



Coos County Planning Department
 Coos County Courthouse Annex, Coquille, Oregon 97423
 Mailing Address: Planning Department, Coos County Courthouse, Coquille, Oregon 97423
 (541) 396-7770
 FAX (541) 396-1022 / TDD (800) 735-2900

Jill Rolfe Planning Director

CONSENT

On this 6th day of may, 2024,

I, Leigh A. Martin
 (Print Owners Name as on Deed)

as owner/owners of the property described as Township 26 S, Range 13 W,

Section 3, Tax Lot 101, Deed Reference 2020-02633

hereby grant permission to Douglas McMahon / STANTZNER Eng. so that a(n)
 (Print Name)

PARTITION application can be submitted to the Coos
 (Print Application Type)

County Planning Department.

Owners Signature/s Leigh A. Martin

D. ATTACHED WRITTEN STATEMENT. With all land use applications, the “burden of proof” is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning and Land Development Ordinance (CCZLDO). You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. A planner will explain which sections of the Ordinance pertain to your specific request. The information described below is required at the time you submit your application. The processing of your application does not begin until the application is determined to be complete. An incomplete application will postpone the decision, or may result in denial of the request. Please mark the items below to ensure your submittal is complete.

Application Check List: Please make off all steps as you complete them.

- I. A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
 - 1. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete.
 - 2. A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 - 3. A complete description of the request, including any new structures proposed.
 - 4. If applicable, documentation from sewer and water district showing availability for connection.
- II. A plot plan (map) of the property. Please indicate the following on your plot plan:
 - 1. Location of all existing and proposed buildings and structures
 - 2. Existing County Road, public right-of-way or other means of legal access
 - 3. Location of any existing septic systems and designated repair areas
 - 4. Limits of 100-year floodplain elevation (if applicable)
 - 5. Vegetation on the property
 - 6. Location of any outstanding physical features
 - 7. Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- III. A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director’s decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If the application is signed by an agent, the owner's written authorization must be attached.

If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county’s behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit. Signatures required below for application processing.

Leigh A. Martin _____
Leigh A. Martin _____

ACCESS INFORMATION

The Coos County Road Department will be reviewing your proposal for safe access, driveway, road, and parking standards. There is a fee for this service. If you have questions about these services please contact the Road Department at 541-396-7660.

Property Address: 63412 Red Dike Rd, Coos Bay, OR 97420

Type of Access: County Road Name of Access: Ashley Lane

Is this property in the Urban Growth Boundary? No

Is a new road created as part of this request? No

Required parking spaces are based on the use of the property. If this is for a residential use two spaces are required. Any other use will require a separate parking plan submitted that is required to have the following items:

- Current utilities and proposed utilities;
- Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
- The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
- Location of existing and proposed access point(s) on both sides of the road where applicable;
- Pedestrian access and circulation will be required if applicable. Internal pedestrian circulation shall be provided in new commercial, office, and multi-family residential developments through the clustering of buildings, construction of walkways, landscaping, accessways, or similar techniques;
- All plans (industrial and commercial) shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems;
- Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
- Number and direction of lanes to be constructed on the road plus striping plans;
- All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
- Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.

Additional requirements that may apply depending on size of proposed development.

- a. Traffic Study completed by a registered traffic engineer.
- b. Access Analysis completed by a registered traffic engineer
- c. Sight Distance Certification from a registered traffic engineer.

Regulations regarding roads, driveways, access and parking standards can be found in Coos County Zoning and Land Development Ordinance (CCZLDO) Article 7.

By signing the application I am authorizing Coos County Roadmaster or designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. Inspections should be made by calling the Road Department at 541-396-7660

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: Receipt # _____

File Number: DR-21-

ADDRESS OF DRIVEWAY #1 CLOSEST TO YOUR
NEW DRIVEWAY: _____

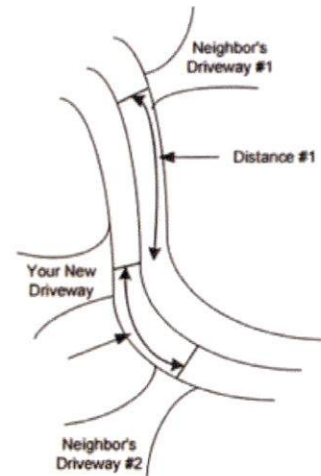
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW
DRIVEWAY: _____

Is this driveway on the same side of the road as your
Driveway: Select

ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR
NEW DRIVEWAY: _____

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW
DRIVEWAY: _____

Is this driveway on the same side of the road as your
Driveway: Select



The distance information is important from your new driveway to the closest driveways on either side of you (doesn't matter which side of the road) and what the addresses are to those two driveways. This information is important to include in the formula used to calculate the correct address.

Staff from the County Road Department will place the stake and once the driveway stake has been placed, it must not be moved. If your stake is removed or damaged you may purchase replacements.

Additional Notes or directions:

This application is not required.

SANITATION INFORMATION

If this is a request for a recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering Coos Health and Wellness, Environmental Health Staff will be reviewing the proposal to ensure the use meets environmental health standards for sanitation and water requirements to serve the facility. If the proposal indicates that you are using a community water system a review may be required. A fee is charged for this service and shall be submitted with the application \$83.00. If you have questions about regulations regarding environmental health services please call 541-266-6720. This form is required to be signed off for any type of subdivision, recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering.

Water Service Type: On-site Well

Sewage Disposal Type: On-site septic

Please check if this request is for industrial, commercial, recreational or home base business use and complete the following questions:

- How many employees/vendors/patrons, total, will be on site?
- Will food be offered as part of the an on-site business?
- Will overnight accommodations be offered as part of an on-site business?
- What will be the hours of operation of the business?

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

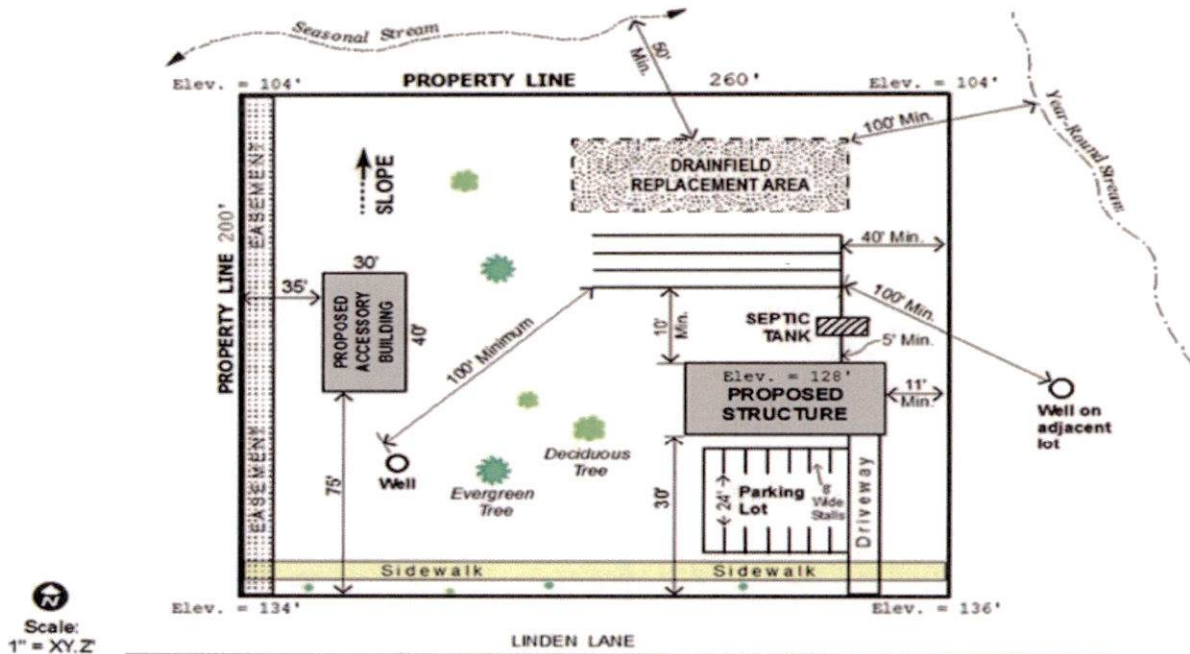
Staff Signature: _____

- This application is found to be in compliance and will require no additional inspections
- This application is found to be in compliance but will require future inspections
- This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and Wellness, Environmental Health Division to make an appointment.

Additional Comments:

Plot Plan
The grid for the plot plan is found on the next page

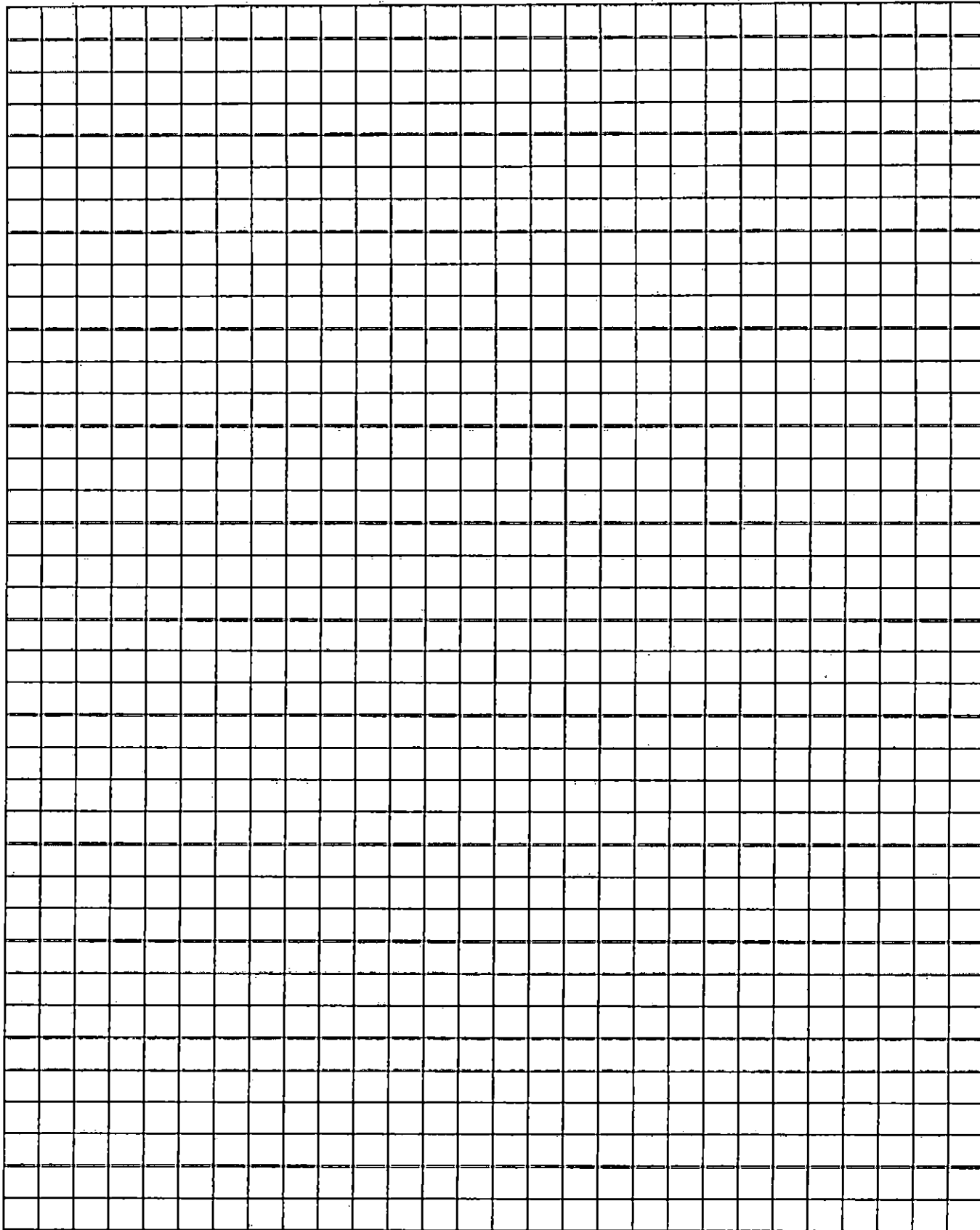
SAMPLE PLOT PLAN



ITEMS THAT MUST BE ON THE PLOT PLAN:

At a minimum, the site plan should provide information on the following items:

- Existing and proposed lot lines, lot or parcel numbers, and acreage/square footage of lots.
- Dimensions of all illustrated features (i.e. all structures, septic systems, driveways, roads, etc.)
- Significant natural features (slopes greater than 20%, geologic hazards, wetlands, drainage ways, rivers, streams, and the general location of existing trees, etc.).
- Existing easements (access, storm drainage, utility, etc.).
- Existing and proposed (structures, outbuildings, septic, etc.) on site and on adjoining properties.
- Existing and proposed road locations including widths, curbs, and sidewalks.
- Existing and proposed driveway approach locations on site, existing driveway approaches on adjoining properties on the same side of the street, and existing driveway approaches across the street from the site.
- Contiguous properties under the same ownership.
- General predevelopment topographical information (minimum 10' contour intervals).
- Location of utilities.
- If redevelopment is viable in the future, a redevelopment plan should be included.
- Preliminary site utility plan.
- Please add any additional Road or parking items from the parking form.



