



NOTICE OF LAND USE DECISION

Coos County Planning
225 N. Adams St.
Coquille, OR 97423
<http://www.co.coos.or.us/>
Phone: 541-396-7770
Fax: 541-396-1022

This decision notice is required to be sent to the property owner(s), applicant(s), adjacent property owners (distance of notice is determined by zone area – Urban 100 feet, Rural 250 feet, and Resource 750 feet), special taxing districts, agencies with interest, or person that has requested notice. The development is contained within the identified property owners land. Notice is required to be provided pursuant to ORS 215.416. Please read all information carefully as this decision. (See attached vicinity map for the location of the subject property).

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 (ORS 215.513) REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

Date of Notice: **Wednesday, April 08, 2020**
File No: PLA-19-026
Proposal: Request for a land use authorization for a Property Line Adjustment
Applicant(s): MESSERLE, BLAINE R
66151 CHURCH RD
COOS BAY, OR 97420-9557
Staff Planner: Crystal Orr, Planner I

Decision: **Approved with Conditions.** All decisions are based on the record. This decision is final and effective at close of the appeal period unless a complete application with the fee is submitted by the Planning Department at 5 p.m. on **Monday, April 20, 2020**. Appeals are based on the applicable land use criteria. Civil matters including property disputes outside of the criteria listed in this notice will not be considered. For more information please contact the staff planner listed in this notice.

Property Information

Account Numbers 219104
Map Numbers 25S110500-00504
Property Owners MESSERLE, BLAINE R
66151 CHURCH RD
COOS BAY, OR 97420-9557
2.58 Acres
Situs Addresses COOS BAY ESTUARY MNGMT PLAN
(CBEMP)
FOREST (F)
Acreages RURAL SHORELANDS (20-RS)
Zonings ARCHAEOLOGICAL SITES (ARC)
FLOODPLAIN (FP)
FOREST MIXED USE (MU)

This notice shall be posted from April 8, 2020 to April 20, 2020

The purpose of this notice is to inform you about the proposal and decision, where you may receive more information, and the requirements if you wish to appeal the decision by the Director to the Coos County Hearings Body. Any person who is adversely affected or aggrieved or who is entitled to written notice may appeal the decision by filing a written appeal in the manner and within the time period as provided below pursuant to Coos County Zoning and Land Development Ordinance (CCZLDO) Article 5.8. If you are mailing any documents to the Coos County Planning Department the address is 250 N. Baxter, Coquille OR 97423. Mailing of this notice to you precludes an appeal directly to the Land Use Board of Appeals.

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

The application, staff report and any conditions can be found at the following link: <http://www.co.coos.or.us/Departments/Planning/PlanningDepartment-Applications2019.aspx>. The application and all documents and evidence contained in the record, including the staff report and the applicable criteria, are available for inspection, at no cost, in the Planning Department located at 225 North Adams Street, Coquille, Oregon. Copies may be purchased at a cost of 50 cents per page. The decision is based on the application submittal and information on record. The name of the Coos County Planning Department representative to contact is Crystal Orr, Planner I and the telephone number where more information can be obtained is (541) 396-7770.

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

Reviewed by:  Date: Wednesday, April 08, 2020
Crystal Orr, Planner I

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

EXHIBITS

Exhibit A: Conditions of Approval
Exhibit B: Vicinity Map
Exhibit C: Before & After Maps

The Exhibits below are mailed to the Applicant only. Copies are available upon request or at the following website: <http://www.co.coos.or.us/Departments/Planning/PlanningDepartment-Applications2018.aspx> or by visiting the Planning Department at 225 N. Baxter, Coquille OR 97423. If you have any questions please contact staff at (541) 396-7770.

Exhibit D: PLA-19-026 Staff Report -**Findings of Fact and Conclusions**
Exhibit E: Comments Received
Exhibit F: Application

EXHIBIT "A"
CONDITIONS OF APPROVAL

The applicant shall comply with the following conditions of approval with the understanding that all costs associated with complying with the conditions are the responsibility of the applicants and that the applicants are not acting as an agent of the county. If the applicant fails to comply or maintain compliance with the conditions of approval the permit may be revoked as allowed by the Coos County Zoning and Land Development Ordinance. Please read the following conditions of approval and if you have any questions contact planning staff.

1. All applicable mapping and filing requirements shall be complied with as listed below. If a map is required it shall be submitted to the Surveyor's office with the deeds. The deeds shall not be filed and that map has the appropriate signatures. Copies of all recorded deeds shall be submitted as the final step in the process.
2. Shall comply with any requirements from Coos County Surveyor or Assessor's Office.

Mapping and Filing Requirements

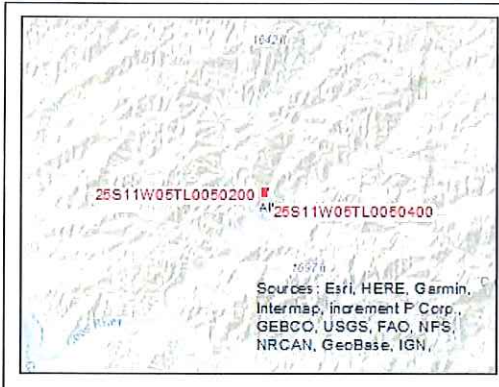
1. Map and Monuments Required:
 - a. For any resulting lot or parcel ten acres or less, a survey map that complies with ORS 209.250 shall be prepared;
 - b. The survey map shall show all structures within ten (10) feet of the adjusted line;
 - c. The survey shall establish monuments to mark the adjusted line.
2. Approval and Filing Requirements:
 - a. Upon determination that the requirements of this section have been met, the Director shall advise the applicant in writing that the line adjustment is tentatively approved;
 - b. Within one year from the date of tentative approval, the applicant shall prepare and submit to the Director any map required by Section 6.2.800(4) and Section 6.2.800(5) if a survey is required. If no map is required, the applicant shall submit proof that the requirements of the tentative approval have been met. The Director shall indicate final approval by endorsement upon the map, if any, or if no map is required the Director shall advise the applicant in writing that final approval has been granted;
 - c. Once endorsed by the Director, the map shall then be submitted to the County Surveyor. When the map is filed, the County Surveyor shall indicate the filing information on the map;
 - d. A line adjustment shall be effective when the map is filed by the County Surveyor and an instrument (e.g. deed or covenant) is recorded with the County Clerk. If no map is required, then the line adjustment shall be effective when final approval is granted by the Director and an instrument is recorded with the County Clerk;
 - e. If a survey is required, the Deed shall be recorded and the Survey Map shall be filed simultaneously. The survey map, with the signature of the Coos County Planning Director shall be submitted to the County Surveyor along with the required filing fee. The survey map will be given a filing number which will be added to the Property Line Adjustment deed. The deed will then be recorded whereupon the recording number for said deed will be added to the face of the survey map. Said map will then be filed with the County Surveyor, completing the process.
 - f. The property line adjustment deed must be submitted on the exact format found in § 6.3.175.f.

**EXHIBIT "B"
VICINITY MAP**



COOS COUNTY PLANNING DEPARTMENT

Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, Oregon 97423
 Physical Address: 225 N. Adams, Coquille Oregon
 Phone: (541) 396-7770
 Fax: (541) 396-1022/TDD (800) 735-2900



