



NOTICE OF LAND USE DECISION

You may have received this because you are an adjacent property owner, and this notice is required to be provided pursuant to ORS 215.416. The proposal is identified in this decision and will be located on the subject property.

Coos County Planning
60 E. Second Street
Coquille, OR 97423
<http://www.co.coos.or.us/>
Phone: 541-396-7770
Planning@co.coos.or.us

This decision notice is required to be sent to the property owner(s), applicant(s), adjacent property owners (distance of notice is determined by zone area – Urban 100 feet, Rural 250 feet, and Resource 750 feet), special taxing districts, agencies with interest, or person that has requested notice. Please read all information carefully as this decision. (See attached vicinity map for the location of the subject property).

Date of Notice: Monday, March 14, 2022
File No: PLA-21-055

Proposal: Request for a land use determination for a single Property Line Adjustment between two lawfully created units of land.

Applicant(s): Dunes Mobile LLC Frieda Rocha
67624 Spinreel Road 13565 Prairie Lane
North Bend, OR 97459 Red Bluff, CA 96080

Surveyor(s): SHN Engineering, Walter White

Staff Planner: Crystal Orr, Planner I

Decision: Approved with Conditions. All decisions are based on the record. This decision is final and effective at close of the appeal period unless a complete application with the fee is submitted by the Planning Department at 5 p.m. on Wednesday, March 02, 2022. Appeals are based on the applicable land use criteria. All land use reviews are subject to Coos County Zoning and Land Development Ordinance (CCZLDO) General Compliance with *Sections 1.1.300 Compliance with Comprehensive Plan and Ordinance Provisions and Article 6.1 Lawfully Created Lots and Parcels. Property Line Adjustments are subject to the Coos County Zoning and Land Development Ordinance (CCZLDO) Article 6.3 Property Line Adjustments. Civil matters including property disputes outside of the criteria listed in this notice will not be considered. For more information please contact the staff planner listed in this notice.*

Property Information

	<u>Property #1</u>	<u>Property #2</u>
Account Numbers	50702	50710
Map Numbers	23S1313B0-00900	23S1313B0-00902
Property Owners	DUNESMOBILE LLC PO BOX 394 MERCER ISLAND, WA 98040-0394	ROCHA, BILLY J. & FRIEDA D. 13565 PRAIRIE LN RED BLUFF, CA 96080-7837
Situs Addresses	67610 SPINREEL RD NORTH BEND, OR 97459 67624 SPINREEL RD #53 NORTH BEND, OR 97459 97459	
Acreages	9.19 Acres	0.36 Acres
Zonings	RURAL RESIDENTIAL-2 (RR-2)	RURAL RESIDENTIAL-2 (RR-2)

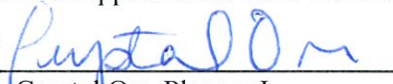
This notice shall be posted from March 14, 2022 to March 29, 2022

The purpose of this notice is to inform you about the proposal and decision, where you may receive more information, and the requirements if you wish to appeal the decision by the Director to the Coos County Hearings Body. Any person who is adversely affected or aggrieved or who is entitled to written notice may appeal the decision by filing a written appeal in the manner and within the time period as provided below pursuant to Coos County Zoning and Land Development Ordinance (CCZLDO) Article 5.8. If you are mailing any documents to the Coos County Planning Department the address is 250 N. Baxter, Coquille OR 97423. Mailing of this notice to you precludes an appeal directly to the Land Use Board of Appeals. **NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 (ORS 215.513) REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.**

Mailed notices to owners of real property required by ORS 215 shall be deemed given to those owners named in an affidavit of mailing executed by the person designated by the governing body of a county to mail the notices. The failure of the governing body of a county to cause a notice to be mailed to an owner of a lot or parcel of property created or that has changed ownership since the last complete tax assessment roll was prepared shall not invalidate an ordinance.

The application, staff report and any conditions may be found at the following link: <https://www.co.coos.or.us/planning/page/applications-2021-2>. The application and all documents and evidence contained in the record, including the staff report and the applicable criteria, are available for inspection, at no cost, in the Planning Department located at 225 North Adams Street, Coquille, Oregon; however, an appointment is required to be setup for viewing purposes. Copies may be purchased at a cost of 50 cents per page. The decision is based on the application submittal and information on record. The name of the Coos County Planning Department representative to contact is Crystal Orr, Planner I and the telephone number where more information can be obtained is (541) 396-7770.

Failure of an issue to be raised in a hearing, in person or in writing, or failure to provide statements of evidence sufficient to afford the Approval Authority an opportunity to respond to the issue precludes raising the issue in an appeal to the Land Use Board of Appeals.

Reviewed by: 
Crystal Orr, Planner I

Date: Monday, March 14, 2022 .

This decision is authorized by the Coos County Planning Director, Jill Rolfe based on the staff's analysis of the Findings of Fact, Conclusions, Conditions of approval, Application and all evidence associated as listed in the exhibits.

EXHIBITS

Exhibit A: Conditions of Approval

Exhibit B: Vicinity Map

Exhibit C: Adjustment Map

The following exhibits are on file at the Coos County Planning Department and may be accessed by contacting the department. All noticeable decisions are posted on the website for viewing when possible.

Exhibit D: PLA-21-055 Staff Report -**Findings of Fact and Conclusions**

Exhibit E: Application

EXHIBIT "A"
CONDITIONS OF APPROVAL

The applicant shall comply with the following conditions of approval with the understanding that all costs associated with complying with the conditions are the responsibility of the applicants and that the applicants are not acting as an agent of the county. If the applicant fails to comply or maintain compliance with the conditions of approval the permit may be revoked as allowed by the Coos County Zoning and Land Development Ordinance. Please read the following conditions of approval and if you have any questions contact planning staff. This is a tentative decision and will become final if the conditions of approval are completed correctly and any required survey maps and/or deeds are completed.