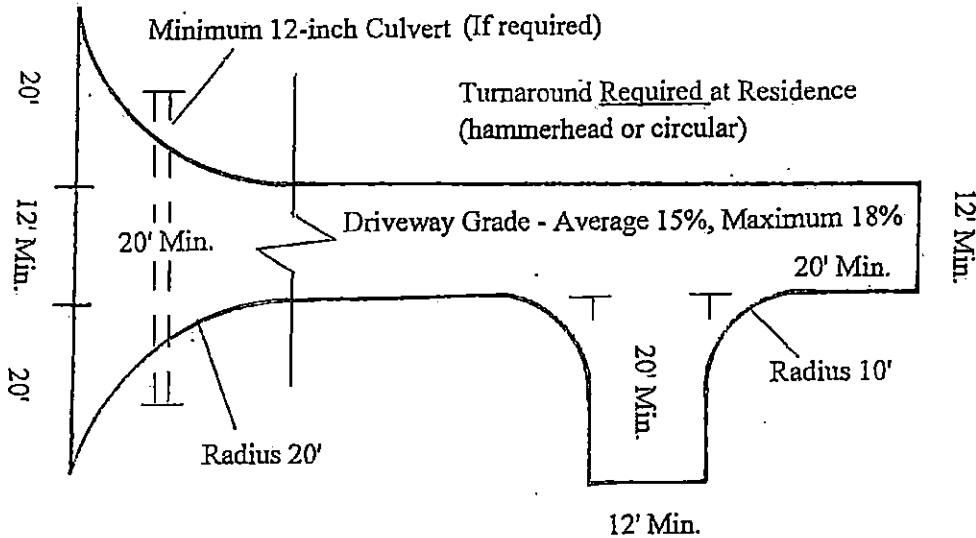
**ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE**

Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100' both directions
- Speed greater than 35mph – 150' both directions

All Weather Surface – minimum 4 – inches aggregate base or as required by Roadmaster.

Figure 7.1.425



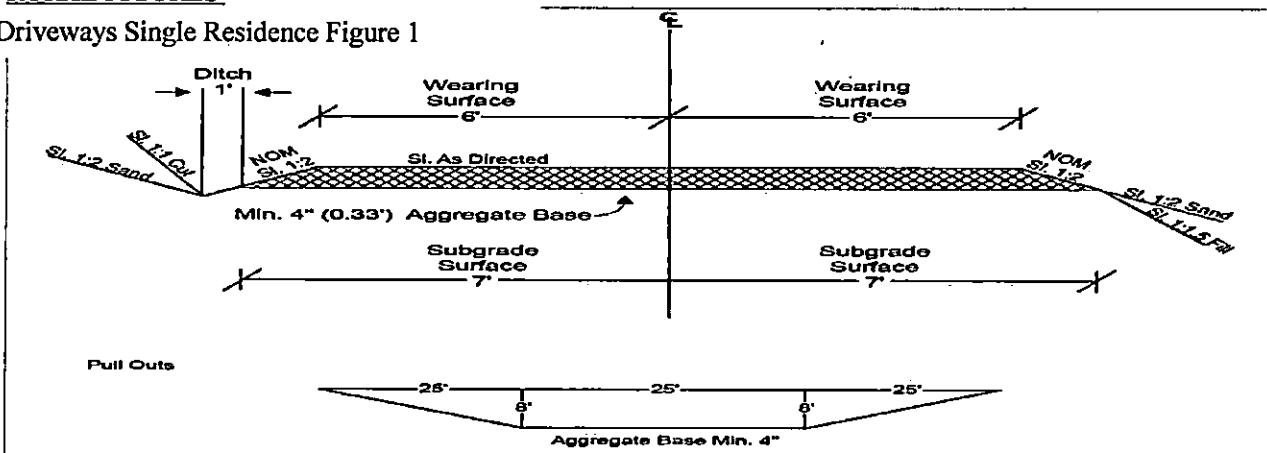
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

If driveway is over 1,000 ft., a pullout is required every 600 ft.

If a driveway cannot meet the maximum 18% grade then a legal agreement may be signed and recorded at the County Clerk's office releasing the County from any liability from such driveway development. This document must be referenced on the property deed to allow future purchasers know that the driveway does meet standard. A sign shall be placed at the bottom of the driveway to warn any users of the driveway that it is not built to standard. Proof must be filed with the Planning and Road Department that the documents have been filed and a sign has been placed. The form located on the following page must be completed, signed and recorded prior to any land use authorizations.

RURAL FIGURES

Driveways Single Residence Figure 1



FORESTRY, MINING OR AGRICULTURAL ACCESS:

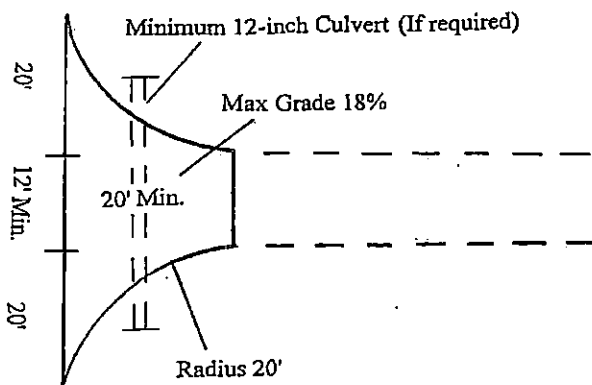
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways reviewable by the County. However, all new and re-opened forestry, mining or agricultural roads shall meet the access standards listed in this section.

Forestry, Mining or Agricultural Access Standard drawing
Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100' both directions
- Speed greater than 35 mph – 150' both directions

All Weather Surfaces – minimum aggregate base as required by the Roadmaster
 The access will be developed from the edge of the developed road.

Figure 7.1.450

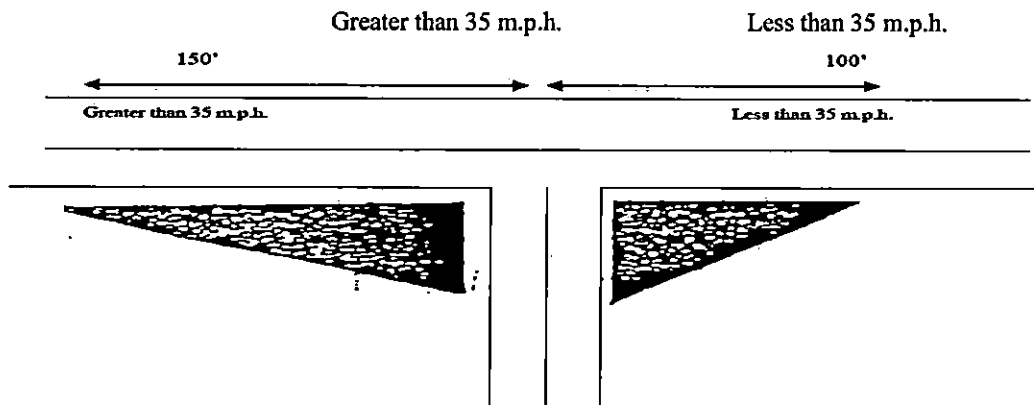


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

VISION CLEARANCE TRIANGLE:

The following regulations shall apply to all intersections of streets and roads within all districts in order to provide adequate visibility for vehicular traffic. There shall be no visual obstructions over thirty-six (36) inches in height within the clear vision area established herein. In addition to street or road intersections, the provisions of this section shall also apply to mobile home park, recreational vehicle park, and campground accesses (entrances or exists).

The clear vision area shall extend along the right-of-way of the street for a minimum of 100 feet where the speed limit is less than 35 M.P.H.; and not less than 150 feet where the speed limit is greater than 35 m.p.h. The clear vision area shall be effective from a point in the center of the access not less than 25 feet back from the street right-of-way line.



PARKING STANDARDS

USE	STANDARD
Retail store and general commercial except as provided in subsection b. of this section.	1 space per 200 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Retail store handling bulky merchandise (furniture, appliances, automobiles, machinery, etc.)	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Bank, general office, (except medical and dental).	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Medical or dental clinic or office.	1 ½ space per examination room plus 1 space per employee. 1 Bicycle space
Eating or drinking establishment.	1 space per 200 square feet of floor area, plus 1 space for every 4 seats. 1 Bicycle space
Bowling Alley	5 spaces per alley plus 1 space per 2 employees. 1 Bicycle space
Dance hall, skating rink, lodge hall.	1 space per 100 square feet of floor area plus 1 space per 2 employees. 1 Bicycle space
Stadium, arena, theater, race track	1 space per 4 seats or every 8 feet of bench length or equivalent capacity if no seating is provided. 1 Bicycle space
Storage warehouse, manufacturing establishment, or trucking freight terminal	1 space per employee. 1 Bicycle space
Wholesale establishment.	1 space per employee plus 1 space per 700 square feet of patron serving area. 1 Bicycle space
Welfare or correctional institution	1 space per 5 beds for patients or inmates, plus 1 space per employee. 1 Bicycle space
Convalescent hospital, nursing home, sanitarium, rest home, home for the aged.	1 space per 5 beds for patients or residents, plus 1 space per employee. 1 Bicycle space
Church, mortuary, sports arena, theater.	1 space for 4 seats or every 8 feet of bench length in the main auditorium. 1 Bicycle space
Library, reading room.	1 space per 400 square feet of floor area plus 1 space per employee. 1 Bicycle space
Preschool nursery, kindergarten.	2 spaces per teacher; plus off-street loading and unloading facility. 1 Bicycle space per 20 students
Elementary or junior high school.	1 space per classroom plus 1 space per administrative employee or 1 space per 4 seats or every 8 feet of bench length in the auditorium or assembly room whichever is greater. 1 Bicycle space per 10 students
High school	1 space per classroom plus 1 space per administrative employee plus 1 space for each 6 students or 1 space per 4 seats or 8 feet of bench length in the main Auditorium, whichever is greater. 1 Bicycle space per 20 students

Other auditorium, meeting room.	1 space per 4 seats or every 8 feet of bench length. 1 Bicycle space
Single-family dwelling.	2 spaces per dwelling unit.
Two-family or multi- family dwellings.	1 ½ spaces per dwelling unit. 1 bicycle space per unit for buildings with 4 or more units.
Motel, hotel, rooming or boarding house.	1 space per guest accommodation plus 1 space per employee.
Mobile home or RV park.	1 ½ spaces per mobile home or RV site.

Parking lot standards – Use the table above along with the area available to calculate the number of spaces required and determine the type of parking lot that needs to be created. The table below explains the spacing and dimensions to be used.

Minimum Horizontal Parking Widths for Standard Automobiles					
	One-way Parallel	30 deg	45 deg	60 deg	90 deg
Figures	A	B	C	D	E
Single row of Parking					
Parking Aisle	9'	20'	22'	23'	20'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	21'	36'	39'	43'	44'
Figures #'s					
Two Rows of Parking					
Parking Aisle	18'	40'	44'	46'	40'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	30'	56'	61'	66'	64'

For figures please see Coos County Zoning and Land Development Ordinance (CCZLDO) § 7.5.175.

Please note: If you are developing in any wetlands or floodplain please contact Department of State Lands to ensure you are not required to obtain a state permit.

Coos County Planning
Land Division Supplemental Application

VI. Additional Information Required –

1. Lien holder(s) name:
2. List of Easements and type:

Mountain state power - power lines	Coos County - Access Road Easement
Pacific Power and Light co. - transmission lines	United state of America - Access Road Easement
Reuben J. Humbert - Access Road Easement	
3. Covenants or Deed Restrictions that apply:
No proposed covenants or deed restrictions
4. Legal Access and maintenance agreements:
Proposed easement along existing gravel driveway to parcel 2 as shown on tentative partition map
5. Is the subject property part of an existing plat (partition or subdivision) Yes, answer the following:
 - a. What year was the plat recorded; and
 - b. Was it part of a partition or subdivision? Remember if property that has been partitioned or was part of a partition within the prior three years then the partition shall be reviewed pursuant to subdivision criteria.
6. Does the property current have water, sewer or on-site septic, Development?
7. Is the applicant requesting the Planning Director to waive the water requirements yes no, and if yes please explain why.
8. Are there natural hazards that apply to this property? Yes portions of property fall in Coos Bay Estuary Management Plan(shown on tentative map)
9. Is any portion of this property located within the Coastal Shoreland Boundary or Estuary? If so this shall be indicated on the plat. If within a CSB there will be additional site development criteria that apply. No
10. Is this property with the Beaches and Dunes? If so, this feature shall be identified and a noted that additional criteria may apply. No

- VII. General Outline of process – If there is missing information the application will be deemed incomplete. The following is a general outline of the process for the review of land divisions in Coos County:
- a. Application is filed and reviewed for completeness pursuant to §5.0.200;
 - b. Technical Review Committee (TRC) reviews tentative plans within 30 days from the date the application has been deemed complete. The Planning Director may extend this timeline if needed;

- c. Planning Director makes a decision unless subject to limited land use notice. If subject to limited land use notice pursuant to Article 5.0 a notice of decision will be mailed out within seven days of the expiration of the limited land use notice;
- d. Applicant submits construction drawings for any new public roads or access easements to the Roadmaster. The County Roadmaster reviews construction drawings and applicable specifications for public roads and access easements;
- e. Applicant constructs or bonds for required improvements;
- f. County Roadmaster inspects construction unless improvements are bonded;
- g. Applicant submits final plat after all conditions of approval have been completed;
- h. Planning Department coordinates review of final plat by affected County Departments;
- i. Board of Commissioners reviews final plats for subdivisions and for partitions proposing public dedications;
- j. Planning Director reviews final plats for partitions not proposing public dedications; and
- k. If the final plat is approved, the applicant shall comply with Section 6.2.825 and file the plat with the County Clerk. (OR 92-07-012PL)

VIII. SECTION 6.2.350 TENTATIVE PLAT REQUIRMENTS (Tentative Plan):

- 1. Application Requirements
 - a. An application and a tentative plat for approval shall be initiated as provided in Section 5.0.150 of this ordinance.
 - b. The applicant shall file with the Director the original and four (4) additional copies of the tentative map on 11" X 17" paper for partitions and 18" x 24" paper for subdivisions.
 - c. The tentative plat shall be clearly and legibly drawn. It shall show all required information to scale so that the Approving Authority may have an adequate understanding of what is proposed. Under ordinary circumstances, the scale shall use a typical engineer scale (example 1" = 50').
 - d. If the tentative plat requirements have not been met the application will be deemed incomplete until the maps have been correct and at that time the Technical Review Committee meeting will be scheduled.
- 2. Information required for tentative plat.
 - a. All Land Divisions
 - North arrow, scale and date of the drawing.
 - Appropriate identification clearly stating the map is a tentative plat.
 - Names and addresses of the landowners, subdivider/partitioner and the engineer, surveyor, land planner or landscape architect responsible for designing.
 - The tract designation or other description according to the real estate records of Coos County [Township, Range, Section, Tax Lot Number(s), and Assessor's Tax Account Number(s)].
 - The boundary line (accurate in scale) of the tract to be divided and approximate acreage of the property.
 - Contours with intervals of forty (40) feet or less referred to United States Geological Survey (or mean sea level) datum.
 - The names of adjacent subdivisions or the names of recorded owners of adjoining parcels of unsubdivided land.
 - The location, widths, and names of existing or platted streets or other public ways (including easements) within or adjacent to the tract, existing permanent buildings, railroad rights-of-way and other important features such as section lines, political subdivision boundary lines and school district boundaries.