File: PLA-19-026

Applicant/
Owner: Blaine Messerle

Date: March 15, 2020

Location: Township 25S Range 11W
Section 05 TL 502 & 504

Proposal: Property Line Adjustment

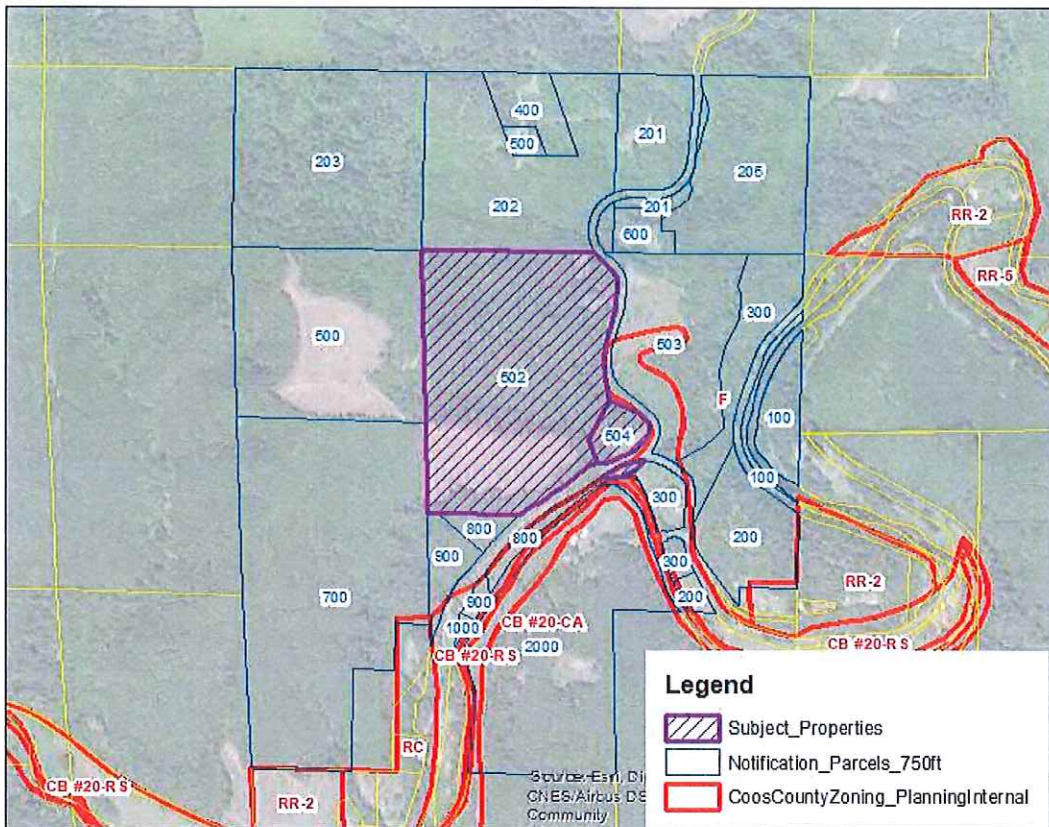


EXHIBIT "D"
STAFF REPORT
FINDINGS OF FACT AND CONCLUSIONS

VI. PROPOSAL

The proposal is a request for Planning Director Approval of an after-the -factProperty Line Adjustment.

II. BACKGROUND INFORMATION

The background information was reviewed and determined to be lawful in the prior approved Property Line Adjustment (PLA-05-67). This prior Property Line Adjustment was not adjusted in the configuration approved which created a violation. The current application (PLA-19-026) was submitted to fix the violation.

III. PROPERTY DESCRIPTION AND PROPOSAL

LOCATION: These units of land are located northeast of the City of Coos Bay. The parcels have access through Highway 241.

LAWFULLY CREATED:

These lots were determined to be lawful in the prior approved Property Line Adjustment (PLA-05-67).

IV. APPLICABLE CRITERIA & FINDINGS OF FACT

• **SECTION 6.3.125 PROCEDURE:**

1. *An application for a line adjustment or elimination shall be filed by the owners of all lots or parcels affected. The application shall be accompanied by an appropriate fee and contain the following information:*
 - a. *Reason for the line adjustment;*
 - b. *Vicinity map locating the proposed line adjustment or elimination in relation to adjacent subdivisions, partitions, other units of land and roadways;*
 - c. *A plot plan showing the existing boundary lines of the lots or parcels affected by the line adjustment and the approximate location for the proposed adjustment line. The plot plan shall also show the approximate location of all structures within ten (10) feet of the proposed adjusted line;*
 - d. *A current property report (less than 6 months old) indicating any taxes, assessment or other liens against the property, easements, restrictive covenants and rights-of-way, and ownerships of the property of the proposed development. A title report is acceptable.*
 - e. *A notice of application and decision will be provided to any and all lien holders of record for the property that will be affected by the proposed adjustment. Applicants should consult with any and all such lien holders prior to submittal of an application.*

FINDING: **The applicant stated that the reason for the adjustment is to fix a violation that was created when the prior approved property line adjustment was filed incorrectly. A complete application with a plot plan showing the previously approved as well as the current line as well as a current property report was supplied. Neither tax lot has a lien. Therefore, these criteria have been addressed.**

2. *A line adjustment is permitted only where an additional unit of land is not created and where the lot or parcel reduced in size by the adjustment complies with the requirements of the applicable zone except that a line adjustment for the purpose of exchange or transfer of land between resource land owners shall be allowed so long as:*

- a. *No parcel is reduced in size contrary to a condition under which it was formed;*
- b. *The resulting parcel sizes do not change the existing land use pattern (e.g. two conforming parcels must remain conforming); and*
- c. *Two non-conforming parcels may remain non-conforming; and, two parcels, one conforming and one non-conforming, may remain as such regardless of which parcel is non-conforming after the exchange or transfer).*

FINDING: The minimum lot size for the zoning district of the two parcels in question is 80 acres. Both parcels are under the minimum lot size, which makes them legal non conforming parcels. The property line adjustment will not affect the conformance status of the properties. Both parcels will remain non conforming after the adjustment.

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

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

FINDING: No encroachment of existing structures will be created by adjusting the property boundary line. Therefore, this criterion has been met. Any future structures will be required to comply with the setback requirements in the applicable zoning district.

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

FINDING: Both parcels will be over an acre after the adjustment. Therefore, this condition does not apply.

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

FINDING: The purpose of this adjustment is not to qualify for a dwelling. Therefore, this criterion does not apply.

- 6. *Same Designation: A line adjustment shall only be permitted where the sale or transfer of ownership is made between abutting owners of like designated lands, residential lands,*

commercial lands, industrial lands, resource lands, and estuary zoned lands unless an existing structure encroaches over an existing property boundary or the boundary line adjustment is required to comply with requirements of the State Department of Environmental Quality for a subsurface sewage system.

FINDING: The zoning districts will not change. Therefore, this criterion has been met.

- **SECTION 6.3.150 EASEMENTS AND ACCESS:**

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

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

VI. DECISION:

The proposed Property Line Adjustment meets the requirements of the Coos County Zoning and Land Development Ordinance, with conditions as listed above. This is a tentative approval that is valid for up to one year. To finalize this decision the applicant shall comply with the approval and filing requirements found in the conditions of approval in Exhibit "A" of this report.

EXHIBIT "E"
Comments Received



COOS COUNTY SURVEYOR
250 N. Baxter Street, Coquille, Oregon 97423

Michael L. Dado
541-396-7586
Email coosurvey@co.coos.or.us

March 30, 2020

PLA-19-026
Blaine Messerle
25-11-05, TL 502
Blaine Messerle
25-11-05, TL 504

Crystal,

I have no objections to this proposed Property Line Adjustment. The applicant has the wrong Tax Lot number in his application. If the newly adjusted parcel is under 10 acres, the new line must be surveyed and monumented. I have no further comments at this time.

Very truly yours

Michael L. Dado
|



TELEPHONE (541) 267-2872
FAX (541) 267-0588
EMAIL: stuntzner.com

705 South 4th Street – PO Box 118
Coos Bay, Oregon 97420

COOS BAY • BROOKINGS • FOREST GROVE • DALLAS

November 22, 2019

Jill Rolfe, Director
Coos County Planning Department
Coos County Courthouse Annex
Coquille, Oregon 97423

RE: MESSERLE PROEPRTY LINE ADJSUTMENT
 LOCATED IN T.25, R.11, S.05, TAX LOT 504

Dear Jill,

Attached please find the Property Line Adjustment application intended to correct a 2005 property line adjustment application (PLA 05-05-67). I have included information showing the parcel history going back to 1997.

As you can see, there was an application prepared in 1997. The request contains a final configuration map similar to what currently exists. We have no record of a decision for that configuration but there was also a copy of a revised configuration that resembles what was later approved by the department in 2005. I believe McGuire had both maps and that McDonald and McGuire submitted the one approved in 2005. This is where the mix up begins.

That same year (2005), Gary Smithers surveyed the adjusted line and created legal descriptions that resembled our original December 1, 1997 configuration. The adjustment deed was recorded with the Smithers description and that generated the letter from the Assessors Department stating that the description did not match what was approved by the county. Regardless of the planning issue, the Assessor's office worked the deed as required by law. Since that time, the parcel has been conveyed several times per the adjustment deed legal description, first to Knutson and then to Messerle, who inherited this issue in 2019.

Pursuant to our conversation at the zoning counter, we are now submitting this Property Line Adjustment Application intended to remedy the situation. You and I agreed that because the parcel was created by the property line adjustment deed, the best way to remedy the issue is by sending notice showing the correct configuration. As you stated, you and I resolved a similar situation in the same manner, through notice.

Please let me know if you need any further information and Please copy all pertinent information relating to this application to our office. Thank you.

Sincerely,
STUNTZNER ENGINEERING AND FORESTRY, L.L.C.

A handwritten signature in blue ink, appearing to read "Chris Hood".

Chris Hood



**Coos County
Planning Department
Property Line Adjustment
Application**

Official Use Only
Fee 443²⁰
Receipt No. 214445
Check No./Cash 1970
Date 12/5/19
Received By JMB
File No. PLA-19-26

Introduction

The purpose of a property line adjustment application is to review changes in property lines when no new lots are being created. Property lines may be changed to account for the location of fences, driveways, gardens and buildings. For example, a property owner may discover that a fence is located on a neighbor's property. As a solution, the affected property owners may agree to relocate their property lines. A property line adjustment review is needed to make sure the change is consistent with zoning standards.

In addition to filling out the application form, the applicant needs to draw a plot plan. The plot plan will show the property lines and dimensions, and the location of all buildings, wells, septic tanks and drain field for the parcels which are being adjusted.

The applicants need to submit the application to the Planning Department. Once the application and plot plan are accepted, staff will review the proposal.

A single adjustment of one line between two abutting properties will be approved as an administrative act.