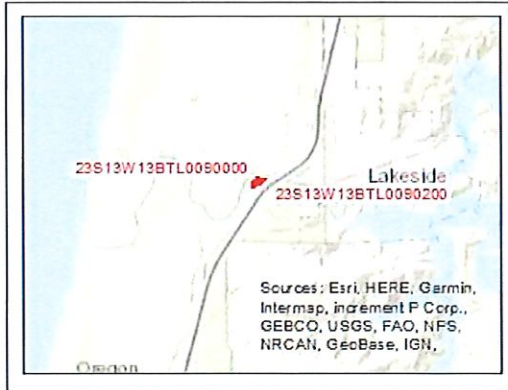
1. Shall comply with any requirements from Coos County Surveyor or Assessor's Office.
2. Map and Monuments Required:
 - a. For any resulting lot or parcel ten acres or less, a survey map that complies with ORS 209.250 shall be prepared; and
 - b. The survey map shall show all structures within ten (10) feet of the adjusted line; and
 - c. The survey shall establish monuments to mark the adjusted line; and
 - d. If a survey is required, the deed shall be recorded and the Survey Map shall be filed simultaneously. The survey map, with the signature of the Coos County Planning Director shall be submitted to the County Surveyor along with the required filing fee. The survey map will be given a filing number which will be added to the Property Line Adjustment deed. The deed will then be recorded whereupon the recording number for said deed will be added to the face of the survey map. Said map will then be filed with the County Surveyor, completing the process.
3. Within one year from the date of tentative approval, the applicant shall prepare and submit to the Planning Director any map required by Section 6.2.800(4) and Section 6.2.800(5) if a survey is required.
4. **Final approval** – The applicant shall submit proof that the requirements of the tentative approval have been met. Upon submittal by the applicant that all conditions of approval have been met along with the deed and map, if required, have been provided along with the recording fee to the Planning Director a final determination will be made. The Director shall advise the applicant in writing if the documents submitted are sufficient or if amendments are required.
 - a. **The following items shall be submitted to the Coos County Planning Department prior to one year of the tentative decision:**
 - i. A supplemental document explaining how all conditions of approval have been completed and the applicant is ready for a final determination; and
 - ii. The applicant or applicant's surveyor shall prepare and submit to the Planning Director any map required by Section 6.2.800(4) and Section 6.2.800(5) if a survey is required as explained under the Surveyor's comments; and
 - iii. A deed following the exact format found in Figure 1 of Section 6.3.175.
 - b. Once the required documents are received by the County Planning Department, they will be forwarded to the County Surveyor and Cartographer for final comments. If revisions are required, the applicant and/or representative will be notified as soon as the revisions are identified. If there are no revisions required Staff will sign the map and route the map and deed on the Surveyor's Office for completion and recording along with the recording fee. If there is no Survey Map required Planning Staff will submit the deed to the County Clerk's Office with the fee to be recorded.
5. At this time staff cannot determine that either tax lot complies as we cannot determine that the development that is currently on tax lot 902 was permitted and staff cannot determine that development is not crossing tax lots within tax lot 900/903/1000 and tax lot 100 in section 13. To approve this Property Line Adjustment staff is requiring as a condition of approval that a plot plan of tax lot 902 be submitted identifying all development as well as year built for all the development. After the plot plan is received staff will develop a plan of compliance for the property, the applicant must submit the necessary applications before staff can sign off on the Property Line Adjustment.
6. The property owners must obtain documentation that the sanitation system will still meet DEQ requirements.

EXHIBIT "B"
VICINITY MAP

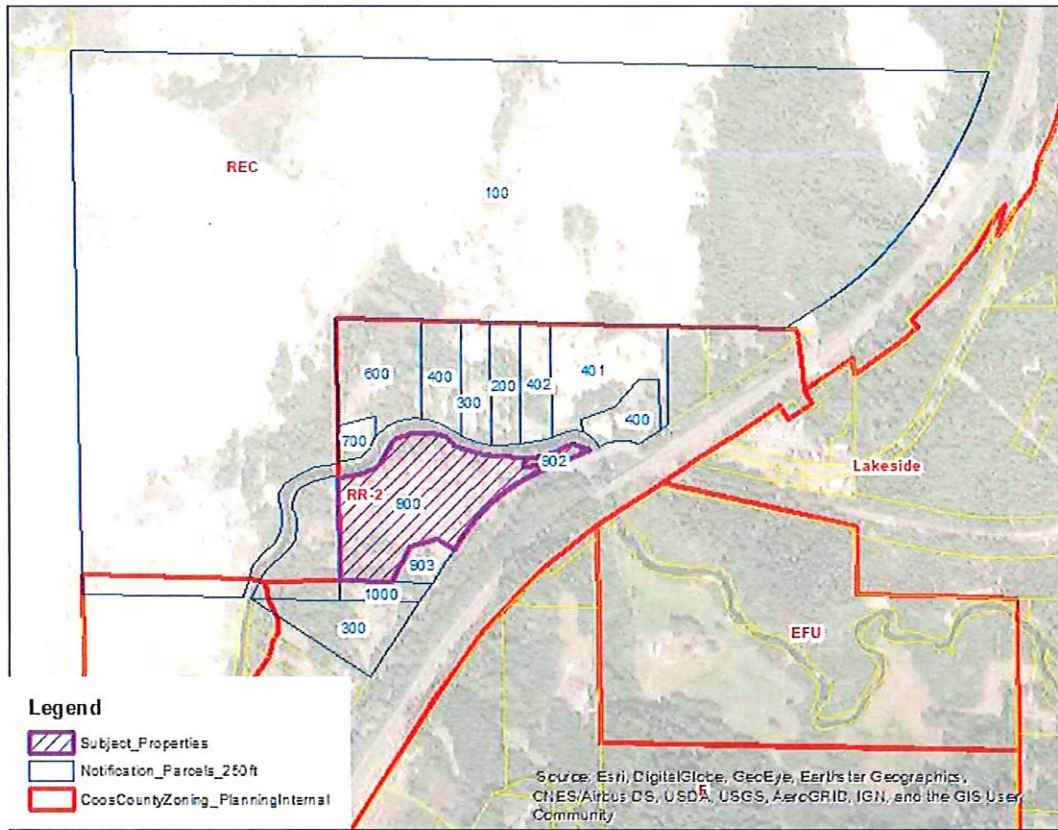


COOS COUNTY PLANNING DEPARTMENT

Mailing Address: 225 N. Adams, Coquille, Oregon 97423
Physical Address: 60 E. Second, Coquille Oregon
Phone: (541) 396-7770
TDD (800) 735-2900