- Existing sewers, water mains, culverts, drainage ways or other underground utilities or structures within the tract or immediately adjacent thereto, together with pipe sizes, grades and locations indicated.
- Location, acreage and dimensions of land to be dedicated for public use or reserved in the deeds for the common use of property owners in the proposed land division, together with the purpose of conditions or limitations of such reservations, if any.
- Easements, together with their dimensions, purpose and restrictions on use.
- Zoning classification of the land and Comprehensive Plan map designation.
- Draft of proposed restrictions and covenants affecting the plat if applicable. If not applicable indicate that on the form.
- Predominant natural features such as water courses and their flows, marshes, rock outcropping, and areas subject to flooding, sliding or other natural hazards.
Applicable natural hazards may be verified with planning staff.
- 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.

b. Subdivisions – Shall include the following additional information:

- The proposed name of the subdivision must be on the plat.
- The proposed street pattern or layout showing the name and widths of proposed streets and alleys.
- Private streets and all restrictions or reservations relating to such private streets.
- Proposed Subdivision proposed lots, approximate dimensions, size and boundaries. Residential lots shall be numbered consecutively. Lots that are to be used for other than residential purposes shall be identified with letter designations.
- Parks, playgrounds, recreation areas, parkways, and open space for public use, clearly identified.
- The location of existing or proposed bicycle and/or pedestrian facilities if required under Article VII of this Ordinance.
- Proposed means and location of sewage disposal and water supply systems.

3. Development Phasing

a. Subdivisions shall:

- i. provide for platting in as many as three (3) phases. The preliminary plan must show each phase and be accompanied by proposed time limitations for approval of the final plat for each phase.
- ii. Time limitations for the various phases must meet the following requirements:
 1. Phase 1 final plat shall be approved within twenty-four (24) months of preliminary approval.
 2. Phase 2 final plat shall be approved within thirty-six (36) months of preliminary approval.
 3. Phase 3 final plat shall be approved within forty-eight (48) months of preliminary approval.

b. Partitions shall:

- i. Provide all phasing for partitions. If phasing is proposed then road standards for subdivisions shall apply.
- ii. If a land division is proposed on a property that has been partitioned in the prior three years then the partition shall be reviewed pursuant to subdivision criteria.

IX. Criteria: The following criteria will need to be addressed:

- a. A decision on the tentative land division plan application shall be made and notices shall be processed as required in Chapter 5.0 of this ordinance.
- b. The preliminary plan shall be approved if the Approving Authority finds the following:
 - i. The information required by this Article has been provided;
 - ii. The design and development standards of Chapter 6 have been met;
 - iii. Applicable transportation standards in chapter VII have been or will be complied with;
 - iv. Minimum parcel/lot sizes and requirements have been complied with for the zoning district.
 - v. If the preliminary plan provides for development in more than one phase, then Approving Authority makes findings and conclusions that such phasing is necessary due to the nature of the development, and that the applicant will be able to comply with the proposed time limitations.
 - vi. In granting tentative approval, the Approving Authority may impose conditions of approval deemed necessary to carry out the Comprehensive Plan and the provisions of this ordinance. Such conditions may include the construction of offsite public improvements, or money equivalent, deemed necessary, either immediately or in the future, as a result of the proposed development and shall be reasonably conceived to fulfill public needs emanating from the proposed development in the following respects:
 - i. Protection of the public from the potentially deleterious effects of the proposed development; or
 - ii. Fulfillment of the need for public service demands created by the proposed development.
- c. Conditional Approval. The Planning Director may impose special conditions upon the approval of a tentative plan when it is established that such conditions are necessary to protect health, safety or welfare. Conditions may include but are not limited to the following:
 - i. roadway and plat design modifications;
 - ii. utility design modifications;
 - iii. conditions deemed necessary to provide safeguards against documented geologic hazards; and/or
 - iv. Other conditions deemed necessary to implement the objectives of the Comprehensive Plan.

Celebrating 50 Years of Service

PLANNING STAFF
Coos County Community Development
Planning Department
60 E Second Street
Coquille, Or. 97423

May 1, 2024

RE: Martin Partition Application – Tax Lot 101 (26S 13W 03)

Dear Staff,

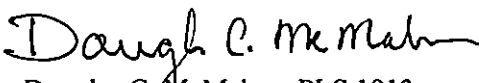
Stuntzner Engineering & Forestry, LLC, has been hired by the Martin family to prepare the Application and provide Surveying Services, for a two parcel, Land Partition.

I have put together the information for the County departments to review as a part of the approval process. Please see the accompanying Coos County Land Use Permit Application, with supporting information. This property has several special existing issues. The Coal Bank Slough is near the Westerly boundary and has several areas labelled CBEMP, that require specific non-use and setback issues. There is also an existing overhead power line and access drive, for maintenance, along the Westerly property boundary, which already has an impact on the CBEMP area.

The proposed septic drain field area and the proposed building area, on Parcel 2, were selected as the best areas for construction, that meets setback and elevation requirements. The access to both parcels is proposed to be shared driveway with a 30' wide, ingress and egress easement, and a maintenance agreement across Parcel 1 to benefit Parcel 2.

If you need additional information, or you have questions, please contact me!

Thank you for your help!


Douglas C. McMahan, PLS 1913

BANDON WELL & PUMP COMPANY
 47530 Hwy 101
 Bandon OR 97411-8233

"One Call Does It All"

(541) 347-7867 FAX: (541) 347-9678

Amani Martin
 10128 Lexington Ave
 Portland, OR 97226
 541-294-8642

PROPOSAL

Actual work dictates actual total cost.

DATE 3/29/2024

Legal Description:	26s13w03~101	Quote valid 10 days from above date.	
Property Location:	63412 Red Dike Rd, Coos Bay		
QUANTITY	DESCRIPTION OF WORK REQUESTED	PRICE	TOTAL
1	START CARD FEE (\$350.00 Start Card & \$50.00 Handling)	400.00	400.00
1	MOBILIZATION & DEMOBILIZATION	900.00	900.00
300	DRILLING	25.00	7,500.00
30	6 INCH STEEL CASING	39.00	1,170.00
295	4-1/2' PVC LINER	13.25	3,908.75
1	DRIVE SHOE	120.00	120.00
30	BENTONITE GROUT	14.00	420.00
2	GROUTING WELL	175.00	350.00
0	PERFORATING	175.00	0.00
0	PUMP TEST	175.00	0.00
0	HOLDING TIME	300.00	0.00
			14,768.75
	Drill 6 inch diameter hole. If sufficient water is not reached at the first agreed depth, Drilling Contractor will extend to a newly agreed depth for the same drilling rate as shown above.		
	Price quotes are available on water system (pumps, tanks, etc.) / filtration system, upon well construction completion, once water flow (if any) and quality are determined.		
1	STATE RECORDING FEE & MAP (\$300.00 + \$25.00 service fee)	325.00	325.00
Property Owner Must Sign And/Or Authorize Drilling On Property		TOTAL	\$15,093.75
\$ 7547.00 = 50 % DEPOSIT		We accept cash, check, VISA/MC.	

A 3% TRANSACTION FEE is charged to all VISA & M/C transactions

TERMS: All open accounts will incur a one time \$15.00 credit handling fee. A 2% MONTHLY FINANCE CHARGE (24% ANNUAL PERCENTAGE RATE) will be charged on accounts not paid within 10 days. Minimum Finance Charge of \$2.50 per month.

In case suit or action is commenced to recover the amount due and signed for hereunder, the company/person promises to pay the cost of such reasonable costs as the court may adjudge as and for attorneys' fees and other costs and disbursements.

Consumer Notification Form received & reverse side & hereby affix my signature:	I agree to the terms above & on the CUSTOMER COPY
	Property Owner Customer Signature & Date

Additional Terms on Reverse Side (OVER)



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"): Stuntzner Engineering and Forestry, LLC
PO Box 118
Coos Bay, OR 97420

Customer Ref.: _____
Order No.: 360624044085
Effective Date: February 26, 2024 at 05:00 PM
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:

Leigh Ann Martin, Amani James Martin and Sakaiya Leigh Martin, not as tenants in common, but with right of survivorship

Premises. The Property is:

(a) Street Address:

63412 Red Dike Road, Coos Bay, OR 97420

(b) Legal Description:

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

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. The Land has been classified as Forest Land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
2. Regulations, levies, liens, assessments, rights of way and easements of Libby SL Drainage District.
3. Regulations, levies, liens, assessments, rights of way and easements of Bunkerhill Sanitary District.
The Bunkerhill Sanitary District can be contacted at 541-396-2888.
4. Rights of the public to any portion of the Land lying within the area commonly known as public roads, streets and highways.
5. 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 Coal Bank Slough.

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 Coal Bank Slough.

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 Coal Bank Slough.

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Mountain States Power Co
Recording Date: July 22, 1937
Recording No: Book: 129 Page: 300

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Coos County
Purpose: Roadway
Recording Date: April 23, 1946
Recording No: Book: 161 Page: 349

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Reuben J. Humbert
Recording Date: September 19, 1957
Recording No: Book: 260 Page: 423

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Power and Light Co
Purpose: Transmission Line
Recording Date: May 19, 1958
Recording No: Book: 265 Page: 234

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Recording Date: October 1, 1958
Recording No: Book: 267 Page: 700

11. Oil and Gas Lease, including the terms and provisions thereof,
Lessor: Edin Properties Corporation, an Oregon corporation
Lessee: William A. Mickelson, Jr., doing business as Mickelson Oil & Gas Properties
Recording Date: April 10, 1979
Recording No: 79-4-05003

12. A manufactured home situated on the subject land is classified as real property, as disclosed by document:

Recording Date: March 18, 2004
Recording No: 2004-3589

13. Covenants, conditions, restrictions, setbacks and easements, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: February 23, 2007
Recording No: 2007-2449

14. A judgment, for the amount shown below, and any other amounts due:

Amount: \$1,842.01
Debtor: Michael H. Martin
Creditor: Ray Klein, Inc. dba Professional Credit Service
Date entered: October 18, 2013
County: Coos
Court: Circuit
Case No.: 13BC1392

Renewal Filed: August 31, 2023

15. A judgment, for the amount shown below, and any other amounts due:

Amount: \$612.69
Debtor: Sakaiya Leigh Martin aka Kaiya L. Martin
Creditor: Western Mercantile Agency
Date entered: October 14, 2015
County: Coos
Court: Circuit
Case No.: 15BC1549

16. In accordance with Oregon Laws 2003 chapter 638, the Oregon Department of Human Services has recorded a request that it be notified of any transfer or encumbrance of this property. Notice of a transfer or encumbrance must be given by the Company to DHS within 30 days following a transfer or encumbrance that results in title insurance. Use DHS form "Notice of Transfer or Encumbrance."

Recording Date: July 10, 2017
Recording No.: 2017-06481
Recipient's Name: Michael Harvey Martin
Recipient's DHS Identifier: GJ300R90/EAU# 389451

17. Any claims against the Estate of Michael Martin, deceased, in favor of the State of Oregon, Department of Human Services, Senior and Disabled Services Division.

18. A certified copy of a short-form death certificate for Michael Martin, former vestee, must be furnished for recording.

Note: Pursuant to ORS 432.355, as revised by 2014 Oregon Laws, Chapter 60, if the death certificate is from another state or the death occurred in Oregon prior to January 1, 2014, a long-form death certificate (that is, one containing medical information related to the cause of death) may be recorded.

19. Effect, if any, of Quit Claim Deed For Oregon, including the terms and provisions thereof,

Recording Date: April 29, 2022
Recording No.: 2022-04012

(The above deed contains errors and should be corrected and re-recorded)

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2023-2024
Amount: \$2,717.86
Levy Code: 944
Account No.: 503306
Map No.: 26-13-03-00-00101

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

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

EXHIBIT "A"
Legal Description

Beginning at the East Quarter Corner of Section 3, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence South 89° 43' 44" West a distance of 283.00 feet along the Quarter Section Line to the True Point of Beginning; thence North 00° 59' 11" West a distance of 939.89 feet; thence North 89° 55' 10" East a distance of 283.00 feet; thence North 00° 59' 14" West a distance of 378.43 feet; thence West a distance of 96.66 feet; thence South 36° 48' 42" West a distance of 289.62 feet; thence South 22° 40' 37" West a distance of 483.78 feet; thence South 34° 24' 26" West a distance of 190.35 feet; thence South 46° 08' 28" West a distance of 471.25 feet; thence South 43° 20' 40" East a distance of 57.28 feet; thence along a curve to the right having a radius of 129.08 feet and a central angle of 72° 43' 53" (long chord bears South 43° 05' 20" East a distance of 153.07 feet), the arc distance of 163.85 feet; thence South 06° 43' 24" East a distance of 5.65 feet to a point on said Quarter Section Line; thence North 89° 43' 44" East a distance of 499.23 feet to the True Point of Beginning.