Multiple adjustments between more than two abutting properties will be processed as a land use decision and may be approved as a single application on condition that each adjustment is completed prior to the next, in accordance with ORS Chapter 92.

Approval will become final after the applicant(s) complies with the approval criteria including completion of surveys when required and recording of the property line adjustment deed(s). These must be completed within one year of the approval.

This information is provided as a courtesy and is not intended to replace the provisions of Article 6.3.

If you have any questions about this application, please feel free to contact this office at 541-396-7770 or visit us at 225 North Adams Street in Owen Building in Coquille, Oregon.

Please complete the following sections:

A. Property 1: GRANTOR

Owner(s): BLAINE MESSERLE Telephone: 541.269.1963
Address: 66151 CHURCH ROAD
City/State: COOS BAY, OR Zip Code: 97420
Lien Holder(s): N/A
Address: _____
City/State: _____ Zip Code: _____
Township: 25 Section: 05
Range: 11 Tax Lot: 405
Tax Account: 219104 Zoning District: FOREST
Initial Lot Size: _____ Adjusted Lot Size: 2.58 ACRES +/-

B. Property 2: GRANTEE

Owner(s): BLAINE MESSERLE Telephone: 541.269.1963
Address: 66151 CHURCH ROAD
City/State: COOS BAY, OR Zip Code: 97420
Lien Holder(s): N/A
Address: _____
City/State: _____ Zip Code: _____
Township: 25 Section: 05
Range: 11 Tax Lot: 405
Tax Account: 219104 Zoning District: FOREST
Initial Lot Size: _____ Adjusted Lot Size: 2.58 ACRES +/-

C. Applicant:

Name: BLAINE MESSERLE Telephone: 541.269.1963
Address: 66151 CHURCH ROAD
City/State: COOS BAY, OR Zip Code: 97420

D. Surveyor

Name/Company: CHRIS HOOD
STUNTZNER ENGINEERING Telephone: 541-267-2872
Address: P.O. BOX 118
City/State: COOS BAY, OR Zip Code: 97420

E. Purpose of the Property Line Adjustment

THE PURPOSE OF THIS PROPERTY LINE ADJUSTMENT IS TO CORRECT AN ALLEGED VIOLATION RESULTING FROM A MAP MIX-UP DURING THE INITIAL APPLICATION.

THIS APPLICATION WILL ALLOW AN OPPORTUNITY FOR NOTICE TO BE SENT SHOWING THE CORRECT CONFIGURATION OF THE ADJUSTMENT AND THUS CLEARING UP THE MAP ISSUE.

F. Criteria from Article 6.3

ARTICLE 6.3 PROPERTY LINE ADJUSTMENTS

SECTION 6.3.100 PROPERTY LINE ADJUSTMENTS:

As set forth in ORS 92.190(3), the common boundary line between lots or parcels may be adjusted in accordance with this section without the replatting procedures in ORS 92.180 and 92.185 or the vacation procedures in ORS Ch. 368. Once a lot or parcel line has been adjusted, the adjusted line shall be the boundary or property line, not the original line. The Director has authority to approve a line adjustment as an Administrative Action.

SECTION 6.3.125 PROCEDURE:

1. An application for a line adjustment or elimination shall be filed by the owners of all lots or parcels affected. The application shall be accompanied by an appropriate fee and contain the following information:
 - a. Reason for the line adjustment;
 - b. Vicinity map locating the proposed line adjustment or elimination in relation to adjacent subdivisions, partitions, other units of land and roadways;
 - c. A plot plan showing the existing boundary lines of the lots or parcels affected by the line adjustment and the approximate location for the proposed adjustment line. The plot plan shall also show the approximate location of all structures within ten (10) feet of the proposed adjusted line;
 - d. A current property report (less than 6 months old) indicating any taxes, assessment

or other liens against the property, easements, restrictive covenants and rights-of-way, and ownerships of the property of the proposed development. A title report is acceptable.

- e. A notice of application and decision will be provided to any and all lien holders of record for the property that will be affected by the proposed adjustment. Applicants should consult with any and all such lien holders prior to submittal of an application.
2. A line adjustment is permitted only where an additional unit of land is not created and where the lot or parcel reduced in size by the adjustment complies with the requirements of the applicable zone except that a line adjustment for the purpose of exchange or transfer of land between resource land owners shall be allowed so long as:
 - a. No parcel is reduced in size contrary to a condition under which it was formed;
 - b. The resulting parcel sizes do not change the existing land use pattern (e.g. two conforming parcels must remain conforming; and
 - c. Two non-conforming parcels may remain non-conforming; and, two parcels, one conforming and one non-conforming, may remain as such regardless of which parcel is non-conforming after the exchange or transfer).
 3. An encroachment of existing or planned structures will not be created within required setbacks as a result of the line adjustment.
 4. A line adjustment for a lot or parcel that contains a dwelling, not on a public sanitation system, and is less than an acre before the adjustment and further reduced as a result of the adjustment shall obtain documentation from Department of Environmental Quality (DEQ) that the sanitation system will still meet their requirements.
 5. In resource lands, a unit of land containing a dwelling, or approved for construction of a dwelling, cannot be adjusted with a vacant resource unit of land for the purpose of qualifying the vacant unit for a 160-acre dwelling.
 - a. A resource unit of land less than 160 acres and containing a (preexisting) dwelling, or approved for construction of a dwelling, cannot be adjusted with a vacant resource unit of land for the purpose of qualifying the vacant unit for a 160-acre dwelling;
 - b. A resource unit of land 160 acres or greater and containing a (preexisting) dwelling, or approved for construction of a dwelling, cannot be adjusted below 160 acres with a vacant resource unit of land for the purpose of qualifying the vacant unit for a 160-acre dwelling;
 - c. A resource unit of land 160 acres or greater and containing a dwelling approved as a 160-acre dwelling, or approved for construction of a 160-acre dwelling, cannot be reduced below 160 acres for the purpose of qualifying the vacant unit for a 160-acre dwelling.
 6. Same Designation: A line adjustment shall only be permitted where the sale or transfer of ownership is made between abutting owners of like designated lands, residential lands, commercial lands, industrial lands, resource lands, and estuary zoned lands unless an existing structure encroaches over an existing property boundary or the boundary line adjustment is required to comply with requirements of the State Department of Environmental Quality for a subsurface sewage system.

7. Property line adjustments are subject to a twelve (12) day appeal period. If appealed, this will be treated as a Planning Director's decision and the procedures in Article 5.8 will be followed. A notice of the decision will be mailed to the applicant and to all neighborhood or community organizations recognized by the County and whose boundaries include the site. Notice of the decision will also be mailed to the owners of record of property on the most recent property tax assessment roll where such property is located:
 - a. Within 100 feet of the exterior boundaries of the contiguous property ownership which is the subject of the notice if the subject property is wholly or in part within an urban growth boundary;
 - b. Within 250 feet of the exterior boundaries of the contiguous property ownership which is the subject of the notice if the subject property is outside an urban growth boundary and not within a farm or forest zone;
 - c. Within 750 feet of the exterior boundaries of the contiguous property ownership which is the subject of the notice if the subject property is within a farm or forest zone.

SECTION 6.3.150 EASEMENTS AND ACCESS:

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

SECTION 6.3.175 MAPPING AND FILING REQUIREMENTS:

1. Map and Monuments Required:
 - a. For any resulting lot or parcel ten acres or less, a survey map that complies with ORS 209.250 shall be prepared;
 - b. The survey map shall show all structures within ten (10) feet of the adjusted line;
 - c. The survey shall establish monuments to mark the adjusted line.
2. Approval and Filing Requirements:
 - a. Upon determination that the requirements of this section have been met, the Director shall advise the applicant in writing that the line adjustment is tentatively approved;
 - b. Within one year from the date of tentative approval, the applicant shall prepare and submit to the Director any map required by Section 6.2.800(4) and Section 6.2.800(5) if a survey is required. If no map is required, the applicant shall submit proof that the requirements of the tentative approval have been met. The Director shall indicate final approval by endorsement upon the map, if any, or if no map is required the Director shall advise the applicant in writing that final approval has been granted;
 - c. Once endorsed by the Director, the map shall then be submitted to the County Surveyor. When the map is filed, the County Surveyor shall indicate the filing information on the map;
 - d. A line adjustment shall be effective when the map is filed by the County Surveyor and an instrument (e.g. deed or covenant) is recorded with the County Clerk. If no map is required, then the line adjustment shall be effective when final approval is granted by the Director and an instrument is recorded with the County Clerk;

Property Line Adjustment Application

Revised 2018

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- e. If a survey is required, the Deed shall be recorded and the Survey Map shall be filed simultaneously. The survey map, with the signature of the Coos County Planning Director shall be submitted to the County Surveyor along with the required filing fee. The survey map will be given a filing number which will be added to the Property Line Adjustment deed. The deed will then be recorded whereupon the recording number for said deed will be added to the face of the survey map. Said map will then be filed with the County Surveyor, completing the process.
- f. The property line adjustment deed must be submitted on the exact format found in Figure 1 below.