File: PLA-21-055
Applicant/ Owner: Dunes Mobile LLC/ Billy & Frieda Rocha
Date: March 14, 2022
Location: Township 23S Range 13W Section 13B TL 900 & 902
Proposal: Property Line Adjustment



STAFF REPORT
FINDINGS OF FACT AND CONCLUSIONS

I. PROPOSAL AND BACKGROUND/PROPERTY HISTORY INFORMATION:

- A. Proposal:** The proposal is a request for Planning Director Approval of a Property Line Adjustment between two lawfully created units of land to fix an encroachment as well as exchange property.
- B. BACKGROUND INFORMATION:** The development on tax lot 900 consists of a Manufactured Dwelling Park, named Dunes Mobile Ranch. Tax lot 902 appears to have development, but staff could not find any approvals for the structures. As a condition of approval, the development must be applied for by submitting an after the fact application or the property owners may submit proof that the development was permitted.

The current application was submitted on September 8, 2021 and deemed incomplete within the 30-day time frame due to missing information. The requested information was received, and the application was considered complete on February 26, 2021. The deemed complete process is explained in the Coos County Zoning and Land Development Ordinance Section 5.0.200 (ORS 215.427) and 5.0.250. The deemed complete process is a review that all the materials have been submitted as explained in the applications. This is not full review of the criteria as the burden of proof rest with the applicant and the details of the application are reviewed during the review period.

- C. LOCATION:** The subject properties are located west of the City of Lakeside off of Spinreel Road. Spinreel Road is a public Road that is maintained by Oregon Department of Transportation and is located off of Highway 101.
- D. ZONING:** Both parcels are zoned Rural Residential-2 (RR-2).

ARTICLE 4.2 – ZONING PURPOSE AND INTENT

Section 4.2.100 Residential

Rural Residential (RR)

There are two RR zonings: Rural Residential-5 (RR-5) and Rural Residential-2 (RR-2). The intent of the Rural Residential Districts includes justified sites plus "committed" areas. The County's plan prescribes and allocates a finite number of rural dwelling/units/acreages. The zoning ordinance will specify permitted uses and minimum lot sizes.

The purpose of the "RR-2" and "RR-5" districts are to provide for small to medium acreage dwelling sites outside of Urban Growth Boundaries, where a moderate intensity of land development is appropriate, but where urban services and facilities may not be available or necessary.

The "RR-2" district provides for continued existence of rural family life and to provide a transition of densities between urban development and exclusive agricultural and forestry uses.

The "RR-5" district provides for the orderly development of rural land so as to encourage the continued existence of rural family life and to provide a transition of densities between urban development and exclusive agricultural or forestry uses.

E. SITE DESCRIPTION AND SURROUNDING USES:

Tax lot 900 currently consists of 9.19 acres (9.67 according to Survey), and tax lot 902 currently consists of .36 acres according to assessment information. Both parcels are zoned Rural Residential-2 (RR-2) and are surrounded by mostly Rural Residential, tax lot 900 abuts Recreation zoning to the west. The surrounding parcels appear to be used for Residential and Recreational uses. The properties are in close proximity to the Oregon Coast Sand Dunes.

F. COMMENTS:

As part of the property line adjustment the only comments requested were from the County Surveyor and Assessor’s Office. Coos County Surveyor Mike Dado commented that the lower adjusted area on the map does not close by almost seven (7) feet and that the map needs to dimension the north south line on the upper adjustment. As a condition of approval all requirements of the Surveyor and Assessor’s Office shall be adhered to.

II. GENERAL PROPERTY COMPLIANCE

A. COMPLIANCE PURSUANT TO SECTION 1.1.300:

It shall be unlawful for any person, firm, or corporation to cause, develop, permit, erect, construct, alter or use any building, structure or parcel of land contrary to the provisions of the district in which it is located. No permit for construction or alteration of any structure shall be issued unless the plans, specifications, and intended use of any structure or land conform in all respects with the provisions of this Ordinance.

FINDINGS: Staff has reviewed the property history and the county files to attempt to determine whether the properties comply with the Coos County Zoning and Land Development Ordinance (CCZLDO). At this time staff cannot determine that either tax lot complies as we cannot determine that the development that is currently on tax lot 902 was permitted and staff cannot determine that development is not crossing tax lots within tax lot 900/903/1000 and tax lot 100 in section 13. To approve this Property Line Adjustment staff is requiring as a condition of approval that a plot plan of tax lot 902 be submitted identifying all development as well as year built for all the development. After the plot plan is received staff will develop a plan of compliance for the property, the applicant must submit the necessary applications before staff can sign off on the Property Line Adjustment.

Tax lot 806 is found to be complying at the time of this report. This does not mean that there is not additional information that was unavailable during this review that would make the properties noncompliant.

B. SECTION 6.1.125 LAWFULLY CREATED LOTS OR PARCELS:

“Lawfully established unit of land” means:

- 1. The unit of land was created:*
 - a. Through an approved or pre-ordinance plat;*
 - b. Through a prior land use decision including a final decision from a higher court. A higher court includes the Land Use Board of Appeals;*
 - c. In compliance with all applicable planning, zoning and subdivision or partition ordinances and regulations at the time it was created.*
 - d. By a public dedicated road that was held in fee simple creating an intervening ownership prior to January 1, 1986;*
 - e. By deed or land sales contract, if there were no applicable planning, zoning or subdivision or partition ordinances or regulations that prohibited the creation.*
 - f. By the claim of intervening state or federal ownership of navigable streams, meandered lakes or tidewaters. “Navigable-for-title” or “title-navigable” means that ownership of the waterway, including its bed, was passed from the federal government to the state at statehood. If a waterway is navigable-for-title, then it also is generally open to public use for navigation, commerce, recreation, and fisheries.*

FINDING: Both of these tax lots were lawfully created pursuant to Section 6.1.125.e, by deed prior to land use ordinances that would have prohibited the creation. Staff concurred through a Property Line Adjustment (PLA-07-65) that the parcels were discrete and allowed the adjustment. The current configuration was approved through PLA-07-83.