Save and Except the following: Beginning at the East Quarter Corner of Section 3, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence South 89° 43' 44" West a distance of 240.11 feet along the Quarter Section Line to the True Point of Beginning; thence continuing South 89° 43' 44" West a distance of 42.89 feet; thence North 00° 59' 11" West a distance of 252.79 feet; thence South 22° 59' 16" East a distance of 120.97 feet; thence South a distance of 141.19 feet to the True Point of Beginning.

TOGETHER WITH that property conveyed by Property Line Adjustment Deed recorded November 20, 2007 as Microfilm no. 2007-14706, Records of Coos County, Oregon.

EXCEPTING THEREFROM that property conveyed by Property Line Adjustment Deed Recorded November 20, 2007 as Microfilm no. 2007-14707, Records of 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, HERÉIN "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.

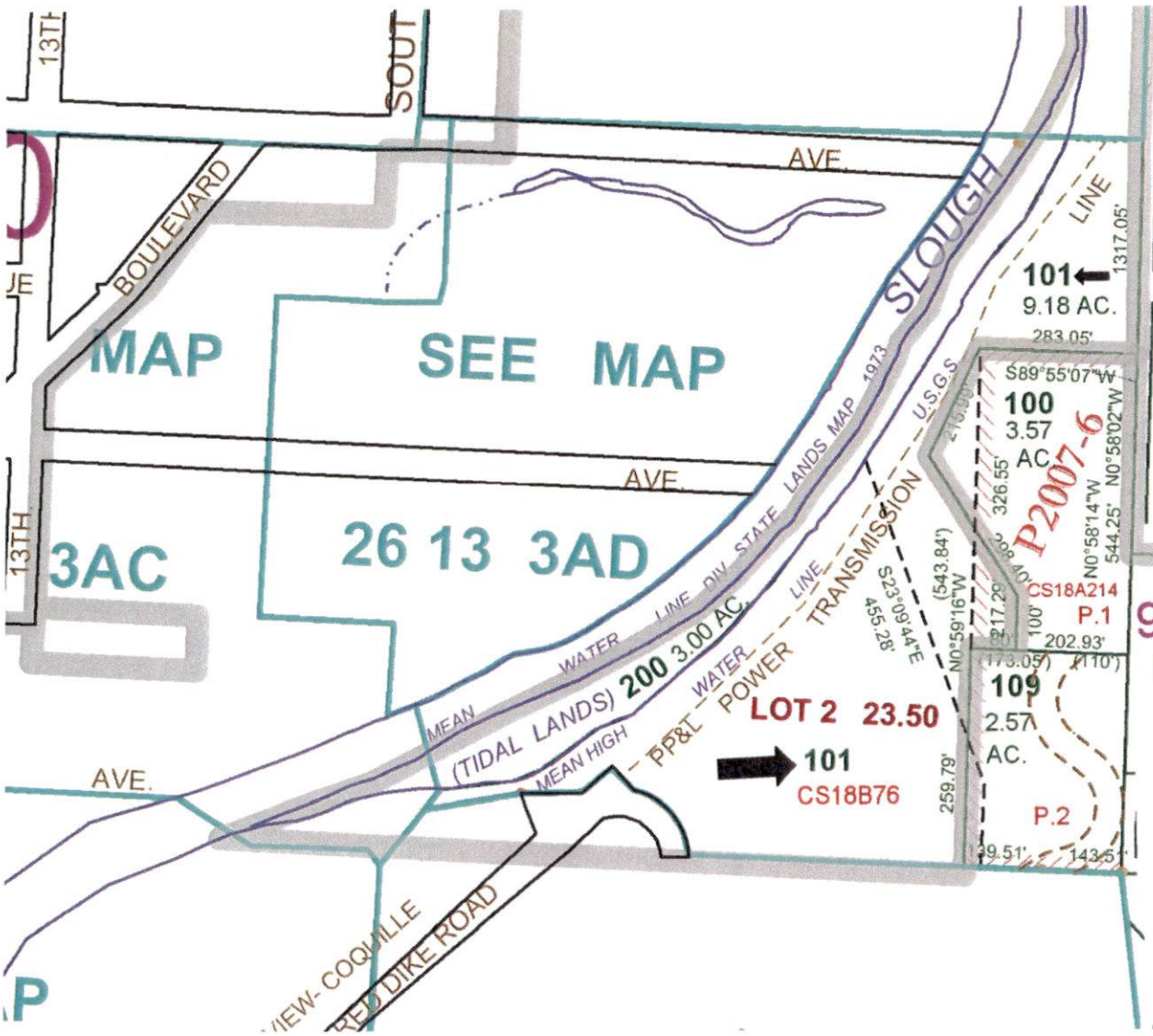
END OF THE LIMITATIONS OF LIABILITY



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.



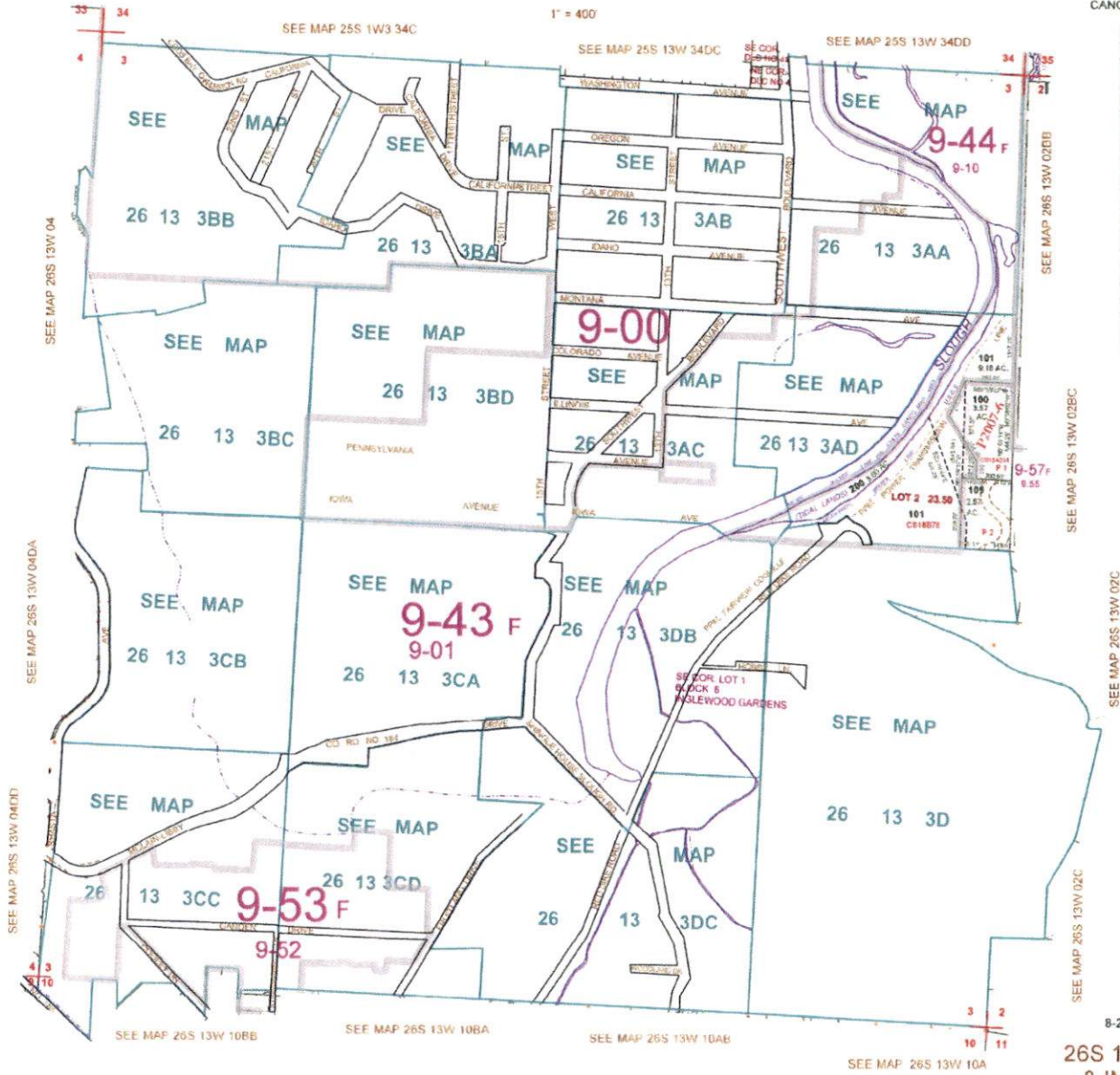
SEE MAP 26S 13W 02BC

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 3 T26S R13W W.M. COOS COUNTY

26S 13W 03 & INDEX

CANCELLED NO.



- 400
- 500
- 600
- 700
- 800
- 900
- 1001
- 106
- 107
- 108
- 102
- 103
- 104
- 105
- 300
- 1000
- 1100
- 1200
- 1300
- 1400
- 1500
- 110
- 111

8-22-2013

26S 13W 03 & INDEX

Coos County
2024 Real Property Assessment Report
 Account 503306
 NOT OFFICIAL VALUE

Map 26S1303-00-00101
 Code - Tax ID 0944 - 503306

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record
 Mailing MARTIN, LEIGH A ET AL
 6540 SE 88TH AVE
 PORTLAND OR 97266-5340

Deed Reference # 2020-2633
 Sales Date/Price 02-14-2020 / \$0
 Appraiser

Property Class 641 MA SA NH
 RMV Class 601 04 17 RRL

Site	Situs Address	City
	63412 RED DIKE RD	COOS BAY

Value Summary							
Code Area		RMV	MAV	AV	SAV	MSAV	RMV Exception CPR%
0944	Land	91,658					Land 0
	Impr	148,770					Impr 0
Code Area Total		240,428	166,010	168,479	4,328	2,469	0
Grand Total		240,428	166,010	168,479	4,328	2,469	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0944	20			RR-2, CBEMP	Designated Forest Land	100	4.18 AC	E	006*	2,302
	50	<input checked="" type="checkbox"/>		RR-2, CBEMP	Designated Forest Land	100	3.68 AC	E	006*	2,026
	30	<input checked="" type="checkbox"/>		RR-2, CBEMP	Market	100	1.00 AC	HS	003	75,720
	40	<input checked="" type="checkbox"/>		RR-2, CBEMP	Market	100	0.32 AC	MV	003	11,610
Code Area Total							9.18 AC			91,658

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0944	1	2002	462	MH REAL DOUBLE CLASS 6	100	1,782		E-3547	148,770
Code Area Total						1,782			148,770

Exemptions / Special Assessments / Notations				
Code Area 0944				
Special Assessments				
				Amount
				Acres
				Year Used
■	LIBBY SL DRAINAGE DISTRICT			237.60
				6.60
				2024
Fire Patrol				
				Amount
				Acres
				Year
■	FIRE PATROL SRCHG			47.50
■	FIRE PATROL TIMBER			20.91
				8.18
				2024
Notations				
■	FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST			

BLN

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Leigh Ann Martin
625112 Red Lake Rd.
Coos Bay, OR 97420
Grantor's Name and Address

Amani James Martin
8046 SE Aspen Summit Dr. #178
Portland, OR 97266
Grantee's Name and Address

After recording, return to (Name and Address):
Leigh Ann Martin
P.O. Box 1443
Coos Bay, OR 97420

Until requested otherwise, send all tax statements to (Name and Address):
Leigh Ann Martin
P.O. Box 1443
Coos Bay, OR 97420

Coos County, Oregon **2020-02633**
 \$91.00 03/11/2020 11:44 AM
 Pgs=2



Debbie Heller, CCC, Coos County Clerk

WARRANTY DEED - SURVIVORSHIP

KNOW ALL BY THESE PRESENTS that Leigh Ann Martin

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Leigh Ann Martin, Amani James Martin and Sa'kaiya Leigh Martin, Not as tenants in common hereinafter called grantees, does hereby grant, bargain, sell and convey unto the grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of the grantees, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Coos County, State of Oregon, described as follows (legal description of property):

but with the right of survivorship

See attached legal descriptions

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantees, their assigns and the heirs of such survivor, forever; provided that grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And grantor hereby covenants to and with grantees, their assigns, and the heirs of such survivor, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): of record

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Estate Planning however, the actual consideration consists of or includes other property or value given or promised which is part of the the whole (indicate which) consideration. (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 2-14-20; any signature on behalf of a business or other entity is made with the authority of that entity.

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 195.306 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 82.010 OR 245.010, 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 195.306 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.

Leigh Ann Martin

STATE OF OREGON, County of Coos

This instrument was acknowledged before me on February 14, 2020 ss.

by Leigh Ann Martin

This instrument was acknowledged before me on _____

by _____

as _____

of _____



[Signature]
 Notary Public for Oregon
 My commission expires 3-1-22

LEGAL DESCRIPTION

A parcel of land located in Government Lot 2 of Section 3, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at a 5/8" rebar at the Northeast corner of said Government Lot 2; thence West (basis of bearing per CS# 18B76) a distance of 96.66 feet to a 5/8" rebar on the right bank of Coal Bank Slough; thence along said high water line S36°48'42"W a distance of 289.62 feet to a 5/8" rebar; thence S22°40'37"W a distance of 483.78 feet to a 5/8" rebar; thence S34°24'26"W a distance of 190.35 feet to a 5/8" rebar; thence S46°08'28"W a distance of 471.25 feet to a 5/8" rebar; thence leaving said high water line S43°20'40"E a distance of 57.28 feet to a 5/8" rebar; thence along a 129.08 foot radius curve right through a central angle of 73°43'53" an arc distance of 163.85 feet (chord – S43°05'20"E, 153.07 feet); thence S6°43'24"E a distance of 5.56 feet to a 5/8" rebar on the East – West centerline of Section 3; thence N89°43'23"E a distance of 499.23 feet to a 5/8" rebar at the Southwest corner of Parcel 2 of Partition 2007 #6; thence N0°59'16"W along the West line of said Parcel 2 a distance of 396.11 feet to a 5/8" rebar at the Northwest corner of said Parcel 2; thence N90°00'00"E between Parcels 1 and 2 of said Partition a distance of 80.00 feet to a 5/8" rebar; thence N0°59'16"W a distance of 100.00 feet to a 5/8" rebar; thence N34°58'08"W a distance of 298.40 feet to a 5/8" rebar; thence N22°42'21"E a distance of 215.99 feet to a 5/8" rebar at the Northwest corner of Parcel 1 of Partition 2007 #6; thence N89°55'07"E along the North line of said Parcel 1 a distance of 283.05 feet to the Northeast corner of said Parcel 1; thence N0°59'14"W a distance of 378.43 feet, more or less, to the point of beginning.