Figure 1 – PLA Deed **(NOT TO BE RECORDED UNTIL AFTER APPLICATION IS APPROVED)**

Send tax statements to:

After recording return to:

PROPERTY LINE ADJUSTMENT DEED

_____ GRANTOR(s) conveys and warrants to

_____ GRANTEE(s) the following described real property, situated in the
County of Coos, State of Oregon:

SEE LEGAL DESCRIPTION ON ATTACHED EXHIBIT "A"

Subject to and excepting:

The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets and highways.

Coos County real property Tax Account No. _____.

The consideration for this conveyance stated in terms of dollars is _____.

This is a property line adjustment deed. In compliance with ORS 92.190, the following information is furnished:

- 1. The names of the parties to this deed are as set forth above.
- 2. The description of the adjusted line is as follows:

SEE LEGAL DESCRIPTION ON ATTACHED EXHIBIT "B"

- 3. The deed whereby Grantor acquired title to the transferred property is recorded in Microfilm Reel No. _____ of the Deed of Records of Coos County, Oregon.
- 4. The deed whereby Grantee acquired title to the property to which the transferred property is joined is recorded in Microfilm Reel No. _____ of the Deed Records of Coos County, Oregon.
- 5. The survey and monumentation, as required by ORS 92.060 and 209.250, were done by _____ His survey is filed with the County Surveyor under Coos County Surveyor's Records, Map No. _____.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this _____ day of _____ 20 __.

Name

Name

STATE OF OREGON)
)ss.
County of Coos)

This instrument was acknowledged before me on _____, 20 __,

by _____.

Notary Public of Oregon

My Commission expires: _____

ACCEPTANCE

The undersigned grantee(s) hereby accept(s) this property line adjustment deed and signs this acceptance in accordance with ORS 92.190(4).

Name

Name

STATE OF OREGON)
)ss.
County of Coos)


This instrument was acknowledged before me on _____, 20 __,

by _____.

Notary Public of Oregon


My Commission expires: _____

G. Authorization: All areas must be initialed by all applicant(s) prior to the Planning Department accepting any application.


Property 1

I hereby attest that I am authorized to make the application for a discretionary decision and the statements within this application are true and correct to the best of my knowledge and belief. I affirm that this is a legally created tract, lot or parcel of land. I understand that I have the right to an attorney for verification as to the creation of the subject property. I understand that any action authorized by Coos County may be revoked if it is determined that the action was issued based upon false statements or misrepresentation.


Property 2


Property 1

FEES

The Coos County Board of Commissioners has adopted a schedule of fees and if the property owners understand they are subject to the fee. If a hearings officer is required to review this matter the property is responsible for actual cost of processing the application.

Property 2


Property 1

I understand it is the function of the Planning Department to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree I bear the burden of proof. I understand that approval is not guaranteed and the applicant(s) bear the burden of proof to demonstrate compliance with the applicable review criteria.

Property 2

As applicant(s) I/we acknowledge that is in my/our desire to submit this application and staff has not encouraged or discouraged the submittal of this application.

BDM
Property 1

Property 2

As the applicant(s) I/we acknowledge pursuant to Section 6.3.175(2), the property line adjustment deed must be recorded with the County Clerk within one year from the date of final approval from the Planning Department.

BDM
Property 1

Property 2

Blaine Messerle
Applicant(s) Original Signature

12-2-19
Date

Applicant(s) Original Signature

Date

Applicant(s) Original Signature

Date

Applicant(s) Original Signature

Date

S R11W W.M.
JUNTY

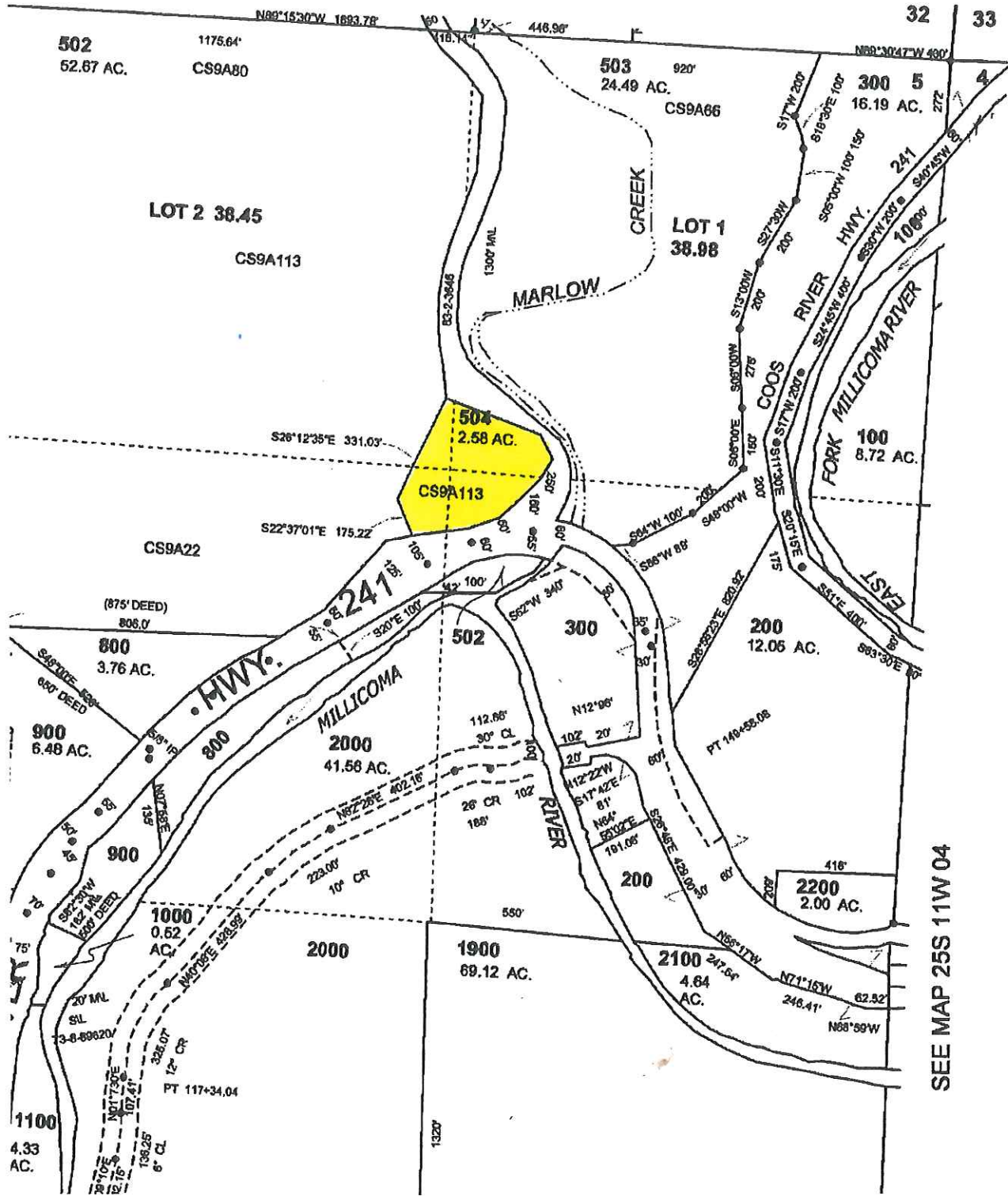
25S 11W 05
& INDEX

CANCELLED NO.

- 1600
- 400
- 501
- 399
- 505
- 506
- 507

Current Configuration

11W 32



SEE MAP 25S 11W 04



TELEPHONE (541) 267-2872
FAX (541) 267-0588

705 SO. 4TH, P.O. BOX 118
COOS BAY, OREGON 97420

COOS BAY • BROOKINGS • WILSONVILLE

December 1, 1997

Patty Evernden (Director)
Coos County Planning Department
Coos County Courthouse Annex
Coquille, Oregon 97423

RE: McGUIRE PROPERTY LINE ADJUSTMENT
LOCATED IN T.25, R.11, S.5, TAX LOT 502

Dear Ms. Evernden:

Patrick and Karen McGuire have retained Stuntzner Engineering to assist them with the adjustment of their property lines as shown on the attached before and after maps.

There are currently two dwellings existing on the McGuire ownerships. One dwelling is located within Government Lot 2 and the other located in the southeast portion of the property along the Coos River Highway #241 (see maps). Government Lot 2 as a discrete parcel has been conveyed to Patrick McGuire. Patrick and Karen McGuire own the remainder of the property as husband and wife. They desire to adjust the boundaries of the two ownerships as reflected on the attached maps.

Enclosed are the applicable deeds, maps and consent to the adjustment from the McGuires.

Please consider this a request for department review pursuant to Section 3.3.150 CCZLDO. If the department has any questions regarding this request, please feel free to give us a call.

Sincerely,
STUNTZNER ENGINEERING AND FORESTRY L.L.C.

A handwritten signature in black ink, appearing to read "Chris Hood".

