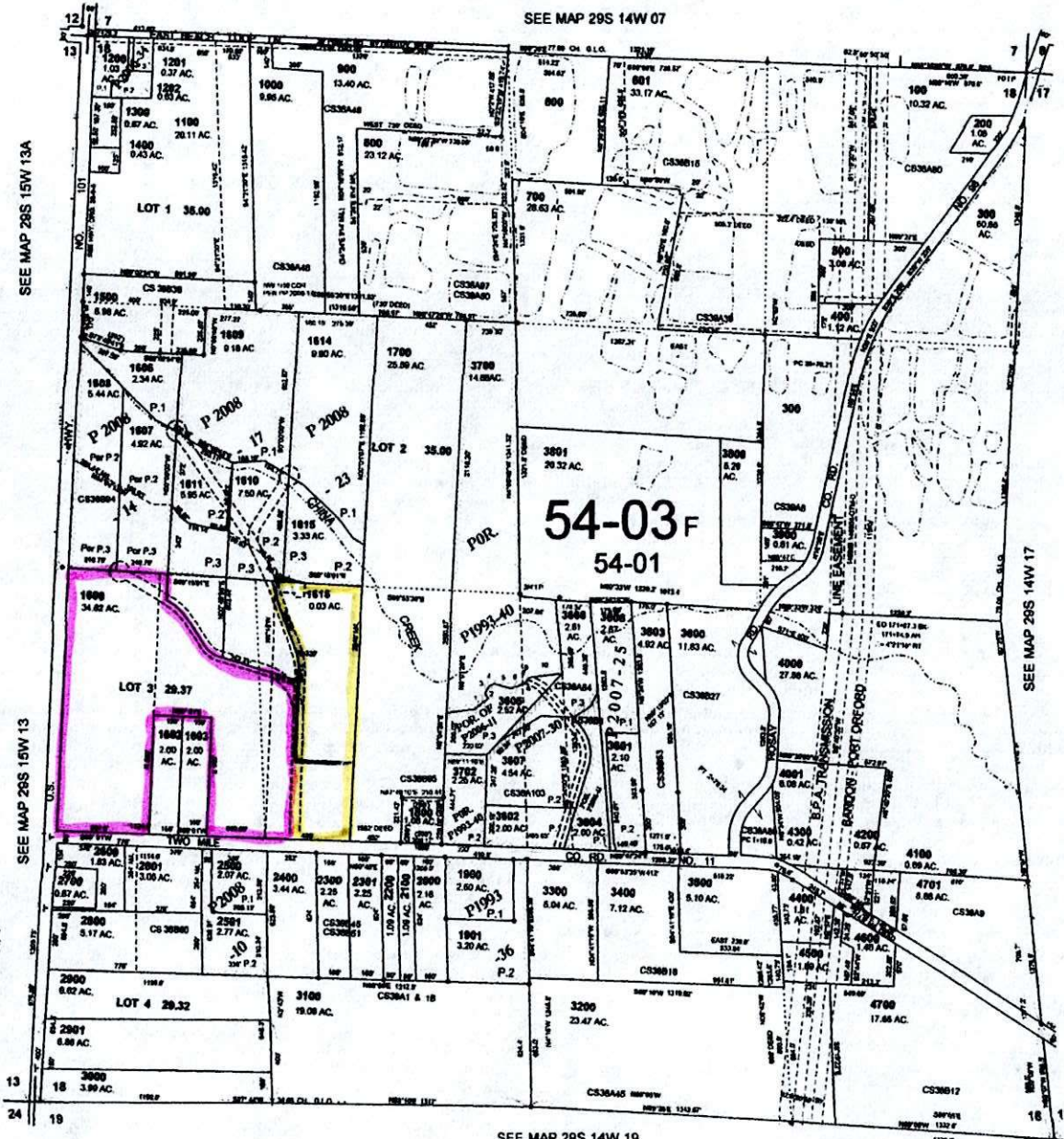
29S 14W 18

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

1" = 400'

CANCELLED NO.

- 1600M1
- 600
- 802
- 1101
- 3701
- 1601
- 1102
- 4702
- 3703
- 3802
- 1612
- 1613
- 1701
- 1604
- 1605
- 1617
- 1618
- 1619
- 4003



TAX LOT 3805

1. S81°02'48"E	144.47'
2. N52°03'59"E	80.38'
3. N37°11'37"W	30.90'
4. N37°11'37"E	45.02'
5. N89°05'08"E	27.87'
6. S77°04'07"E	88.88'
7. N89°01'11"E	72.88'
8. N41°06'27"E	25.19'
9. S89°49'57"W	31.79'
10. N41°06'27"E	16.09'