The bearings and distances for this description are based on CS# 18B76, Partition 2007 #6 and CS# 18A214 recorded in the Coos County Surveyor's Office.

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

Grantor's Name and Address:
 Leigh Ann Martin
 62912 Red Dike Rd.
 Coos Bay, OR 97420
 Grantee's Name and Address:
 Amani James Martin #1
 80416 SE Aspen Summit Dr. #12
 Portland, OR 97266
 After recording, return to (Name and Address):
 Leigh Ann Martin
 P.O. Box 1443
 Coos Bay, OR 97420
 Usual requested otherwise, send all tax statements to (Name and Address):
 Leigh Ann Martin
 P.O. Box 1443
 Coos Bay, OR 97420

Coos County, Oregon 2020-02633
 \$91.00 03/11/2020 11:44 AM
 Page 2



Debbie Hoffer, CCC, Coos County Clerk

WARRANTY DEED - SURVIVORSHIP

KNOW ALL BY THESE PRESENTS that Leigh Ann Martin

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Leigh Ann Martin, Amani James Martin and Saraya Leigh Martin, ~~not as tenants in common~~ hereinafter called grantees, does hereby grant, bargain, sell and convey unto the grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of the grantees, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Coos County, State of Oregon, described as follows (legal description of property),

but with the right of survivorship

See attached legal descriptions

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantees, their assigns and the heirs of such survivor, forever, provided that grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And grantor hereby covenants to and with grantees, their assigns, and the heirs of such survivor, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

of record

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Estate Planning; however, the actual consideration consists of or includes other property or value given or promised which is part of the the whole (indicate which) consideration. (This sentence between the symbols , if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 2-14-20; any signature on behalf of a business or other entity is made with the authority of that entity.

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 195.338 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 655, 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 82.010 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 195.338 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 655, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Leigh Ann Martin

STATE OF OREGON, County of Coos ss. This instrument was acknowledged before me on February 14, 2020

by Leigh Ann Martin This instrument was acknowledged before me on _____

by as of



[Signature]
 Notary Public for Oregon
 My commission expires 3-1-22

LEGAL DESCRIPTION

A parcel of land located in Government Lot 2 of Section 3, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at a 5/8" rebar at the Northeast corner of said Government Lot 2; thence West (basis of bearing per CS# 18B76) a distance of 96.88 feet to a 5/8" rebar on the right bank of Coal Bank Slough; thence along said high water line S36°48'42"W a distance of 289.62 feet to a 5/8" rebar; thence S22°40'37"W a distance of 483.78 feet to a 5/8" rebar; thence S34°24'26"W a distance of 190.35 feet to a 5/8" rebar; thence S46°08'28"W a distance of 471.25 feet to a 5/8" rebar; thence leaving said high water line S43°20'40"E a distance of 57.28 feet to a 5/8" rebar; thence along a 129.08 foot radius curve right through a central angle of 73°43'53" an arc distance of 163.85 feet (chord = S43°05'20"E, 153.07 feet); thence S6°43'24"E a distance of 5.56 feet to a 5/8" rebar on the East - West centerline of Section 3; thence N89°43'23"E a distance of 499.23 feet to a 5/8" rebar at the Southwest corner of Parcel 2 of Partition 2007 #6; thence N0°59'16"W along the West line of said Parcel 2 a distance of 396.11 feet to a 5/8" rebar at the Northwest corner of said Parcel 2; thence N90°00'00"E between Parcels 1 and 2 of said Partition a distance of 80.00 feet to a 5/8" rebar; thence N0°59'16"W a distance of 100.00 feet to a 5/8" rebar; thence N34°58'08"W a distance of 298.40 feet to a 5/8" rebar; thence N22°42'21"E a distance of 215.99 feet to a 5/8" rebar at the Northwest corner of Parcel 1 of Partition 2007 #6; thence N89°55'07"E along the North line of said Parcel 1 a distance of 283.05 feet to the Northeast corner of said Parcel 1; thence N0°59'14"W a distance of 378.43 feet, more or less, to the point of beginning.

The bearings and distances for this description are based on CS# 18B76, Partition 2007 #6 and CS# 18A214 recorded in the Coos County Surveyor's Office.

LAND PARTITION - FINAL PLAT

GOVERNMENT LOT 2, SECTION 3, T.28 S., R.13 W., W.M.
COOS COUNTY, OREGON
SEPTEMBER, 2006

PREPARED BY:
HOSSETTER LAND SURVEYING
63338 FENTALL DR.
COOS BAY, OR 97520

OWNER:
ROSEMARY HAGON
3705 NE 143RD AVE.
PORTLAND, OR 97230

WRITER STATEMENT:
NO DOMESTIC WATER SUPPLY WILL BE PROVIDED TO THIS PARCEL OR ANY PARCEL IN THIS LAND DIVISION, TRUCKS AND WATER RIGHTS APPLICABLE.

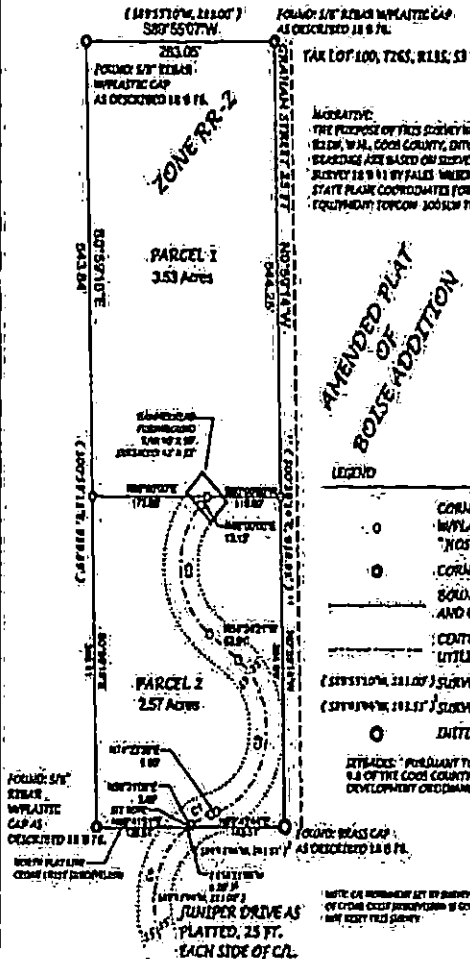
OWNER STATEMENT:
NO DOMESTIC DISPOSAL FACILITY WILL BE PROVIDED TO THE PARCELS OR ANY PARCEL IN THIS LAND DIVISION.
ORDINANCE REGULATIONS: CONFORMANCE IS REQUIRED FROM THE COUNTY BOARDMASTER THAT ALL ORDINANCE REGULATIONS HAVE BEEN MET PRIOR TO ISSUANCE OF A ZONING COMPLIANCE LETTER FOR A DWELLING.

COOS COUNTY CLERK, OREGON
TERU L. FURU, CLERK, COUNTY CLERK

02/23/2007 1:20:11 PM
181

P:2007 #6

CAB: C-531



AGGRAVATE:
THE PURPOSE OF THIS SURVEY WAS TO DIVIDE TL 100, T28S, R13W, COOS COUNTY, INTO 2 PARCELS AS SHOWN.
BOUNDARY SET BACK ON SURVEY IS 8 FT. WHICH TRACES BACK TO SURVEY IS 11 FT. WHICH IS LAYED AS TRUCK BACK ON STATE PLANE COORDINATES FOR 1983 EASEMENT.
EQUIDISTANT TOPCON 300 300 TOTAL STATION

AMENDED PLAT OF BOISE ADDITION

- LEGEND
- CORNER SET: 5/8" X 3/4" REBAR IN PLASTIC CAP MARKED "HOSSETTER IS 1973"
 - CORNER FOUND
 - BOUNDARY 30 FT. ROAD AND UTILITY EASEMENT
 - - - CONTROLLING ROAD AND UTILITY EASEMENT
 - INITIAL POINT
- ATTACHED: PERMANENT ARTICLE 8.8 OF THE COOS COUNTY LAND DEVELOPMENT ORDINANCE.

LINE	BEARING	HORIZONTAL	ARC	ARC	ARC	TANGENT
1	N 72° 12' 00" E	32.81	138.00	32.79	N 72° 12' 00" E	16.57
2	N 72° 12' 00" E	106.54	103.31	230.07	N 72° 12' 00" E	213.87
3	S 72° 12' 00" W	138.07	103.31	173.57	S 72° 12' 00" W	129.87
4	S 72° 12' 00" W	132.57	104.17	143.89	S 72° 12' 00" W	127.87

SURVEYOR'S CERTIFICATE
I, TERRY HOSSETTER, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MEASURED WITH PROPER INSTRUMENTS THE LAND DESCRIBED BELOW AND HAVE IDENTIFIED A PROPER INSTRUMENT INDICATING THE INITIAL POINT OF BEGINNING AND HAVE INDICATED AND LINED UP NEARLY AS NEARLY AS THEIR LOCATION IN ACCORDANCE WITH OUR RECORDS, AND THAT I HAVE ACCURATELY DESCRIBED THE LAND UPON WHICH THE LOTS ARE LAID OUT.
SAID TRACT OF LAND LOCATED IN GOVERNMENT LOT 2, SECTION 3, T. 28 S., R. 13 W., W.M., COOS COUNTY, OREGON.
BEGINNING AT A DECK PIPE WITH A BRASS CAP WHICH IS THE E. LN. CORNER OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 13 WEST, W.M., COOS COUNTY, OREGON; THENCE S07° 59' 15" W. 113.94 FEET TO A 5/8" REBAR; THENCE S75° 05' 00" W. 281.01 TO A 5/8" REBAR; THENCE S07° 59' 15" W. 183.81 TO A 5/8" REBAR; THENCE N07° 59' 15" W. 179.41 TO THE CENTERLINE OF JUNIPER DRIVE; THENCE N07° 47' 04" W. 141.51 TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 6.10 ACRES.

OWNER'S DECLARATION
I, THE UNDERSIGNED OWNER, HEREBY DECLARE THAT I HAVE AUTHORIZED AND CAUSED THE SUBDIVISION PLAT TO BE PREPARED AND THE PROPERTY TO BE SUBDIVIDED IN ACCORDANCE WITH OREGON CHAPTER 33.
AS A CONDITION OF APPROVAL OF THIS PLAT, THE UNDERSIGNED OWNER AGREES THAT SHE WILL HOLD COOS COUNTY HARMLESS FROM AND DEFEND THE COUNTY FOR ANY LIABILITY FOR DAMAGE WHICH MAY OCCUR TO THE UNDERSIGNED OR HER PROPERTY OR TO ANY OTHER PERSONS OR PROPERTY WHATSOEVER AS A RESULT OF THE UNDERSIGNED'S FAILURE TO OBEY, ENFORCE OR MAINTAIN ORDINANCES IN THIS PROPOSED LAND DIVISION.

OWNER:
ROSEMARY HAGON
3705 NE 143RD
PORTLAND, OR 97230
Rosemary Hagon
ROSEMARY HAGON

STATE OF OREGON
COUNTY OF Malheur

THIS IS TO CERTIFY THAT ROSEMARY HAGON, PERSONALLY APPEARED BEFORE ME ON THIS 23 DAY OF March, 2006, WHO HAS ACKNOWLEDGED THAT SHE HAS SIGNED THE ABOVE OWNER'S DECLARATION AS HER VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF I HAVE RETURNED SET MY SEAL THIS 23 DAY OF March, 2006.
Janice Wilkinson
NOTARY PUBLIC - OREGON
COMMISSION NO. 10000
MY COMMISSION EXPIRES March 20 2010

COUNTY SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE REQUIREMENTS FOR ACCURACY AND COMPLETENESS PURSUANT TO ARTICLE 8.8 AND THAT ALL INSTRUMENTS HAVE BEEN SET PLACED TO THIS ORDINANCE.
Kellen E. Spill
KELLEN E. SPILL
DATE: Dec 4, 2006

COUNTY ASSESSOR'S CERTIFICATE
I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES, OR OTHER CHARGES REQUIRED BY LAW TO BE PAID UPON THE TAX ROLL WHICH HAVE BECOME A LIEN ON THE LAND DESCRIBED IN THIS PLAT HAVE BEEN PAID.
Robert B. Mjain
ROBERT B. MAJAIN
DATE: 2-23-2007

CLERK OF RECORDS CERTIFICATE
I HEREBY CERTIFY THAT ALL REQUIRED INSTRUMENTS HAVE BEEN REGISTERED.
Janice Wilkinson
DATE: 2-23-2007

COUNTY PLANNING DIRECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT IS IN CONFORMANCE WITH APPLICABLE COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCES.
John C. Cramer
DATE: 2-23-07

COUNTY CLERK'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECORDED INTO THE COOS COUNTY RECORDS IN ACCORDANCE AND RECEIVED BY CLERK OF RECORDS, NAME: TERU L. FURU, RECORD OF PLATS, THIS: 23 DAY OF MARCH, 2007.
Teru L. Furu
DATE: 2/23/2007

- REFERENCE:
- BOOK 121, PG. 208 MOUNTAIN STATES POWER CO. TRANSMISSION LINE EASEMENT
 - BOOK 102, PG. 246 COOS COUNTY, RIGHT OF WAY
 - BOOK 102, PG. 98 UNITED STATES OF AMERICA
 - BOOK 288, PG. 422 FRANK B. BLONCH
 - BOOK 288, PG. 234 PACIFIC POWER AND LIGHT, TRANSMISSION LINE EASEMENT
 - BOOK 267, PG. 142 UNITED STATES OF AMERICA, ACCESS ROAD
 - 89-0428B PACIFIC POWER AND LIGHT, POWER LINE
 - 89-1428B PACIFIC POWER AND LIGHT, TRANSMISSION LINE EASEMENT
 - CAB 0376 (1988 COOS) EASEMENT DEDICATED ON PLAT OF DEAN CREST SUBDIVISION
 - 288-1542B TRUST DEED
 - 200-0178 WELL OWNERSHIP FORM
 - 200-0177 WELL OWNERSHIP FORM

RECORDED
PROPERLY
AND IN FULL
Janice Wilkinson
TERRY HOSSETTER
63338 FENTALL DR.
COOS BAY, OR 97520
COOS COUNTY

the northwest quarter of section 3 for a distance of 900.0 feet; thence north 0° 06' West for a distance of 125.0 feet; thence north 89° 53' east, parallel to the said south boundary for a distance of 900.0 feet to a point on the east boundary of the said northeast quarter of the northwest quarter of section 3; thence south 0° 06' East for a distance of 125.0 feet to the point of beginning. Containing 2.58 acres, more or less, and being a portion of the northeast quarter of the northwest quarter of section 3, township 26 south range 13 West of the Willamette Meridian.