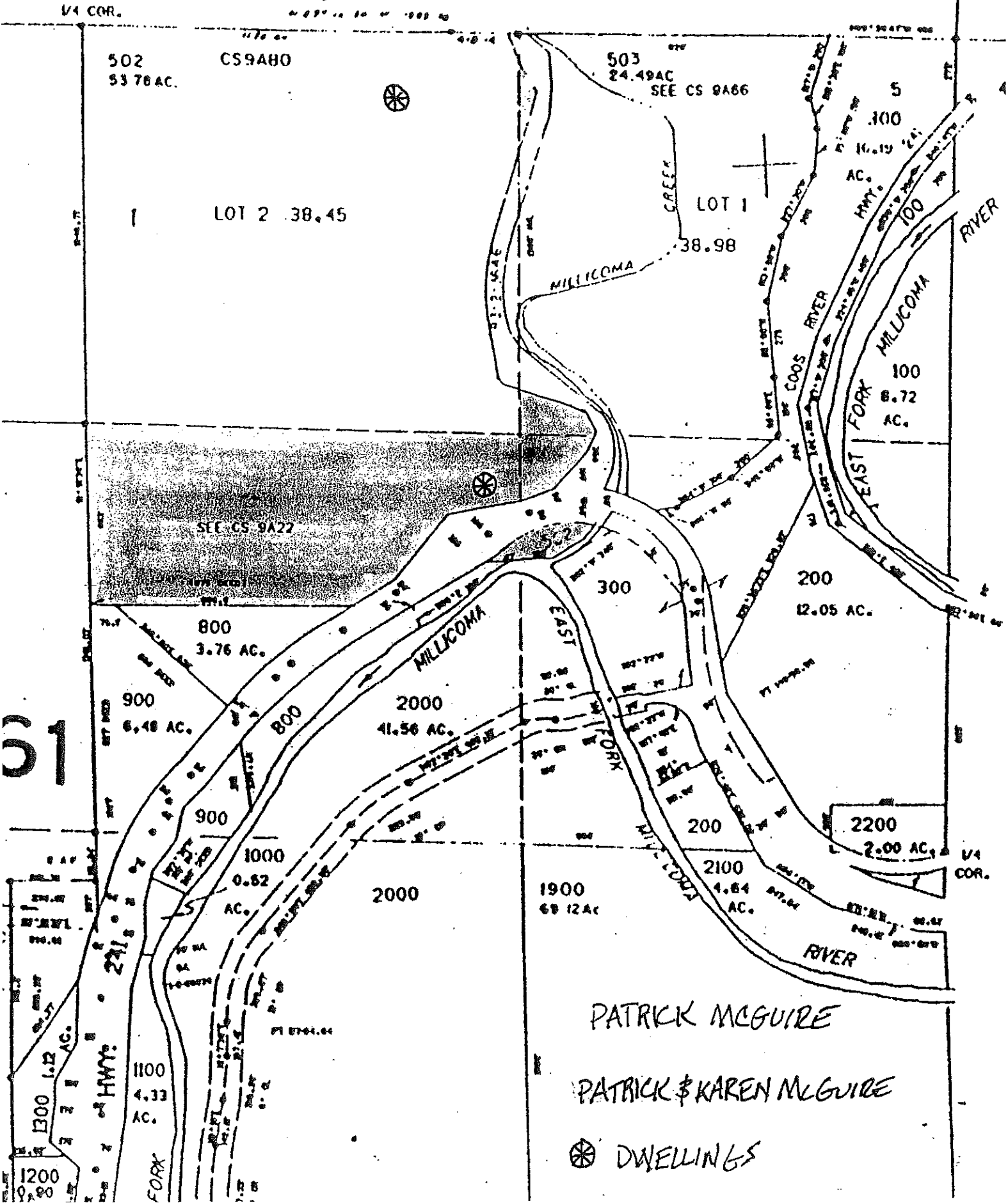
Chris Hood

COOS

SEE MAP 24 II

CONFIGURATION BEFORE ADJUSTMENT

17



51

PATRICK MCGUIRE

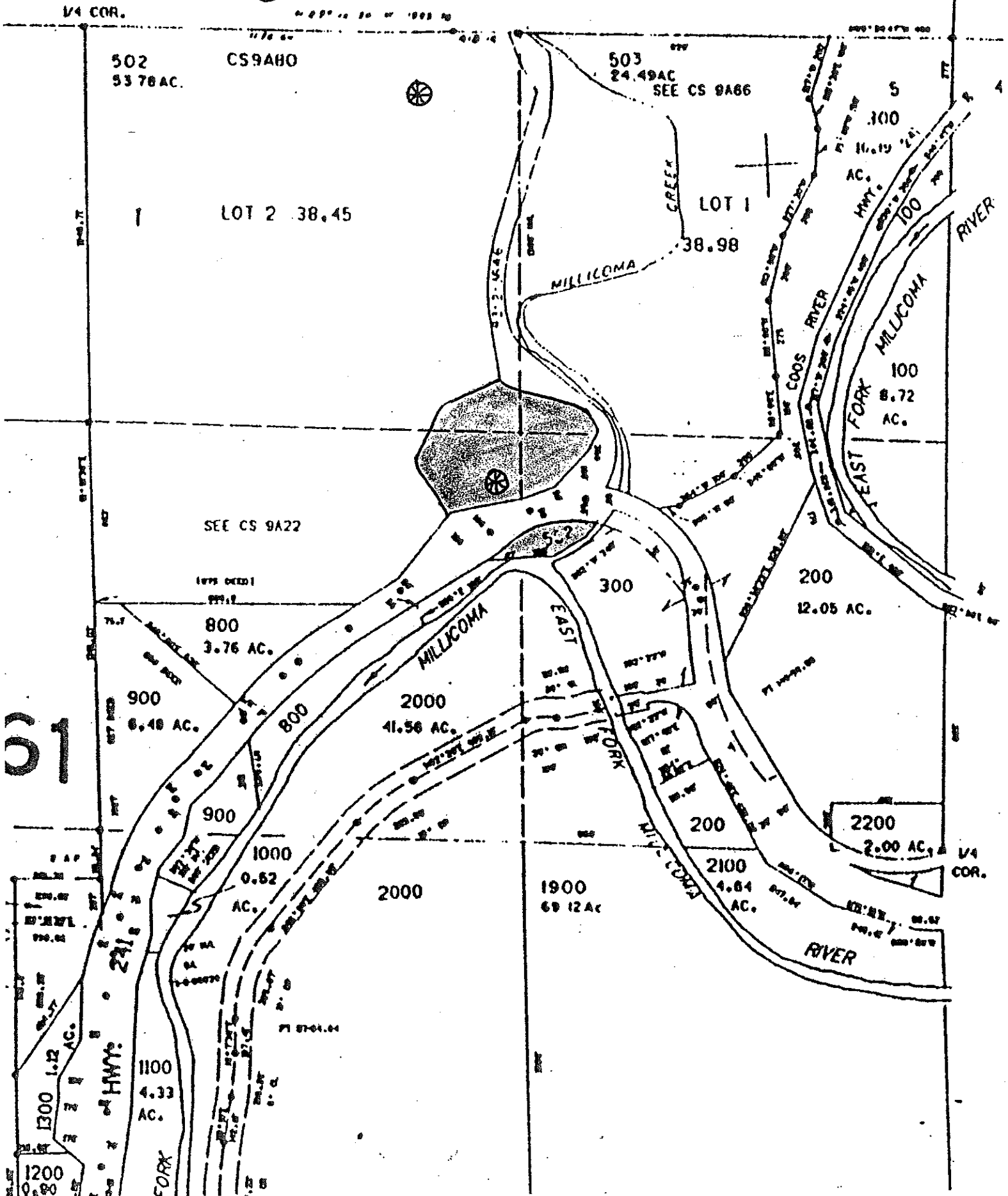
PATRICK & KAREN MCGUIRE

⊗ DWELLINGS

COOS

SEE MAP 24 II

CONFIGURATION AREA ADJUSTMENT



UOS

AP 24 11

CONFIGURATION AFTER ADJUSTMENT.

37

3

1/4 COR.

1000 10 1000 10

100 1000 1000

502 CS9480
53.76 AC.

503
24.49 AC
SEE CS 9486

LOT 2 38.45

LOT 1 38.98

S
100
AC.
100
100

100
8.72
AC.

SEE CS 9422

502

300

200
12.05 AC.

800
3.76 AC.

900
6.48 AC.

2000
41.56 AC.

900
0.62
AC.