6-20-2012
29S 14W 18

AFTER ADJUSTMENT

PROPERTY LINE ADJUSTMENT SURVEY - LOCATED IN THE W1/2 OF SECTION 18, T.29S., R.14W., W.M., COOS COUNTY, OREGON

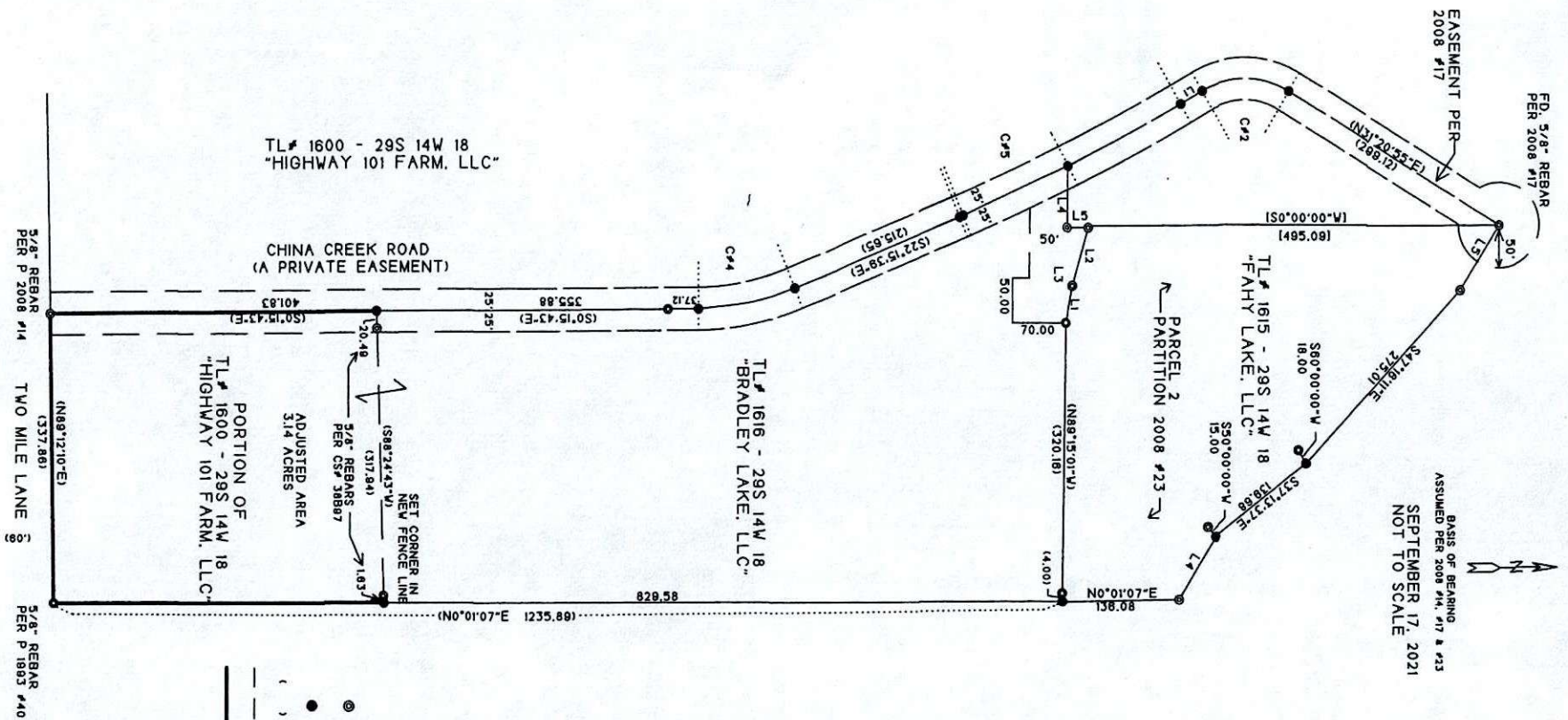
COOS COUNTY SURVEYOR
 DATE RECEIVED: _____
 DATE ACCEPTED/FILED: _____
 COOS COUNTY SURVEYOR _____

PREPARED FOR:
 BRUCE BEARER, MANAGER OF
 HIGHWAY 101 FARM, LLC
 BRADLEY LAKE, LLC
 FAHY LAKE, LLC
 1707 PORT MARGATE PLACE
 NEWPORT BEACH, CA 92660

PREPARED BY:
 MULKINS & RAMBO, LLC
 P.O. BOX 809
 NORTH BEND, OR 97459

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Greg Rambo
 OREGON
 No. 1488
 TRO# 2895
 RENEWAL 12-31-2022

DATE OF BEARING
 ASSUMED PER 2008 #14, #17 & #23
 SEPTEMBER 17, 2021
 NOT TO SCALE



RECORD EASEMENT
 CENTERLINE CURVE DATA

C#2	R = 105.00
	D = 54°34'03"
	A = 81°16'45"
	L = 112.30
	LC = N0°42'33"W
	107.02
C#4	R = 320.00
	D = 17°54'18"
	A = 21°58'56"
	LC = N11°15'41"W
	122.11
C#5	R = 2200.00
	D = 2°25'18"
	A = 145.86
	LC = N24°00'38"W
	145.86
LINE TABLE	
L1	- N78°38'57"W - 44.28
L2	- N73°56'47"W - 70.17
L3	- S88°15'01"E - 111.00
L4	- N89°15'01"W - 72.00
L5	- S0°00'00"W - 25.81

LEGEND

- RECORD 5/8" REBAR PER P 2008 #14, #17 & #23 UNLESS OTHERWISE NOTED
- CALCULATED POSITION - NOT SET
- () RECORD & MEASURED PER 2008 #14, #17 & #23
- OLD LINE
- ADJUSTED LINE