Excepting timber previously conveyed by Coos County to Henry Wieder, together with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described premises unto the said Norman Doving and Helen Doving, husband and wife, their heirs and assigns forever.

IN WITNESS WHEREOF, Coos County has caused these presents to be executed by its county judge and commissioners this 15th day of April, 1946, by authority of an order of said county court heretofore entered of record.

Approved as to form:

District attorney

(corporate seal)

Coos County, a body politic and corporate of the State of Oregon
L. D. Felsheim, county judge
P. W. Gulver, commissioner
J. W. Hildenbrand, commissioner

STATE OF OREGON
County of Coos

BE IT REMEMBERED, That on this 15th day of April, 1946, before me the undersigned county clerk in and for the county of Coos and State of Oregon personally appeared the within named L. D. Felsheim personally known to me to be the county judge of Coos County Oregon and P. W. Gulver and J. W. Hildenbrand each personally known to me to be the county commissioners of Coos County, Oregon and to be the persons whose names are subscribed to the foregoing instrument as county judge and county commissioner of Coos County Oregon and who each acknowledged to me that they as such officers, executed the same freely and voluntarily for the uses and purposes therein named.

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

Recorded Apr 23, 1946, 2:05 p.m.
L. W. Oddy, County Clerk
Gtee: Box 584, Coos Bay, Ore.

L. W. Oddy
County clerk of Coos County, Oregon
By Mildred Ward, Deputy
(Official Seal)

23512- THIS INDENTURE made this 25th day of February 1946, by and between Coos County a political subdivision of the State of Oregon party of the first part and Albert Yates, party of the second part,

WITNESSETH: That whereas by a deed executed by the sheriff of Coos County pursuant and in obedience to a decree of the circuit court of the State of Oregon for Coos County which suit was a suit for foreclosure of liens for delinquent taxes there was conveyed to Coos County the real property hereinafter described; and

WHEREAS, The party of the second part heretofore entered into an agreement for the purchase of the real property hereinafter described and has fully complied with all the terms and conditions of said contract and has fully paid the purchase price of thirty one hundred fifty and no/100 dollars, (\$3,150.00) as called for by said contract.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That Coos County, a political subdivision of the State of Oregon pursuant to the authority in it vested and in consideration of the sum of \$3,150.00 paid to it by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these

D-161

presents does grant, bargain, sell, convey and confirm unto the said party of the second part and to his heirs and assigns forever, all its right, title, interest and claim in and to the following described real property situated in the county of Coos and the State of Oregon to-wit:

Lot 2 and Tideland fronting, section 34, township 25 south range 13 W¹/₄; also Lot 5, section 35, township 25 south range 13 W¹/₄; less 1.63 acres for road; also less the following described property: Begin on southeasterly boundary of county road through lot 5, sec 35-25-13 from which point the SW corner of said section 35 bears south 70° 01' West 495.5 feet; thence north 7° 16' west 147.44 feet crossing said road, thence north 22° 54' East 473.68 feet; thence north 22° 54' East 20.0 feet to high water line of Coal Bank Slough; thence south 56° 18' East 140.32 feet along said high water line; thence south 46° 24' East 116.15 feet; thence south 59° 08' East 190.05 feet; thence south 66° 08' East 89.65 feet; thence south 72° 09' East 96.19 feet; thence south 75° 29' East 119.16 feet to northerly boundary of said county road; thence south 1° 25' West 73.71 feet to the westerly boundary of intersecting county road; thence south 14° 55' East 51.30 feet to the beginning of a curve to the right with a 30 ft. radius; thence 32.38 feet along said curve through a central angle of 61° 50'; thence south 46° 55' East 146.95 feet to the beginning of a curve to the right with a 85 ft. radius; thence 70.96 feet along said curve through a central angle of 47° 50'; thence north 85° 15' West 154.84 feet; thence south 89° 00' West 474.01 feet to beginning of a curve to the right with a 94.07 ft. radius; thence 70.85 feet along said curve through a central angle of 43° 09' to point of beginning, being a portion of lot 5, section 35-25-13 and containing 6.5 acres.

Also lots 1 and 2 and E¹/₂SE¹/₂ of section 3, township 26 south, range 13 W¹/₄, excepting the following: Begin 24 feet west of the southeast corner of section 3-26-13; thence west 610.6 feet parallel with the section line; thence north 0° 04' East 428.4 feet; thence east 610.6 feet to a point 24 feet west of the section line; thence south 428.4 feet parallel with section line to place of beginning, containing 6 acres in the SE¹/₂SE¹/₂ of section 3, township 26 south, range 13 W¹/₄.

Also excepting the following: Beginning at the southwest corner of SE¹/₂SE¹/₂, section 3, township 26 south range 13 W¹/₄; thence north 0° 04' East 961.0 feet; thence south 89° 56' East 700.5 feet; thence south 0° 04' West 961.0 feet to section line; thence west 700.5 feet to point of beginning, containing 15.45 acres in section 3-26-13;

Also excepting the following; Beginning at the northwest corner of SE¹/₂SE¹/₂ of section 3, township 26 south, range 13 W¹/₄; thence south 0° 04' West 378.8 feet along sixteenth section line thence north 89° 56' East 261.7 feet; thence north 0° 04' east 572.7 feet thence north 29° 48' West 257.1 feet; thence north 0° 04' East 175.0 feet; thence south 89° 56' West 134.2 feet to sixteenth section line; thence south 0° 04' West 600.0 feet along sixteenth section line to place of beginning, containing 5 acres, being in E¹/₂SE¹/₂ of section 3, township 26 south range 13 W¹/₄.

Also the southwest quarter of section 2, township 26 south, range 13 W¹/₄ less the following described property: Begin at the southwest corner of section 2, township 26 south range 13 W¹/₄; thence east 1045 feet along section line; thence north 209 feet; thence west 1045 feet; thence south 209 feet to place of beginning.

Excepting and reserving from said property unto the county for road purposes a sixty foot in width right of way through said premises, the exact course thereof to be hereafter designated.

TO HAVE AND TO HOLD the said premises, with the appurtenances unto the said party of the second part, his heirs and assigns forever, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed by its county judge and commissioners this 25th day of February, 1946, by authority of an order of said county court heretofore entered of record.

Approved as to form: COOS COUNTY, a body politic and corporate of the State of Oregon
District Attorney L. D. Felsheim, county judge
(corporate seal) P. W. Culver, commissioner
J.W. Hildenbrand, commissioner

STATE OF OREGON
County of Coos :ss BE IT REMEMBERED, That on this 26th day of February, 1946, before me the undersigned county clerk in and for said county and state personally appeared the within named L. D. Felsheim the duly elected, qualified and acting county judge of Coos County, Oregon and P. W. Culver the duly elected, qualified and acting county commissioner of Coos County Oregon and J. W. Hildenbrand the duly elected, qualified and acting county commissioner of Coos County, Oregon who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily, for and in behalf of Coos County, a body politic and corporate of the State of Oregon.

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

Recorded Apr 23, 1946, 3:40 p.m.
L. W. Oddy, County Clerk
Gtee: Coos Bay, Ore.

L. W. Oddy, county clerk
By M. I. Maudsley, Deputy
(Official Seal)

25b13- THIS INDENTURE, made this 15th day of April 1946 by and between Coos County, a political subdivision of the State of Oregon party of the first part and William C. Smith and Opal M. Smith, husband and wife, parties of the second part,

WITNESSETH, That whereas by a deed executed by the sheriff of Coos County pursuant and in obedience to a decree of the circuit court of the State of Oregon for Coos County which suit was a suit for foreclosure of liens for delinquent taxes, there was conveyed to Coos County the real property hereinafter described and

WHEREAS, the parties of the second part heretofore entered into an agreement for the purchase of the real property hereinafter described and have fully complied with all the terms and conditions of said contract and have fully paid the purchase price of \$300.00 as called for by said contract.

NOW THEREFORE, THIS INDENTURE WITNESSETH that Coos County a political subdivision of the State of Oregon pursuant to the authority in it vested and in consideration of the sum of \$300.00 paid to it by the parties of the second part, receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said parties of the second part and to their heirs and assigns forever, all its right, title, interest and claim in and to the following described real property situated in the county of Coos and the State of Oregon to-wit:

Lots 1 to 32, inclusive, block 17, city of Eastside, Coos County, Oregon according to the map and plat thereof on file and of record in the office of the county clerk of Coos County, Oregon

TO HAVE AND TO HOLD the said premises, with the appurtenances unto the said parties of the second part, their heirs and assigns forever, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed by its county judge and commissioners this 15th day of April, 1946, by authority of

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AFFIDAVIT EXEMPTING A MANUFACTURED STRUCTURE FROM TITLE AND REGISTRATION

For new (MCO) or never-titled-in-Oregon structures only. 6-78-070JR

INSTRUCTIONS:

- 1) Complete all areas of the form and sign before notary;
- 2) Provide duplicate original affidavit to the county where located;
- 3) Surrender the Manufacturer's Certificate of Origin (MCO) or Out-of-State Title to DMV; and
- 4) Mail to: DMV Title Exemption Desk, 1905 Lana Ave. NE, Salem, Oregon 97314.

(For County Use) After recording return to:
LV 01-0287-006769739-1

WASHINGTON MUTUAL BANK

19031 33RD AVENUE WEST

LYNWOOD, WA 98036

Legal description of manufactured structure:

SEE ATTACHED

EXEMPT FILE #

YEAR	MAKE	STYLE	VEHICLE IDENTIFICATION NUMBER (VIN)	WIDTH	LENGTH
2000	LAKEPOINTE		ORFLX48AB27061-LP13	28	66

ACTUAL LOCATION OF STRUCTURE:
63412 RED DIKE ROAD, COOS BAY, OR 97420

TAX ACCOUNT NUMBER FOR REAL PROPERTY:
5033.06

Legal description and location of real property:

SEE ATTACHED.

6-78-070

AFTER RECORDING

RETURN TO

Titco Title Insurance

431 N. 3rd - Box 4075

Coos Bay, OR 97420-0233

PRINTED NAME OF OWNER(S)	DDL/ID/CUSTOMER #	DATE OF BIRTH	TELEPHONE #
MICHAEL MARTIN			()
LEIGH A. MARTIN			()

RESIDENCE ADDRESS (STREET, CITY, STATE, ZIP CODE):

63412 RED DIKE ROAD, COOS BAY, OR 97420

MAILING ADDRESS (STREET, CITY, STATE, ZIP CODE):

PO BOX 1443, COOS BAY, OR 97420

SECURITY INTEREST HOLDER NAME AND ADDRESS:

WASHINGTON MUTUAL BANK

19031 33RD AVENUE WEST

SECURITY INTEREST HOLDER NAME AND ADDRESS: LYNWOOD, WA 98036

CERTIFICATIONS

I certify that in accordance with ORS 820.510:

- The same person owns the manufactured structure and the real property on which the manufactured structure is or will be situated;
- The manufactured structure is or will be affixed to the real property and subject to taxation by the county in which it is located as an improvement to the real property;
- Each person with a security interest in the manufactured structure and each person with a security interest in the real property approves the exemption from registration and titling; and
- A duplicate original of the affidavit is being submitted for recording to the county clerk for the county in which the real property is located.

SIGNATURE OF OWNER

X *Michael Martin*

SIGNATURE OF OWNER

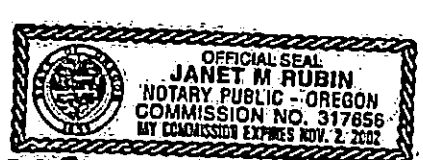
X *Leigh A. Martin*

Subscribed, sworn and acknowledged before me this

10th day of May 2002

NOTARY

X *Janet M. Rubin*
SIGNATURE OF NOTARY PUBLIC



My commission expires 11-2-2002

05/18/2004 #2004-3589 1 OF 2
10:45 AM
TOTAL \$31.00
COOS COUNTY CLERK, OREGON
TERRI L. TURL, CCC, COUNTY CLERK

LEGAL DESCRIPTION

6-78-070

Beginning at the East Quarter Corner of Section 3, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence South $89^{\circ} 43' 44''$ West a distance of 283.00 feet along the Quarter Section Line to the True Point of Beginning; thence North $00^{\circ} 59' 11''$ West a distance 939.89 feet; thence North $89^{\circ} 55' 10''$ East a distance of 283.00 feet; thence North $00^{\circ} 59' 14''$ West a distance of 378.43 feet; thence West a distance of 96.66 feet; thence South $36^{\circ} 48' 42''$ West a distance of 289.62 feet; thence South $22^{\circ} 40' 37''$ West a distance of 483.78 feet; thence South $34^{\circ} 24' 26''$ West a distance of 190.35 feet; thence South $46^{\circ} 08' 28''$ West a distance of 471.25 feet; thence South $43^{\circ} 20' 40''$ East a distance of 57.28 feet; thence along a curve to the right having a radius of 129.08 feet and a central angle of $72^{\circ} 43' 53''$ (long chord bears South $43^{\circ} 05' 20''$ East a distance of 153.07 feet), the arc distance of 163.85 feet; thence South $06^{\circ} 43' 24''$ East a distance of 5.65 feet to a point on said Quarter Section Line; thence North $89^{\circ} 43' 44''$ East a distance of 499.23 feet to the True Point of Beginning.