2000

1900
68.12 AC

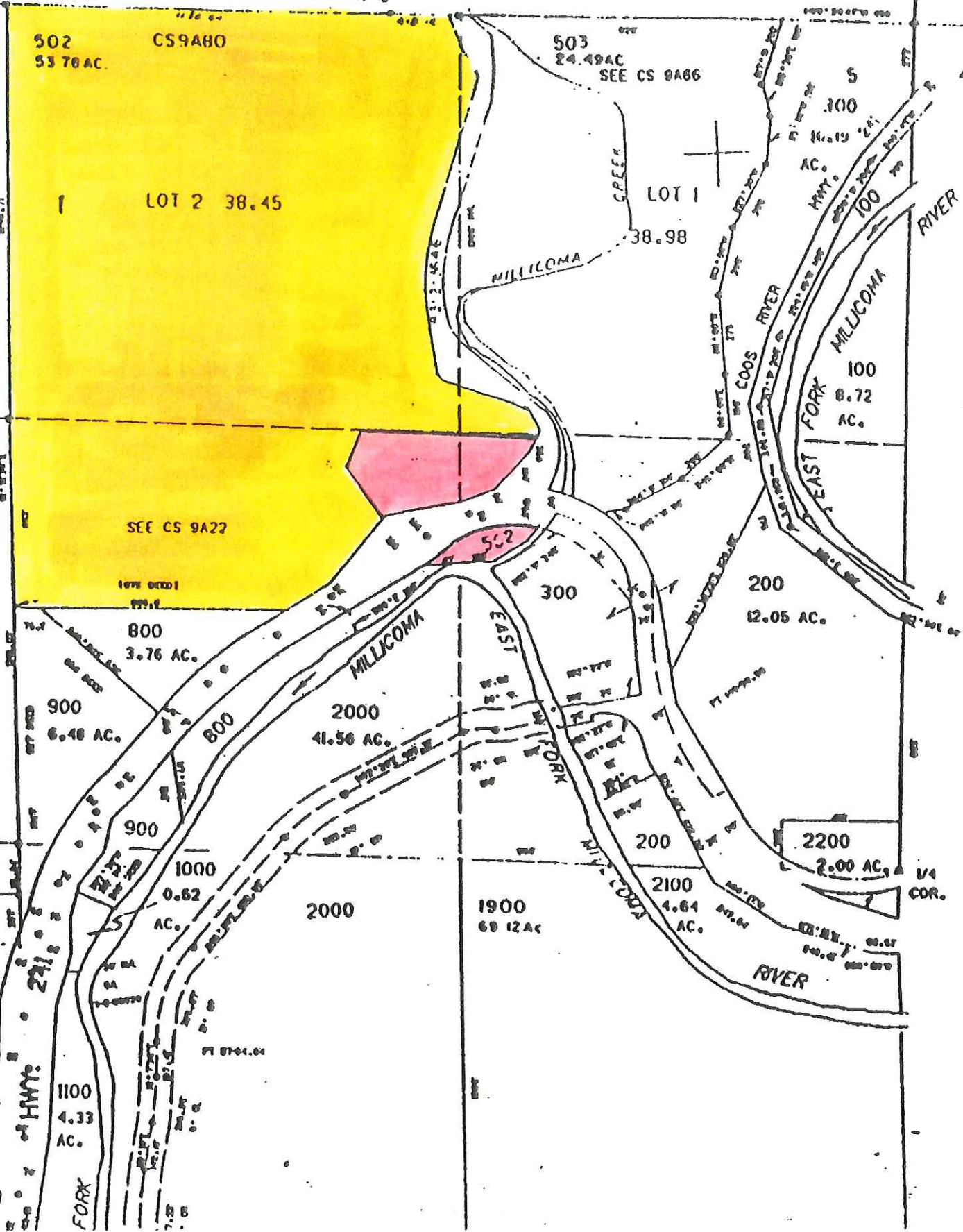
200
4.64
AC.

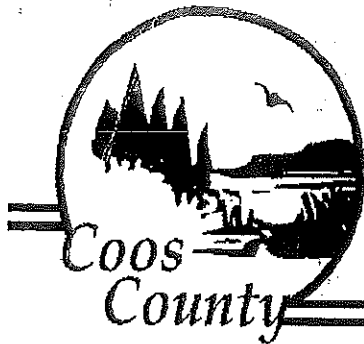
2200
2.00 AC.

1/4 COR.

61

1200
1.80
AC.
1300
1.12
AC.
1100
4.33
AC.
2100
1.02
AC.





Coos County Planning Department
Coos County Courthouse Annex, Coquille, Oregon 97423
Mailing Address: Planning Department, Coos County Courthouse, Coquille, Oregon 97423

(541) 396-3121 Ext.210
FAX (541) 396-2690 / TDD (800) 735-2900

PATTY EVERNDEN

PLANNING DIRECTOR

August 22, 2005

Catherine McDonald
57889 Lee Valley Road
Coquille OR 97423

RE: Property Line Adjustment (PLA-05-67)

Dear Ms. McDonald:

The Planning Department has reviewed the proposed property line adjustment pursuant to Section 3.3.150 of the Coos County Zoning and Land Development Ordinance (CCZLDO).

The adjustment is between two discrete parcels within a single ownership, as noted below:

Name	Location	Zone
Patrick & Karen McGuire	T.25, R.11, S.05, TL#502	Forest, Coos Bay Estuary Management Plan

The Coos County Surveyor has indicated there are no objections to the proposed adjustment.

NOTE: The County Surveyor has stated a survey of the adjusted line will be required because the adjustment is not of an even width along a common boundary nor are the resultant parcels greater than ten (10) acres in size.

If you have any other questions, please do not hesitate to contact the Coos County Planning Department by email at ddarling@co.coos.or.us or by phone at 541-396-3121, extension 210, during regular business hours. The Planning Department is opened to the public Monday – Thursday, 8:00 AM – 5:00 PM.

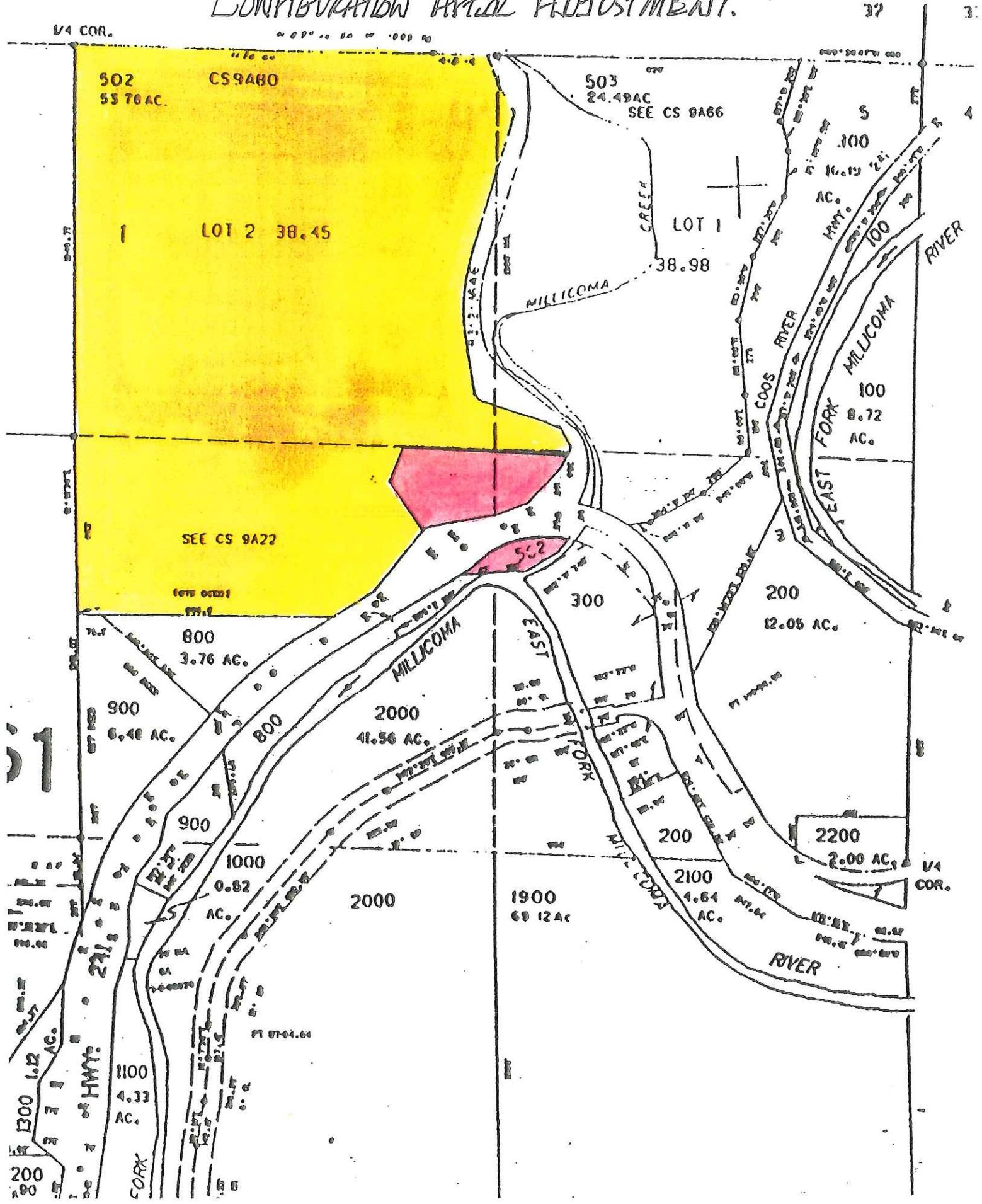
Sincerely,
Coos County Planning Department
Debby Darling, Planning Tech

C: Patty Evernden, Coos County Planning Director
Karl Seidel, Coos County Surveyor
Laurie Burke, Coos County Assessor's office
File

COOS

SEE MAP 24 II

CONFIGURATION AFTER ADJUSTMENT.