III. STAFF FINDINGS AND CONCLUSIONS:

A. SUMMARY OF PROPOSAL AND APPLICABLE REVIEW CRITERIA:

The proposal is for Planning Director Approval of a Single Property Line Adjustment between two (2) lawfully created units of land. The proposal is subject to Coos County Zoning and Land Development (CCZLDO) Article 6.3 Property Line Adjustments.

B. Criteria and standards for Property Line Adjustments

• SECTION 6.3.100 PROPERTY LINE ADJUSTMENTS:

As set forth in ORS 92.190(3), the common boundary line between lots or parcels may be adjusted in accordance with this section without the replatting procedures in ORS 92.180 and 92.185 or the vacation procedures in ORS Ch. 368. Once a lot or parcel line has been adjusted, the adjusted line shall be the boundary or property line, not the original line. The Director has authority to approve a line adjustment as an Administrative Action unless the application is required to correct an encroachment. In that circumstance the only applicable criteria is Sections 6.3.125.1, 6.3.150 and 6.3.175. Encroachments do not require notice.

• SECTION 6.3.125 PROCEDURE:

1. *An application for a line adjustment or elimination shall be filed by the owners of all lots or parcels affected. The application shall be accompanied by an appropriate fee and contain the following information:*
 - a. *Reason for the line adjustment;*
 - b. *Vicinity map locating the proposed line adjustment or elimination in relation to adjacent subdivisions, partitions, other units of land and roadways;*
 - c. *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 shall also show the approximate location of all structures within ten (10) feet of the proposed adjusted line;*
 - d. *A current property report (less than 6 months old) indicating any taxes, assessment or other liens against the property, easements, restrictive covenants and rights-of-way, and ownerships of the property of the proposed development. A title report is acceptable. The Planning Director may waive any portion of this requirement if the property is large and does not have a lien holder.*
 - d. *A notice of application and decision will be provided to any and all lien holders of record for the property that will be affected by the proposed adjustment. Applicants should consult with any and all such lien holders prior to submittal of an application.*

FINDING: The application was received on September 8, 2021 and was deemed incomplete on September 16, 2021 due to missing information. The requested information was received and deemed complete February 26, 2022 A property report was provided for both parcels. Dunes Mobile Ranch (tax lot 900) has a lien through Pacific Premier Bank. Tax lot 902 does not currently have a lien.

Therefore, all criteria have been satisfied.

2. *A line adjustment is permitted only where an additional unit of land is not created and where the lot or parcel reduced in size by the adjustment complies with the requirements of the applicable zone except that a line adjustment for the purpose of exchange or transfer of land between resource land owners shall be allowed so long as:*
 - a. *No parcel is reduced in size contrary to a condition under which it was formed;*
 - b. *The resulting parcel sizes do not change the existing land use pattern (e.g. two conforming parcels must remain conforming); and*

- c. *Two non-conforming parcels may remain non-conforming; and, two parcels, one conforming and one non-conforming, may remain as such regardless of which parcel is non-conforming after the exchange or transfer).*

FINDING: Both Parcels are Rural Residential-2 (RR-2) Zoned, which has a minimum lot size of two (2) acres. Tax lot 900 is over the minimum lot size (9.67 acres according to Walter White, Surveyor), which means it conforms to the minimum parcel size, Tax lot 902 is non-conforming as it does not meet the minimum lot size (.36 acres). After the adjustment parcel 900 will remain conforming with 9.70 acres and parcel 902 will remain nonconforming with .33 acres. This adjustment will not change the conformance status of the properties.

Therefore, this request complies with the criteria under this section.

3. *An encroachment of existing or planned structures will not be created within required setbacks as a result of the line adjustment.*

FINDING: This adjustment will not create an encroachment. Therefore, this request complies with this criterion under this section.

4. *A line adjustment for a lot or parcel that contains a dwelling, not on a public sanitation system, and is less than an acre before the adjustment and further reduced as a result of the adjustment shall obtain documentation from Department of Environmental Quality (DEQ) that the sanitation system will still meet their requirements.*

FINDING: Tax lot 902 will be reduced to less than an acre, and according to the maps has a dwelling. Staff does not have any information that proves that this dwelling was sited with permits. The property owners must obtain documentation that the sanitation system will still meet DEQ requirements.

5. *In resource lands, a unit of land containing a dwelling, or approved for construction of a dwelling, cannot be adjusted with a vacant resource unit of land for the purpose of qualifying the vacant unit for a 160-acre dwelling.*
 - a. *A resource unit of land less than 160 acres and containing a (preexisting) dwelling, or approved for construction of a dwelling, cannot be adjusted with a vacant resource unit of land for the purpose of qualifying the vacant unit for a 160-acre dwelling;*
 - b. *A resource unit of land 160 acres or greater and containing a (preexisting) dwelling, or approved for construction of a dwelling, cannot be adjusted below 160 acres with a vacant resource unit of land for the purpose of qualifying the vacant unit for a 160-acre dwelling;*
 - c. *A resource unit of land 160 acres or greater and containing a dwelling approved as a 160-acre dwelling, or approved for construction of a 160-acre dwelling, cannot be reduced below 160 acres for the purpose of qualifying the vacant unit for a 160-acre dwelling.*

FINDING: This adjustment is not to qualify either unit of land for a dwelling. Therefore, this criterion does not apply.

6. *Same Designation: A line adjustment shall only be permitted where the sale or transfer of ownership is made between abutting owners of like designated lands, residential lands, commercial lands, industrial lands, resource lands, and estuary zoned lands unless an existing structure encroaches over an existing property boundary or the boundary line adjustment is required to comply with requirements of the State Department of Environmental Quality for a subsurface sewage system.*

FINDING: The parcels are both like zoned; therefore, this criterion has been met.

- **SECTION 6.3.150 EASEMENTS AND ACCESS:**

A line adjustment shall have no effect on existing easements or access. Access shall not be eliminated through a property line adjustment process. If an access is potentially affected, then an easement may be created for access to comply with this criterion.