SAVE AND EXCEPT THE FOLLOWING: Beginning at the East Quarter Corner of Section 3, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence South $89^{\circ} 43' 44''$ West a distance of 240.11 feet along the Quarter Section Line to the True Point of Beginning; thence continuing South $89^{\circ} 43' 44''$ West a distance of 42.89 feet; thence North $00^{\circ} 59' 11''$ West a distance of 252.79 feet; thence South $22^{\circ} 59' 16''$ East a distance of 120.97 feet; thence South a distance of 141.19 feet to the True Point of Beginning.

03/18/2004 #2004-3589
10:45 AM 2 OF 2

COOS COUNTY CLERK, OREGON TOTAL \$51.00
TERRI L. TURI, CCC, COUNTY CLERK

79 4 5003

Form 2622 2-62-998092
PRODUCERS 88 REVISED--OREGON--WASHINGTON

OIL, GAS AND MINERAL LEASE

THIS AGREEMENT, made this 1st day of July, 1979

between EDIN PROPERTIES CORPORATION, an Oregon corporation

whose post office address is 341 Hilltop Drive, Grants Pass, Oregon 97526

and WILLIAM A. MICKELSON, JR., doing business as MICKELSON OIL & GAS PROPERTIES

Witnesseth:

I, Lessor, in consideration of one and more Dollars

do hereby lease unto the Lessee, in and unto the full and complete enjoyment of the premises of Lease herein contained, hereby granted, leased and lets, exclusively unto Lessee for the purpose of mining, by any method or methods, for formation or structure pertaining, exploring, prospecting, drilling and mining for and producing oil, gas, and all other minerals, laying pipe lines, building tanks, power systems, pipelines, lines, and other structures, necessary, to produce, store, take care of, treat, transport, and own said products, and housing its employees, and for dredging and maintaining canals, constructing and maintaining roads and bridges, and, in general, for all appliances or structures, equipment, services and privileges which may be necessary, useful or convenient in connection with any work operations conducted by Lessee through, the following described

land in the County of Coos State of Oregon

PARCEL ONE:

Township 26 South, Range 13 West, WM

Section 3: Lots 1 and 2

EXCEPTING THEREFROM that parcel of land described in deed recorded 2-9-54 in Book 232 at page 91 of Deeds, Coos County Records, State of Oregon.

PARCEL TWO:

Township 26 South, Range 13 West, WM

Section 3: E 1/4 SE 1/4

EXCEPTING THEREFROM that portion of land described in deed recorded 2-9-54 in Book 232 at page 91 of Deeds, Coos County Records, State of Oregon

ALSO EXCEPTING THEREFROM that portion of said land being more particularly described as follows, to-wit:

BEGINNING 24 feet West of the Southeast corner of Section 3, said Township and Range; thence West 610.6 feet parallel with the section line; thence North 0° 04' East 428.4 feet; thence East 610.6 feet to a point 24 feet West of the section line; thence South 428.4 feet parallel with the section line to the place of beginning.

ALSO EXCEPTING THEREFROM that portion of said land being more particularly described as follows, to-wit:

BEGINNING at the Southwest corner of the Southeast quarter of the Southeast quarter of Section 3, said Township and Range; thence North 0° 04' East 961.0 feet; thence South 89° 56' East 700.5 feet; thence South 0° 04' West 961.0 feet to the section line; thence West 700.5 feet to the place of beginning.

ALSO EXCEPTING THEREFROM that portion of said land being more particularly described as follows, to-wit:

BEGINNING at the Northwest corner of the Southeast quarter of the Southeast quarter of Section 3, said Township and Range; thence South 0° 04' West 378.8 feet along sixteenth section line; thence North 89° 56' East 261.7 feet; thence North 0° 04' East 572.7 feet; thence North 29° 48' West 257.1 feet; thence North 9° 04' East 175.0 feet; thence South 89° 56' West 134.2 feet to sixteenth section line; thence South 0° 04' West 600.0 feet along sixteenth section to the place of beginning.

PARCEL THREE:

Township 26 South, Range 13 West, WM

79 4 5004

Section 2: SW $\frac{1}{4}$

EXCEPTING THEREFROM that portion of land described in deed recorded 2-9-54 in Book 232 at page 91 of Deeds, Coos County Records, State of Oregon.

ALSO EXCEPTING THEREFROM that portion of land described in deed recorded 9-8-75 as instrument number 118452.

ALSO EXCEPTING THEREFROM that portion of said land being more particularly described as follows, to-wit:

BEGINNING at the Southwest corner of said Section 2 and running thence East along the South section line a distance of 1045 feet; thence North 208 feet; thence West 311.2 feet; thence North 297.6 feet; thence West 732.2 feet to the West line of said Section 2; thence South along said West section line 505.6 feet to the place of beginning.

ALSO EXCEPTING THEREFROM that portion of said land being more particularly described as follows, to-wit:

BEGINNING at a point on the East-West quarter section line through Section 2, said Township and Range, said point being located on the South line of the plat of Boise Addition and also being North 89° 17' West 110 feet from the iron pipe at the center of said Section 2; thence North 89° 17' West 250 feet; thence South 0° 43' West 250 feet; thence South 89° 17' East 250 feet; thence North 0° 43' East 250 feet to the place of beginning.

PARCEL FOUR:

Township 25 South, Range 13 West, WM

Section 34: Lot 2 and the Tide Lands fronting thereon.

PARCEL FIVE:

Township 25 South, Range 13 West, WM

Section 35: That portion of Lot 5 being more particularly described as follows, to-wit:

BEGINNING at a point located on the Southeastly side of a County Road, from which point the Southwest corner of said Section 35 bears South 70° 01' West 493.5 feet; thence North 7° 16' West 147.44 feet; thence North 22° 54' East 473.68 feet; thence North 22° 54' East 20 feet to the high water line of Coal Bank Slough; thence Westerly along said high water line to the West line of said Section 35; thence South along said section line to the Southwest corner of said section; thence East along the South section line a distance of 345.12 feet to the Southeastly line of the County Road; thence Northeastly along said County Road boundary to the point of beginning.

EXCEPTING THEREFROM all that portion lying within the County Road.

W. L. L.
PLEASE
INITIAL

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, all in Block 9, less County Road, all in Boise Addition to City of Coos Bay, (formerly Marshfield) Coos County, Oregon.

Excepting, however, that portion conveyed to Alva E. Stovall and Emma M. Stovall, husband and wife, by deed dated December 5, 1953, and recorded February 9, 1954, in Book 232, Page 91, Deed Records for Coos County, Oregon.

Excepting also, certain timber heretofore conveyed to Coos Bay Pulp Corporation.

Subject, however, to the following:

1. Rights of the public in any portion thereof lying within the limits of the public roads or highways.
2. Right of way to be used in common with N. D. Oswald and Charles Sneddon as set forth in instrument recorded in Book 96 at Page 359, Deed Records, Coos County, Oregon.
3. Transmission line easement granted to the United States of America by an instrument recorded in Book 203, Page 90, Deed Records, Coos County, Oregon.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described and granted premises unto the said Reuben J. Humbert, a single person, his heirs and assigns forever.

IN WITNESS WHEREOF, the grantors have hereunto set their hands and seals this 18th day of September, 1957.

Frank S. Slover (SEAL)
Elvira T. Slover (SEAL)

STATE OF OREGON)
County of Coos) ss.

On this 18th day of September, 1957, before me, the undersigned, a Notary Public in and for the said County and State, personally appeared FRANK S. SLOVER and ELVIRA T. SLOVER, husband and wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN TESTIMONY WHEREOF, I have hereunto set my hand and of-



Margaret Johnson
 Notary Public for Oregon
 My Commission expires: July 22, 1961

RIGHT OF WAY EASEMENT

For value received the undersigned Grantors, Reuben J. Humbert, unmarried, and Frank S. Slover and Elvira T. Slover, husband and wife

do hereby grant to PACIFIC POWER & LIGHT COMPANY, a corporation, its successors and assigns, the Grantee, an easement or right of way for an electric transmission and distribution line of one or more wires and all necessary or desirable appurtenances (including telephone and telegraph wires, towers, poles, props, guys and other supports and the right to place all or any part of such line in underground conduits) and the right to clear and cut away all trees, brush and timber within 50 feet on each side of the center line of said transmission and distribution line, and to cut and remove trees outside of said 50 foot strips which might endanger said transmission line, at or near the location and along the general course now located and staked out by the Grantee over, across and upon the following described real property in Coos County, State of Oregon, to wit:

Parcel I: Government Lots One (1) and Two (2) of Section Three (3), Township Twenty-six (26) South, Range Thirteen (13) West of the Willamette Meridian, Coos County, Oregon, excepting therefrom the portions conveyed to Alva E. Stovall and Emma M. Stovall, husband and wife, by deed recorded in Deed Book 232, Page 91, Records of Coos County, Oregon.

Parcel II: Lots One (1) to Seventeen (17), both inclusive, in Block Eight (8) and Lots One (1) to Thirty-two (32), both inclusive, in Block Nine (9), less county road, all in Boise Addition to City of Coos Bay (formerly Marshfield), Coos County, Oregon.

Parcel III: That part of Government Lot Five (5) of Section Thirty-five (35), Township Twenty-five (25) South, Range Thirteen (13) West of the Willamette Meridian, Coos County, Oregon, which lies westerly of county road and westerly of tract deeded from Coos County to Alice Anthony by deed recorded in Deed Book 148, Page 523, Records of Coos County, Oregon.

Parcel IV: Tidelands fronting Government Lot Five (5), Section Thirty-five (35), Township Twenty-five (25) South, Range Thirteen (13) West, Willamette Meridian.

Together with the right of ingress and egress over the adjacent lands of the Grantors for the purpose of constructing, reconstructing, stringing new wires on, maintaining and removing such line and appurtenances, and exercising other rights hereby granted.

The Grantee shall pay to the Grantors reasonable compensation for any damage caused by Grantee, or its agents, to any property or crops (growing or to be grown) on the above described real property, arising out of the construction, reconstruction, operation or maintenance of said transmission and distribution line.

All such rights hereunder shall cease if and when such line shall have been abandoned.

Dated this 12 day of May, 1958.

Reuben J. Humbert (SEAL) Frank S. Slover (SEAL)
Elvira T. Slover (SEAL)

STATE OF OREGON }
COUNTY COOS } SS



On this 12 day of May, 1958, personally appeared before me, a notary public in and for said State, the within named Reuben J. Humbert and Frank S. Slover and Elvira T. Slover to me known to be the identical persons described therein and who executed the foregoing instrument, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

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



Carl C. Jones
Notary Public for Oregon
residing at Coos Bay, Or. therein
My commission expires APRIL 1, 1962

RECORDED MAY 19 1958 AT 8:45
GEOGIANNA VAUGHAN, COUNTY CLERK

30-9258-183 (Fairview - Coos Bay)

feet; thence north 100 feet, thence west 100 feet to south line said Harlem Ave., thence north 100 feet to the place of beginning.

It is specifically provided that this deed shall create an estate by the entirety vested in the grantees John Nyroos and Mary Nyroos, and that in the event of the death of either of the grantees, the remaining survivor shall take the whole of said estate.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all her estate, right, title and interest, in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD the above described and granted premises unto the said John Nyroos and Mary Nyroos, their heirs and assigns forever.

IN WITNESS WHEREOF, the grantor above named hereunto set her hand and seal this 7th day of June, A. D. 1937.

Executed in the presence of
Earl H. Philippott, James Watson

Mrs. E. A. Philippott



State of Oregon
County of Coos: ss On this the 7th day of June, A. D. 1937 personally appeared before me, a Notary Public in and for said County and State, the within named Mrs. E. A. Philippott, a widow, to me personally known to be the identical person described therein and who executed the within instrument, and acknowledged to me that she executed the same freely and voluntarily for the uses and purposes therein named.

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

Recorded July 22, 1937, 10:45 A.M.
L. W. Oddy, County Clerk

James Watson
Notary Public for Oregon
My commission expires Sept. 7, 1940
(Notarial seal)

54355- THIS INDENTURE WITNESSETH, That Reynolds Development Company for and in consideration of the sum of one dollar (\$1.00) paid, the receipt whereof is hereby acknowledged, do for themselves, their heirs, and assigns, hereby bargain, sell, grant and convey unto the Mountain States Power Company, a Delaware corporation and duly authorized to transact business and hold property in the State of Oregon, and unto its successors and assigns, the right, privilege and easement to erect and maintain in connection with its electric power line as now or hereafter constructed, upon and across the following described premises in Coos County, State of Oregon, to-wit:

The North Half ($\frac{N}{2}$) of Section 10, and all of Section three (3), Township 26 South, Range 13 West of Willamette Meridian; and the West half ($\frac{W}{2}$) of Section thirty four (34), Township 25 South, Range 13 West of Willamette Meridian, all in Coos County, as survey stakes are now located thirty feet west of the center of The California Oregon Power Company 110 KV transmission line. Supplementary agreement is also executed by and between the Reynolds Development Company and the Mountain States Power Company governing further conditions of grant hereby given, copy of which is on file with the respective companies.