COOS

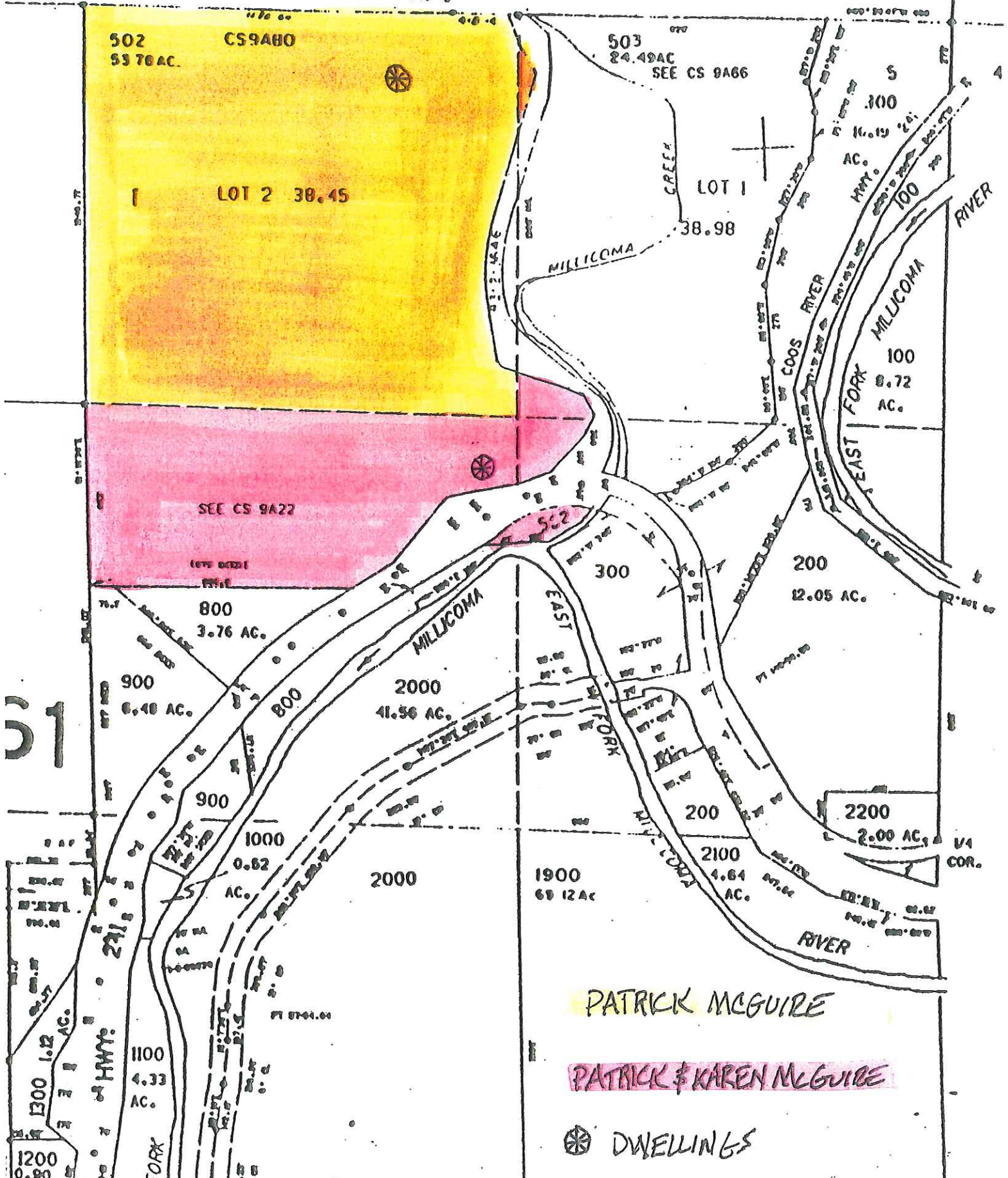
SEE MAP 24 II

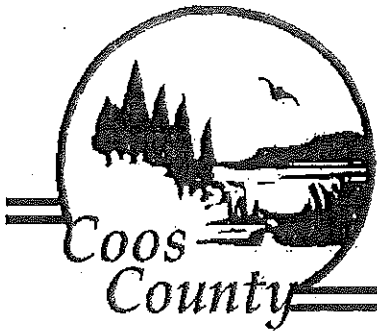
CONFIGURATION BEFORE ADJUSTMENT

32

3

V4 COR.





COOS COUNTY SURVEYOR

250 No. Baxter Street, Coquille, Oregon 97423

(541) 396-3121 Ext.350

FAX (541) 396-6071 / TDD (800) 735-2900

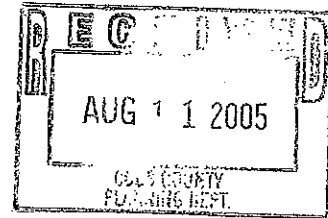
e-mail coosurvey@co.coos.or.us

Karlas Seidel

August 10, 2005

TO: Debby Darling, Planning Specialist

RE: Property Line Adjustment
Section 5, TL 502
T25S, R11W
Patrick & Karen McGuire
PLA-05-67



Dear Debby:

I see no objection to the proposed adjustment. A survey of the adjusted line will be required, because the adjustment is not of an even width along a common boundary, nor are the resultant parcels greater than 10 acres in size.

Sincerely,

Karlas E. Seidel

Karlas E. Seidel
Coos County Surveyor

After recording return to:

Patrick & Karen McGuire
P.O. Box 206
Allegany, OR 97407

PROPERTY LINE ADJUSTMENT DEED

KNOW ALL MEN BY THESE PRESENTS, That Patrick D. McGuire and Karen L. McGuire, hereinafter called grantors, for the consideration hereinafter stated, paid to grantor by Patrick D. McGuire and Karen L. McGuire, hereinafter called grantees, do hereby grant, bargain, sell and convey unto the said grantee and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Coos and State of Oregon, as described as follows:

Beginning at the Northeast Corner of the NW ¼ of the NE ¼ of Section 5, Township 25 South, Range 11 West, W.M., Coos County, Oregon ; Thence S4°33'40"W, 1055.21 feet to the True Point of Beginning, said point being a point on the Westerly Right of Way Line of Marlow Creek Road which is S49°24'26"W, 95.00 feet and N01°23'30"E, 17.22 feet from Right of Way centerline station 10+60.70; thence S26°12'35"W to the South line of Lot 2; thence West along the South line of Lot 2 to the Southwest corner of Lot 2; thence S0°54'E, along the quarter section line 653 feet, more or less, to the Northwest corner of land heretofore sold to Gray; thence East, along the North line of said land 875 feet to a fence post on the Southeast side of the County Road; thence S20°E, 100 feet to the low water line on the right bank of the East Fork of the Millicoma River; thence upstream and along the low water line of the Right Bank of the Millicoma River to a point that is S22°37'01"E of a point on the Westerly Right of Way Line of Coos River Highway which is N32°54'36"W, 125.00 feet and N75°23'59"E, 43.31 feet from Right of Way centerline station 136+50 of the Coos River Highway; thence N22°37'01"W to said point; thence continuing N22°37'01"W, 175.22 feet; thence N26°12'35"E to the South line of said Lot 2; thence East along the South line of said Lot 2 to the Southeast corner of said Lot 2; thence North along the East boundary of said Lot 2 to a point that is N26°12'35"E of the True Point of Beginning; thence S26°12'35"W to the True Point of Beginning.

To Have to Hold the same unto the said grantees and grantee's heirs, successors and assigns forever.

GRANTOR'S NAME AND ADDRESS
Patrick & Karen McGuire
P.O. Box 206
Allegany, OR 97407

GRANTEES' NAME AND ADDRESS
Patrick & Karen McGuire
P.O. Box 206
Allegany, OR 97407

TAX STATEMENTS TO:
Patrick & Karen McGuire
P.O. Box 206
Allegany, OR 97407

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that the above granted premises are free from all encumbrances except those listed below and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the same encumbrances described below:

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.

In construing this deed and where the context so requires, the singular includes the plural.

This is a property line adjustment deed. In compliance with ORS 92.190, the following information is furnished. *CS9A13*

1. The names of the parties to this deed as set forth above.
2. The description of the adjusted line is as follows:

Beginning at the Northeast Corner of the NW ¼ of the NE ¼ of Section 5, Township 25 South, Range 11 West, W.M., Coos County, Oregon ; Thence S4°33'40"W, 1055.21 feet to the True Point of Beginning, said point being a point on the Westerly Right of Way Line of Marlow Creek Road which is S49°24'26"W, 95.00 feet and N01°23'30"E, 17.22 feet from Right of Way centerline station 10+60.70; thence S26°12'35"W, 331.03 feet; thence S22°37'01"E, 175.22 feet to a point on the Westerly Right of Way Line of Coos River Highway which is N32°54'36"W, 125.00 feet and N75°23'59"E, 43.31 feet from Right of Way centerline station 136+50.00 and the terminus of the adjusted line.