FINDING: There will be no effect on existing easements. Therefore, this criterion has been met.

C. SPECIAL DEVELOPMENT CONSIDERATIONS AND OVERLAYS:

SECTION 4.11.125 Special Development Considerations: The considerations are map overlays that show areas of concern such as hazards or protected sites. Each development consideration may further restrict a use. Development considerations play a very important role in determining where development should be allowed in the Balance of County zoning. The adopted plan maps and overlay maps have to be examined in order to determine how the inventory applies to the specific site

SECTION 4.11.200 Purpose: Overlay zones may be super-imposed over the primary zoning district and will either add further requirements or replace certain requirements of the underlying zoning district. The requirements of an overlay zone are fully described in the text of the overlay zone designations. An overlay zone is applicable to all Balance of County Zoning Districts and any zoning districts located within the Coos Bay Estuary Management Plans when the Estuary Policies directly reference this section.

FINDING: The proposal does not include any type of earth moving or structural development; therefore, even if the property was in a Special Development Consideration and/or Overlay Zone it would not be required to be addressed.

IV. DECISION:

The proposed Property Line Adjustment meets the requirements of the Coos County Zoning and Land Development Ordinance, with conditions listed in Exhibit “A” of this report.

V. EXPIRATION:

This is a tentative approval that is valid for up to one year. To finalize this decision the applicant shall comply with the approval and filing requirements found in the conditions of approval in Exhibit “A” of this report once the appeal period has expired and an appeal has not be filed.

VI. NOTICE REQUIREMENTS:

A notice of decision will be provided to property owners within 250 feet of the subject properties and the following agencies, special district or parties: Lakeside Rural Fire Protection District, Coos Bay North Bend Water Board,

A Notice of Decision and Staff Report will be provided to the following: Applicants/Owners, Department of Land Conservation and Development, Planning Commission, and Board of Commissioners.

Adjacent property owners will receive a Notice of Decision and maps, but all other attachments can be found by contacting the Planning Department or visiting the website. If not found on the website the public may contact the department to view the official record.

EXHIBIT "E"
APPLICATION



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- -

Date Received: _____ Receipt #: _____ Received by: _____

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) DUNESMOBILE LLC

Mailing address: 67624 Spinreel Road #19, North Bend, OR 97459

Phone: 206-849-3446 Email: petergoldstein@gmail.com

Township: Range: Section: ¼ Section: 1/16 Section: Tax lot:
23S 13W 13 B 0 900

Tax Account Number(s): 50702 Zone: Select Zone Rural Residential-2 (RR-2)

Acres Prior to Adjustment: 9.87 Acres After the Adjustment 9.70

B. Land Owner(s) Frieda Rocha

Mailing address: 13565 Prairie Lane, Red Bluff, CA 96080

Phone: 530-736-5089 Email: frocha99@yahoo.com

Township: Range: Section: ¼ Section: 1/16 Section:
23S 13W 13 B 0 902

Tax Account Number(s) 50710 Zone Rural Residential-2 (RR-2)

Acres Prior to Adjustment: 0.38 Acres After the Adjustment 0.33

C. Surveyor Walter White, PLS 55547 SHN Consulting Engineers & Geologists, Inc.

Mailing Address 275 Market Avenue, Coos Bay, OR 97420

Phone #: 541-266-9890 Email: wwhite@shn-engr.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 of this adjustment is to correct an existing boundary line that runs through the middle of an existing manufactured 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: Pacific Premier Bank

17901 Von Karman 12th Floor Irvine, CA 92614

Property 2:

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 checked="" type="checkbox"/>	No <input type="checkbox"/>
Does property 2 currently meet the minimum parcel/lot size?	Yes <input checked="" type="checkbox"/>	No <input 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:
varies see survey
- 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.

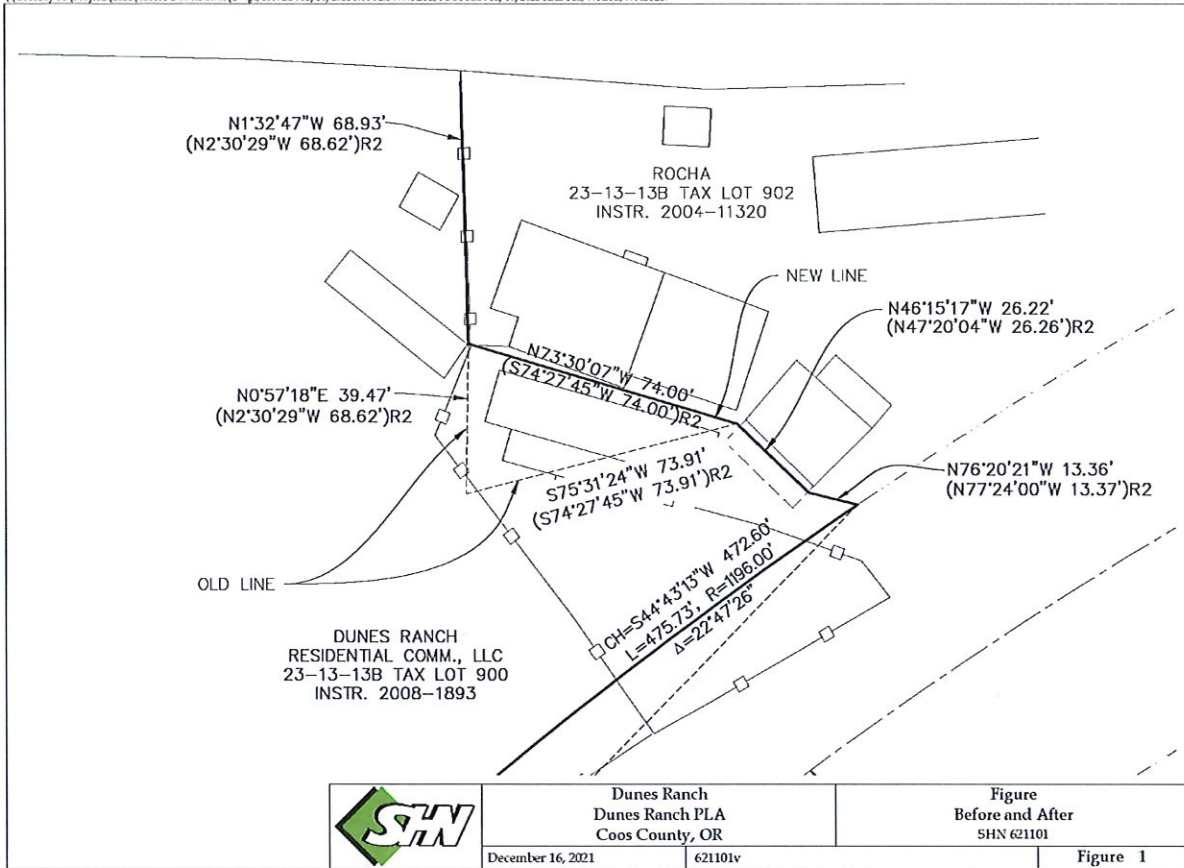
Acknowledgment Statement: I hereby declare that I am the legal owner of record or an agent having consent of the legal owner of record and I am authorized to obtain land use approvals. The statements within this form and submittal information provided are true and correct to the best of my knowledge 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