And the said Mountain States Power Company, its successors and assigns, for the purpose aforesaid, are fully authorized and empowered to enter upon the above premises for the purpose of constructing and maintaining its said poles, wires, fixtures and equipment thereon and over the same as above provided, and the right to trim any trees necessary to keep the wire on said poles, fixtures and equipment clear.

TO HAVE AND TO HOLD the above mentioned rights, privileges and easements unto the Mountain States Power Company, its successors and assigns.

IN TESTIMONY WHEREOF, we have hereunto set our hands and seal this 15 day of June, 1937.

Done in the Presence of:
Alice Lundgren, Alice Lundgren
(Corporate Seal)

REYNOLDS DEVELOPMENT COMPANY
By Frank A. Vanderlip, Jr., Vice-Pres }seal
By H. E. Benedict, Secy. }seal

State of New York
County of New York :ss. On this, the 16th day of June, 1937, came before me, a Notary Public in and for the State of New York, the within named Frank A. Vanderlip, Jr. and H. E. Benedict to me personally known to be the identical persons described in, and who executed the foregoing instrument, and acknowledged to me that they executed the same.

WITNESS my hand, the Notarial seal, the day and year first above written.

George B. Downs
Notary Public for New York
Notary Public, Bronx County
Bronx Co. Clks No. 58, Reg. No. 57-D-38
N. Y. Co. Clk's No. 278, Reg. No. 8-D-144
Commission expires March 30, 1938
(Notarial seal)

Recorded July 22, 1937, 3 P.M.
L. W. Oddy, County Clerk

54366- THIS INDENTURE WITNESSETH, That C. A. Barton (a single man) and J. D. Rankin and Mildred Rankin, his wife, for and in consideration of the sum of \$1.00 paid, the receipt whereof is hereby acknowledged, do for themselves, their heirs and assigns, hereby bargain, sell grant and convey unto the Mountain States Power Company, a corporation, incorporated under the laws of the State of Delaware and duly authorized to transact business and hold property in the State of Oregon, and unto its successors and assigns, the right, privilege and easement to erect and maintain in connection with its electric distribution lines -- two poles and one anchor as now or hereafter constructed, upon and across the following described premises in Coos County, State of Oregon, to-wit:

beginning at a point 40 rods north of the South West corner of the South East quarter of the South East quarter of Section 36, Township 27 South, Range 13 West of Willamette Meridian, thence West 20 rods, thence South 8 rods, thence East 20 rods, thence North 8 rods to the place of beginning.

And the said Mountain States Power Company, its successors and assigns, for the purpose aforesaid, are fully authorized and empowered to enter upon the above premises for the purpose of constructing and maintaining its said poles, wires, fixtures and equipment thereon and over the same as above provided, and the right to trim any trees necessary to keep the wires on said poles, fixtures and equipment clear.

TO HAVE AND TO HOLD the above mentioned rights, privileges and easements unto the said Mountain States Power Company, its successors and assigns, perpetually and forever.

IN TESTIMONY WHEREOF, We have hereunto set our hands and seals this 26 day of May, 1937.

Done in the presence of:
J. S. Barton, Blanche Sandon

C. A. Barton
J. D. Rankin
Mildred Rankin



State of Oregon
County of _____ :ss. On this, the 27th day of May, 1937, personally came before me, a Notary Public in and for the State of Oregon, the within named C. A. Barton and J. D. Rankin & Mildred Rankin, his wife, to me personally known to be the identical person described in, and who executed the foregoing instrument, and acknowledged to me that they executed the same.

WITNESS my hand the Notarial seal the day and year first above written.

J. S. Barton
Notary Public for Oregon
My commission expires March 14th 1941
(Notarial Seal)

Recorded July 22, 1937, 3 P.M.
L. W. Oddy, County Clerk

D-129

15239

Tract No. R-CB-AR-30-1, P. 3
R-CB-AR-30-3, P. 1U. S. DEPARTMENT OF THE INTERIOR
SONNEVILLE POWER ADMINISTRATION

ACCESS ROAD EASEMENT

FOR AND IN CONSIDERATION of the sum of FIFTY ----- Dollars (\$ 50.00)
in hand paid, receipt of which is hereby acknowledged, ALVA E. STOVALL AND EMMA M. STOVALL,
husband and wife,

have granted, bargained, and sold and by these presents do hereby grant, bargain, sell, and convey unto the UNITED STATES OF AMERICA and its assigns, a permanent easement and right of way approximately 14 feet in width, with such additional widths as are necessary, to provide for cuts, fills, and turnouts and for curves at the angle points, all over and across the lands of the Grantor in a

portion of Lots 1 and 2 of Block 6, Englewood Gardens, in the NW $\frac{1}{4}$ of Section 3, a portion of the NW $\frac{1}{4}$ of Section 2 and a portion of the NE $\frac{1}{4}$ of Section 3, all in Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon,
for the following purposes, namely: the right to enter and to clear of timber and brush; the right to grade, level, cut, fill, drain, ~~back~~ surface, maintain, repair and rebuild a road and such culverts, bridges, turnouts, retaining walls, or other appurtenant structures as may be necessary; and the right to use said road on, over, and across the land embraced within the right of way, as shown on the attached right of way map serially numbered 91250, Rev. 1, colored in red.

The Grantor reserves the right of ingress and egress over and across said road, and the right to pass and repass along and on said road insofar as the same extends across the lands of the Grantor, said right to be exercised in a manner that will not interfere with the use of the road by the United States of America, its employees, contractors, agents, or assigns.

It is understood and agreed that if said road is damaged by the UNITED STATES OF AMERICA, its employees, contractors, agents, or assigns, the UNITED STATES OF AMERICA, subject to the availability of appropriations, or its assigns, will repair such damage.

It is further understood and agreed that Grantor may erect or maintain fences across said road, provided adequate gates of not less than ten feet in width are installed, which may be kept locked, provided the UNITED STATES OF AMERICA is also permitted to install its own lock thereon.

TO HAVE AND TO HOLD the said easement and right of way to the UNITED STATES OF AMERICA and its assigns, forever.

It is further understood and agreed by the Grantor that the payment of such purchase price is accepted as full compensation for all damages incidental to the exercise of any of the rights above described.

Grantor covenants with the UNITED STATES OF AMERICA that Grantor is lawfully seized and possessed of the lands aforesaid; has a good and lawful right and power to sell and convey the same; that the same are free and clear of all encumbrances; and that Grantor will forever warrant and defend the title thereto and quiet possession thereof against the lawful claims of all persons whomsoever.

DATED this 18 day of September, 1954

Alva E. Stovall
Alva E. Stovall

Emma M. Stovall

Emma M. Stovall

SFA 177
Rev. 5-19-52

(Standard form of acknowledgment approved for use with all conveyances in Washington and Oregon)

STATE OF *Oregon* }
COUNTY OF *Clatsop* } SS:

On the *18* day of *September* 1958, personally came before me, a notary public in and for said County and State, the within-named ALVA E. STOVALL, husband of Emma M. Stovall, to me personally known to be the identical person described in and who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

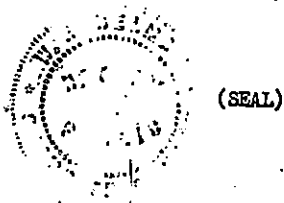


W. E. Helman
Notary Public in and for the
State of *Oregon*
Residing at *Portland, Oregon*
My commission expires: *9/20/61*

STATE OF *Oregon* }
COUNTY OF *Clatsop* } SS.

On the *18* day of *September* 1958, personally came before me, a notary public in and for said County and State, the within-named EMMA M. STOVALL, wife of Alva E. Stovall, to me personally known to be the identical person described in and who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



W. E. Helman
Notary Public in and for the
State of *Oregon*
Residing at *Portland, Oregon*
My commission expires: *9/20/61*

Coos County, Oregon
\$101.00

2022-04012
04/29/2022 04:01 PM
Pgs=4



Dirts D. Murphy, Coos County Clerk

RECORDING REQUESTED BY:
Amani Martin

INSTRUMENT PREPARED BY:
Amani Martin
10128 SE Lexington St
Portland, Oregon, 97266

(Above reserved for official use only)

RETURN DEED TO:
Amani Martin
10128 SE Lexington St
Portland, Oregon, 97266

SEND TAX STATEMENTS TO:
Amani Martin
10128 SE Lexington St
Portland, Oregon, 97266

QUIT CLAIM DEED FOR OREGON

STATE OF OREGON
COUNTY OF Coos

THIS DEED is made this day of March 19 2022, by and between the "Grantor,"

Leigh Martin, an unmarried individual residing at 6540 SE 88th, Portland, Oregon 97266

AND the "Grantee,"

Amani Martin, a married individual residing at 10128 SE Lexington St, Portland, Oregon 97266

FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantee and Grantee's heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the "Property"), together with all hereditaments and appurtenances belonging thereto, located in Coos county, Oregon, subject to any restrictions herein:

Property Address: 63412 Red Dyke Rd., Coos Bay, Oregon 97420

Legal Description: Government Lot 2, Section 3, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, EXCEPT that portion embraced in deed recorded April 10, 1979, bearing Microfilm Reel No. 79-2-5052, Records of Coos County, Oregon. Also EXCEPT that portion embraced in Trust Deed recorded April 20, 1984, bearing Microfilm Reel No. 84-2-3653, Records of Coos County, Oregon.

Vesting Information / Property Interest: Grantee receives the Property in fee simple as the sole owner.

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantee on 3-19-2022
(date).

Grantor (or authorized agent)

Leigh A. Martin
Print Name: Leigh A. Martin

NOTARY ACKNOWLEDGMENT

OREGON
COUNTY OF COOS COUNTY

On 3/19/2022 before me, UNG KAN TANG, personally appeared Leigh Martin, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Commission Expires: 10/1/2025



Notary Public, Oregon

TENTATIVE PARTITION PLAT

LOCATED IN:

THE SE 1/4 OF THE NE 1/4 OF
SECTION 3, T26S, R13W, WM.
COOS COUNTY, OREGON

APPLICANT:
LEIGH A. MARTIN, ET AL
63412 RED DIKE ROAD
COOS BAY, OR 97420

AGENT:
DOUGLAS C. MCMAHAN
STUNTZNER ENG. & FORESTRY, LLC.
P.O. BOX 118
COOS BAY, OR 97420
PHONE: 541-267-2872
EMAIL: - doug@stuntzner.com

TAX LOT 100(26 13 03AA)
CONFEDERATE TRIBES OF
COOS LOWER UMPQUA
ACCT#503300
1246 FULLON AVE.
COOS BAY, OR. 97420

TAX LOT 1500(26S13W02BC)
MYERS, MADINE S. ACCT#4776900
4850 GARNET WAY.
EUGENE, OR. 97402

PARCEL 2
2.33 ACRES (OWNERSHIP)
0.41 ACRES (CEEMP AREA)
2.12 ACRES, +/- (USEABLE AREA)

TAX LOT 1600(26S13W02BC)
HILLAH TEMPLE ACCT#4778500
3581 LEAR WAY.
MEDFORD, OR. 97504

(26S13W02BC)
(AMENDED PLAT OF BOISE ADD.)

TAX LOT 100
ACCT.#503305(26S13W03)
GREENE, RICHARD D ET AL
63424 JUNIPER DRIVE,
COOS BAY, OR 97420

PARCEL 1
6.72 ACRES (OWNERSHIP)
0.24 ACRES (CEEMP AREA)
6.48 ACRES, +/- (USEABLE AREA)

LEGEND

- = FND. MONUMENT AS NOTED
- = CORNERS TO BE SET
- RR-2 = ZONING CLASSIFICATION
- = POWER POLE
- = CALCULATED CORNER
- - - = CONTOUR LINES
- - - = DRAINAGE
- CEEMP = COOS BAY ESTUARY MANAGEMENT PLAN (AREA)

NOTE: POTABLE WATER FOR PARCEL 2 IS NOT PROVIDED AT THIS TIME. A WATER SOURCE WILL BE PROVIDED WHEN OWNER DECIDES TO BUILD ON THIS PARCEL. A STATEMENT WILL ADDRESS THIS ISSUE ON THE FINAL PARTITION PLAT.

VACINITY MAP



CURVE TABLE

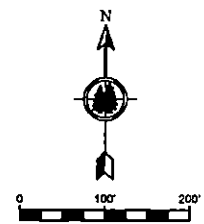
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	129.88	135.85	153.07	N43°05'20" W	72°43'48"

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Douglas C. McMahan

OREGON
EXPIRES 12/31/24

BOUGLAS C. MCMAHAN
No. 1878



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PREPARED FOR: LEIGH A. MARTIN ET AL
63412 RED DIKE ROAD
COOS BAY, OR 97420

DATE: MAY 3, 2024
DRAWN BY: DCM
CHECKED BY: JSM

PROJECT # 1245321
SHEET 1 OF 1

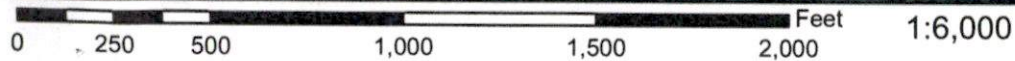
April 2024 Data Set (PARCEL ALIGNMENT WITH PHOTO MAY NOT BE EXACT)



National Flood Hazard Layer FIRMMette



124°13'31"W 43°20'57"N



124°12'54"W 43°20'30"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE)
Zone A, V, A99
 - With BFE or Depth *Zone AE, AO, AH, VE, AR*
 - Regulatory Floodway

- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone J*
 - Future Conditions 1% Annual Chance Flood Hazard *Zone X*
 - Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
 - Area with Flood Risk due to Levee *Zone D*

- OTHER AREAS**
 - NO SCREEN Area of Minimal Flood Hazard *Zone X*
 - Effective LOMRs
 - Area of Undetermined Flood Hazard *Zone C*

- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

- OTHER FEATURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature

- MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/14/2024 at 10:20 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.