Peter Goldstein

Digitally signed by Peter Goldstein
Date: 2021.12.16 14:23:31 -08'00'

Frieda Rocha
1/25/22 08:33 AM



Ticor Title Company of Oregon
Order No. 360621038428



201 Central Avenue
(541)269-5127

OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

To ("Customer"): SHN Engineers & Geologists
275 Market Avenue
Coos Bay, OR 97420

Customer Ref.: _____
Order No.: 360621038428
Effective Date: December 7, 2021 at 08:00 AM
Charge: \$300.00

The information contained in this report is furnished by Ticor Title Company of Oregon (the "Company") as a real property information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE OR A PRELIMINARY TITLE REPORT FOR, OR COMMITMENT FOR, TITLE INSURANCE. No examination has been made of the title to the herein described property, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the charge or the actual loss, and the Company will have no greater liability by reason of this report. THIS REPORT IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT.

THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.

Part One - Ownership and Property Description

Owner. The apparent vested owner of property ("the Property") as of the Effective Date is:

Billy J. Rocha and Frieda D. Rocha, as tenants by the entirety

Premises. The Property is:

(a) Street Address:

No Address, Coos Bay, OR 97420

(b) Legal Description:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Informational Report of Ownership and Monetary and Non-Monetary Encumbrances
(Ver. 20161024)

Part Two - Encumbrances

Encumbrances. As of the Effective Date, the Property appears subject to the following monetary and non-monetary encumbrances of record, not necessarily listed in order of priority, including liens specific to the subject property and general index liens (liens that are not property specific but affect any real property of the named person in the same county):

EXCEPTIONS

1. Unpaid Property Taxes with partial payment are as follows:

Fiscal Year: 2021-2022
Original Amount: \$530.26
Unpaid Balance: \$353.50, plus interest, if any
Levy Code: 1302
Account No.: 50710
Map No.: 23S1313B000902

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

2. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Ten Mile Creek.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Ten Mile Creek.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Ten Mile Creek.

3. Agreement Right-of-Way Agreement

Executed by: M. D. Kilgore and Viola Kilgore, husband and wife and Lakeside Drainage District
Recording Date: August 17, 1931
Recording No.: Book 115, Page 63

4. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Central Lincoln People's Utility District
Recording Date: May 9, 1988
Recording No: 88-5-0448

5. Please be advised that our search did not disclose any open Deeds of Trust of record.
6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters which a correct survey would disclose and which are not shown by the public records.
7. The Company will require, for its review, an insurable legal description for the Land the subject of this transaction. If a survey is being furnished, the survey must be prepared by a licensed State of Oregon registered land surveyor.

Ticor Title Company of Oregon
Order No. 360621038428

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

The documents of record have discrepancies in the calls. We are unable to resolve said discrepancies to our satisfaction.

End of Reported Information

There will be additional charges for additional information or copies. For questions or additional requests, contact:

Coos Bay Title

coosbaytitle@ticortitle.com

Ticor Title Company of Oregon
201 Central Avenue
Coos Bay, OR 97420

Informational Report of Ownership and Monetary and Non-Monetary Encumbrances
(Ver. 20161024)

EXHIBIT "A"
Legal Description

Beginning at the intersection of the West boundary of the SE 1/4 of the NW 1/4 of Section 13, Township 23 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, with the Southerly boundary of Ten Mile Creek; thence South 314.61 feet, more or less, along said West boundary to the Northwest corner of the parcel of land conveyed to Morgan J. McKinnon, etux, by deed recorded in Book 262, Page 219, Deed Records of Coos County, Oregon; thence South 89° 23' East along McKinnon's North boundary 648.82 feet, more or less, to the West boundary of old Highway 101; thence Northeasterly along said highway boundary to the intersection of said highway boundary with the East boundary of the SE 1/4 of the NW 1/4 of said Section 13; thence North along the East boundary to the South boundary of Ten Mile Creek; thence Westerly along said boundary of Ten Mile Creek to the point of beginning.

EXCEPTING THEREFROM that property conveyed by Property Line Adjustment Deed recorded September 19, 2007 as microfilm no. 2007-12281 and corrected by document recorded January 28, 2008 as microfilm no. 2008-836, all in Records, Coos County, Oregon.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY

Lot Six (6) Block Seven (7) of Schaefer's Deep Water Front Addition to Coos Bay, as filed for record June 4, 1907. Subject to Taxes as shown of record.

TOGETHER with all and singular the tenements, hereditaments and appurtenances, thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said party of the second part, and to her heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, sealed and Holographed in the presence of _____ Beulah Todd } Seal

STATE OF CALIFORNIA }
County of Los Angeles } SS. On this 12th day of August, A.D. 1931, before me, J. H. Green, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Beulah Todd known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Recorded August 17, 1931, 8:20 A.M.
Robt. H. Watson, County Clerk.

J. H. Green
Notary Public in and for said County and State.
My Commission Expires Sept. 18th, 1931
(Notarial Seal)

44536-

RIGHT-OF-WAY AGREEMENT

THIS RIGHT-OF-WAY AGREEMENT Made and entered into at Lakeside, Coos County, Oregon, this 15th day of August, 1931, by and between K. D. Kilgore and Viola Kilgore, husband and wife, hereinafter known as parties of the first part, and Lakeside Drainage District, a duly organized drainage district in the State of Oregon, hereinafter known as party of the second part,

WITNESSETH: That the parties of the first part, in consideration of the sum of Three Hundred (\$300.00) Dollars to them paid by the party of the second part, the receipt of which is hereby acknowledged, do hereby give and grant unto the party of the second part, a perpetual right-of-way for a drainage ditch over, upon and across the Southeast quarter of the Northwest quarter (SE $\frac{1}{4}$ -NW $\frac{1}{4}$) of Section 13, Township 23 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, the same to be forty (40) feet in width and to be located in accordance with the survey made by E. L. Vinton, civil engineer, made on the 9th day of August, 1931, upon, over and across said lands above described, and if any dispute arises between the parties hereto as to the location of said right-of-way for a drainage ditch herein given and granted, it is hereby understood and agreed that the said E. L. Vinton shall settle said dispute by pointing out and designating on the lands where said right-of-way actually exists and his decision as to where the same actually exists shall be final and binding upon the parties hereto.

The parties of the first part also give unto the party of the second part the right of ingress and egress over and across their said lands to and from said right-of-way to said drainage ditch for the purpose of constructing, operating, repairing and maintaining said drainage ditch.

It is understood and agreed, however, that the title to the lands constituting said drainage ditch, subject to the terms and conditions of this right-of-way agreement, shall remain in the parties of the first part herein.

It is understood and agreed that the party of the second part, in the construction,

D-115

maintenance and operation of a drainage ditch on said right-of-way, may clear, grub and grade said right-of-way and excavate the same to the extent necessary for the purpose of making a proper drainage ditch.

IN WITNESS WHEREOF the parties of the first part have set their hands and seals the day and year first herein written and the party of the second part has caused this instrument to be signed by its officers the day and year first herein written.

M. D. Kilgore)Seal
Viola Kilgore)Seal
Parties of the first part.
LAKEVIEW DRAINAGE DISTRICT
By Alex Carlson, President
By L. D. Walker, Secretary
Party of the Second Part.

STATE OF OREGON,)
County of Coos.) SS. THIS CERTIFIES That on this 15th day of August, A.D. 1931, to fore
me, the undersigned, a Notary Public in and for said County and State, personally appeared
the within named M. D. Kilgore and Viola Kilgore, husband and wife who are known to me to
be the identical persons described in and who executed the within instrument, and acknowledged
to me that they executed the same.

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

John O. Mullen
Notary Public for Oregon,
My Commission expires 11/26/1932
(Notarial Seal)

Recorded August 17, 1931. 8:30 A.M.
Robt. R. Watson, County Clerk.

44537- KNOW ALL MEN BY THESE PRESENTS, that I, Nellie Dorgan of Marshfield, Oregon, in
consideration of The sum of Ten Dollars Dollars, to me paid by Giles Hadley and Catherine
sometimes known as Cathrine Hadley of Marshfield, Coos County, Oregon does hereby grant,
 bargain, sell and convey unto said Giles Hadley and Catherine Hadley their heirs and assigns,
 all the following real property, with the tenements, hereditaments and appurtenances, situated
 in the County of Coos and State of Oregon, bounded and described as follows, to-wit:

Lot Number One (1) in Section Eighteen (18) Township Twenty Four (24) South of
Range Twelve (12) West of the Willamette Meridian in the County of Coos and State of Oregon.

To Have and to Hold, the above described and granted premises unto the said Giles
Hadley and Cathrine Hadley their heirs and assigns forever.

And the grantor above named does covenant to and with the above named grantees
their heirs and assigns that she is lawfully seized in fee simple of the above granted
premises, that the above granted premises are free from all incumbrances, and that she will
and her 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 her hand and seal this 11th day of August 1931.

Executed in the presence of
Alva Doll, J. W. Flanagan

Nellie Dorgan)Seal(

STATE OF OREGON,)
County of Coos) SS. BY MY COMMISSIONER, That on this 11th day of August A.D. 1931

before me, the undersigned, a Notary Public in and for said County and State, personally
appeared the within named Nellie Dorgan, a widow who is known to me to be the identical
individual described in and who executed the within instrument, and acknowledged to me that
she executed the same freely and voluntarily.

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

Alva Doll
Notary Public for Oregon.

**OVERHEAD
RIGHT OF WAY EASEMENT**

RD 4368
Dean
AH132

KNOW ALL MEN BY THESE PRESENTS:

In consideration on One Dollar (\$1.00), and other valuable consideration, receipt whereof is hereby acknowledged, the undersigned hereby grants a perpetual easement for a 120/240 Service Drop to the CENTRAL LINCOLN PEOPLES UTILITY DISTRICT, a municipal corporation, with the right to place, construct, operate and maintain, inspect, reconstruct, repair, replace and keep clear electric power lines and communication lines with all necessary poles, towers, wires, cables, guys, anchors, fixtures and appurtenances attached thereto upon, across and over the following described property situated in 0008 County, State of Oregon:

An electrical facilities easement for service drops as required to serve trailers, and anchoring from pole AH132/24, Dunes Mobile Ranch, in the N.W. 1/4, T. 23, R. 13, Sec. 13, Coos County, Oregon.

1988-5-0448
1988
State of Oregon
County of Coos
I, Mary Ann Wilson, County Clerk, certify the within instrument was filed for record at
MAY 9 11:29 AM '88
By [Signature] Deputy
#pages 1

Grantee shall at all times have the right to fell or trim any trees thereon, or upon our adjacent lands, for obtaining and maintaining proper clearance for said line; and grantee shall further have the right of full and free ingress to and egress from said property for all purposes herein mentioned, and to remove at any time any or all of the poles, towers and/or wires, cables, guys, anchors, fixtures and appurtenances from the said property.

The rights, conditions and provisions of this easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

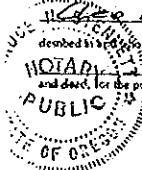
IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 18 day of April, 1988

WITNESS:

[Signature]
Lillian E. Dean

STATE OF OREGON
County of Coos } SS.

On this 18th day of April, 1988, before me, the above signed individuals, personally appeared William F. and Lillian E. Dean to me known to be the individual denoted in the instrument executed the within instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the purposes therein mentioned.



Return: Central Lincoln People's Utility District
P. O. Box 298
Reedsport, Ore 97467
[Signature]
Notary Public for Oregon

My Commission Expires: 11-14-91

COOS County Assessor's Summary Report
Real Property Assessment Report
 FOR ASSESSMENT YEAR 2021

December 2, 2021 3:50:56 pm

Account # 50710
 Map # 23S1313B000902
 Code - Tax # 1302-50710

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name ROCHA, BILLY J. & FRIEDA D.

Deed Reference # See Record

Agent

Sales Date/Price See Record

In Care Of

Appraiser

Mailing Address 13565 PRAIRIE LN
 RED BLUFF, CA 96080-7837

Prop Class 100 MA SA NH Unit
 RMV Class 100 01 05 DAA 1202-1

Situs Address(s)		Situs City						
Code Area		RMV	MAV	Value Summary AV	SAV	MSAV	RMV Exception	CPR %
1302	Land	80,470					Land	0
	Impr.	0					Impr.	0
Code Area Total		80,470	58,450	58,450	0	0		0
Grand Total		80,470	58,450	58,450	0	0		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			LUC	Trended RMV	
						TD%	LS	Size			
1302	10		<input checked="" type="checkbox"/>	RR-2	Market	123	A	0.36	MV	001	80,470
Grand Total								0.36			80,470

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

Code Area	Type	Exemptions/Special Assessments/Potential Liability								
1302	FIRE PATROL:									
	■ FIRE PATROL TIMBER	Amount	18.75	Acres	0.36	Year	2021			

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

[Pay Online Now with Credit Card or Check](#)

2-Dec-2021

Tax Account #	50710	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1302
Situs Address		Interest To	Dec 15, 2021

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$353.50	\$353.50	\$0.00	\$0.00	\$530.26	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$515.08	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$490.13	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$478.43	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$465.20	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$452.58	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$442.94	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$438.25	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$428.77	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$418.09	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$404.16	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$393.80	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$384.14	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$66.97	Nov 15, 2008
Total		\$353.50	\$353.50	\$0.00	\$0.00	\$5,908.80	

COOS COUNTY ASSESSOR
REAL PROPERTY ACCOUNT NAMES

12/2/2021 3:51:02 PM

Account # 50710
Map 23S1313-B0-00902
Owner ROCHA, BILLY J. & FRIEDA D.
13565 PRAIRIE LN
RED BLUFF CA 96080-7837

Name Type	Name	Ownership Type	Own Pct
OWNER	ROCHA, BILLY J. & FRIEDA D.	OWNER	

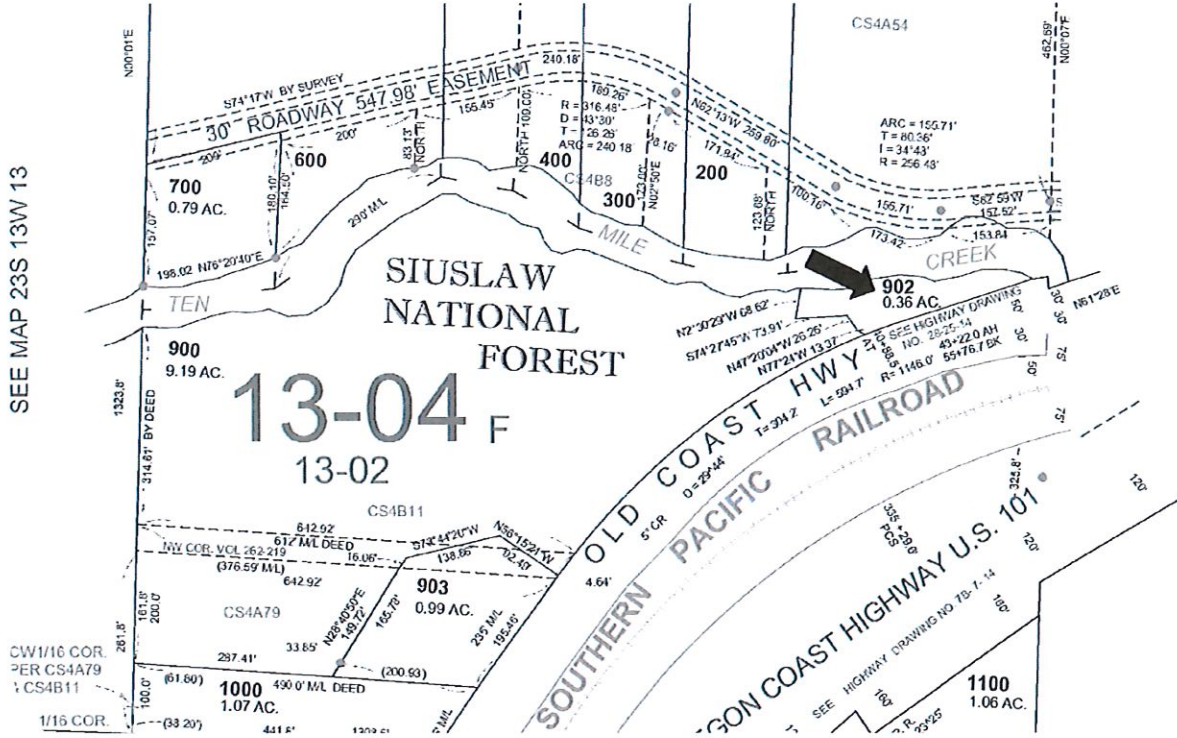


TICOR TITLE™



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 13W 13



THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

NW1/4 SEC.13 T23S R13W W.M.
COOS COUNTY

23S 13W 13B

CANCELLED NO.

500
501
600
604
906
908
100

11 12
14 13

17-200