3. The deed(s) whereby Grantors' acquired title to the property is recorded as 87-200547 in the land records of Coos County, Oregon.
4. The deed(s) whereby Grantees' acquired title to the property to which the transferred property is joined is recorded as 87-200547 in the land records of Coos County, Oregon.
5. The adjusted property line was required to be surveyed and will be on file in the Coos County Records-Survey Records.

The purpose of this property line adjustment deed is to adjust the boundary to lands most suitable for each adjoining parcel.

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

Witness Grantor's hand this 23 day of February, 2006.

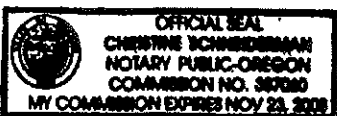
Patrick D. McGuire
Patrick D. McGuire, Grantor

Karen L. McGuire
Karen L. McGuire, Grantor

STATE OF OREGON, County of Coos) ss.

On this 23 day of February, 2006, personally appeared the above named Patrick D. McGuire and Karen L. McGuire and acknowledged the foregoing instrument to be their voluntary act and deed.

Christine Schneiderman
Notary Public for Oregon



ES

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



Patrick & Karen McGuire
 P.O. Box 206
 Allegany, OR 97407
Grantor's Name and Address
 John & Judy Knutson
 785 N. 4th Ct.
 Coos Bay, OR 97420
Grantee's Name and Address
 After recording, return to (Name, Address, Zip):
 John & Judy Knutson
 785 N. 4th Ct.
 Coos Bay, OR 97420
 Until requested otherwise, send all tax statements to (Name, Address, Zip):
 John & Judy Knutson
 785 N. 4th Ct.
 Coos Bay, OR 97420

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for recording on _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of this County.

SPACE RESERVED FOR RECORDER'S USE

Witness my hand and seal of County affixed.

By _____, Deputy.

BARGAIN AND SALE DEED - STATUTORY FORM

Patrick & Karen McGuire, Grantor, conveys to John & Judy Knutson, Grantee, the following real property situated in Coos County, Oregon, to-wit:

Property located at: T.25, R.11, S.05, TL#502 Beginning at the Northeast Corner of the NW 1/4 of the NE 1/4 of Section 5, Township 25 South, Range 11 West, W.M., Coos County, Oregon; Thence S4°33'40"W, 1055.21 feet to the True Point of Beginning, said point being a point on the Westerly Right of Way Line of Marlow Creek Road which is S49°24'26"W, 95.00 feet and N01°23'30"E, 17.22 feet from Right of Way centerline station

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

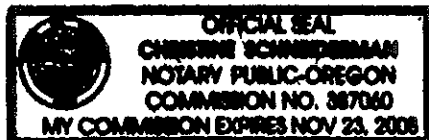
The true consideration for this conveyance is \$1000.00 (Here, comply with the requirements of ORS 93.030.)

DATED _____; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES, 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Patrick McGuire
Karen McGuire

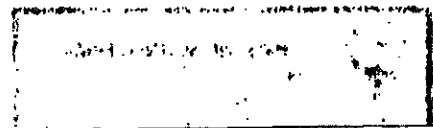
STATE OF OREGON, County of Coos) ss.
This instrument was acknowledged before me on May 22, 2006
by Patrick & Karen McGuire
This instrument was acknowledged before me on _____
by _____
as _____
of _____



Christine Schneiderman
Notary Public for Oregon
My commission expires Nov. 23, 2008

Property Description Cont.-

10+60.70; thence S26°12'35"W, 331.03 feet; thence S22°37'01"E, 175.22 feet to a point on the Westerly Right of Way Line of Coos River Highway which is N32°54'36"W, 125.00 feet and N75°23'59"E, 43.31 feet from Right of Way centerline station 136+50.00 and the terminus of the adjusted line.



COOS COUNTY CLERK, OREGON TOTAL \$31.00
TERRI L. TURI, CCC, COUNTY CLERK

05/22/2006 #2006-6827
03:07PM 2 OF 2



Re'chelle Moreno
Notary Public for Oregon

Personally appeared the above named KAREN MCGUIRE, and acknowledged the foregoing instrument to be her voluntary act before me this 28th day of April, 2008.



Re'chelle Moreno
Notary Public for Oregon

PAGE 2 of 2 CORRECTION DEED (McGuire/Knutson)

COOS COUNTY CLERK, OREGON TOTAL \$41.00
TERRI L. TURI, CCC, COUNTY CLERK

05/20/2008 #2008-5115
10:48AM 2 OF 4



Patrick & Karen McGuire
 P.O. Box 206
 Allegany, OR 97407
Grantor's Name and Address

John & Judy Knutson
 785 N. 4th Ct.
 Coos Bay, OR 97420
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
 John & Judy Knutson
 785 N. 4th Ct.
 Coos Bay, OR 97420

Until requested otherwise, send all tax statements to (Name, Address, Zip):
 John & Judy Knutson
 785 N. 4th Ct.
 Coos Bay, OR 97420

STATE OF OREGON, } ss.
 County of _____

I certify that the within instrument was received for recording on _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of this County.

SPACE RESERVED FOR RECORDER'S USE

Witness my hand and seal of County affixed.

NAME TITLE

By _____, Deputy.

#2008-5115
 3 OF 4

05/20/2008
 10:48AM

BARGAIN AND SALE DEED - STATUTORY FORM

Patrick & Karen McGuire, Grantor,
 conveys to John & Judy Knutson, Grantee,
 the following real property situated in Coos County, Oregon, to-wit:

Property located at: T.25, R.11, S.05, TL#502
 Beginning at the Northeast Corner of the NW 1/4 of the NE 1/4 of Section 5, Township 25 South, Range 11 West, W.M., Coos County, Oregon; Thence S4°33'40"W, 1055.21 feet to the True Point of Beginning, said point being a point on the Westerly Right of Way Line of Marlow Creek Road which is S49°24'26"W, 95.00 feet and N01°23'30"E, 17.22 feet from Right of Way centerline station
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

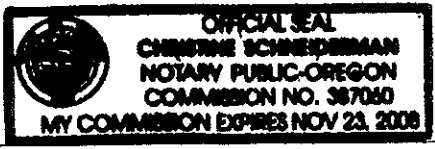
The true consideration for this conveyance is \$ 10.00. (Here, comply with the requirements of ORS 93.030.)

DATED _____; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE-TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES, 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Patrick McGuire
Karen McGuire

STATE OF OREGON, County of Coos) ss.
 This instrument was acknowledged before me on May 22, 2006
 by Patrick & Karen McGuire
 This instrument was acknowledged before me on _____
 by _____
 as _____
 of _____



Christine Schneiderman
 Notary Public for Oregon
 My commission expires Nov. 23, 2008

COOS COUNTY CLERK, OREGON
 TERRI L. TURI, CCC, COUNTY CLERK

COOS COUNTY CLERK, OREGON TOTAL \$31.00
 TERRI L. TURI, CCC, COUNTY CLERK

05/22/2006 #2006-6827
 03:07PM 1 OF 2

Property Description Cont.-

10+60.70; thence S26°12'35"W, 331.03 feet; thence S22°37'01"E, 175.22 feet to a point on the Westerly Right of Way Line of Coos River Highway which is N32°54'36"W, 125.00 feet and N75°23'59"E, 43.31 feet from Right of Way centerline station 136+50.00 and the terminus of the adjusted line.

COOS COUNTY CLERK, OREGON TOTAL \$41.00
TERRI L. TURI, CCC, COUNTY CLERK

05/20/2008 #2008-5115
10:48AM 4 OF 4

COOS COUNTY CLERK, OREGON TOTAL \$31.00
TERRI L. TURI, CCC, COUNTY CLERK

05/22/2006 #2006-6827
03:07PM 2 OF 2

RECORDING REQUESTED BY:



300 W Anderson, PO Box 1075
Coos Bay, OR 97420

GRANTOR'S NAME:
John Knutson and Judy Knutson

GRANTEE'S NAME:
Blaine R. Messerle

AFTER RECORDING RETURN TO:
Order No.: 380619027707-SL
Blaine R. Messerle
66151 Church Rd
Coos Bay, OR 97420

SEND TAX STATEMENTS TO:
Blaine R. Messerle
66151 Church Rd
Coos Bay, OR 97420

APN: 219104
Map: 25S 11W 05 TL 504
V/L 25S 11W 05 TL 504, Coos Bay, OR 97420

Coos County, Oregon	2019-06316	
\$106.00	Pgs=5	07/19/2019 03:43 PM
eRecorded by: TICOR TITLE COOS BAY		
Debbie Heller, CCC, Coos County Clerk		

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

John Knutson and Judy Knutson, as their interests may appear, Grantor, conveys and warrants to Blaine R. Messerle, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIXTY-FIVE THOUSAND AND NO/100 DOLLARS (\$65,000.00). (See ORS 93.030).

Subject to:

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: July 17, 2019

[Signature]

John Knutson

[Signature]
Judy Knutson

State of Oregon

County of COOS

This instrument was acknowledged before me on July 17, 2019
by John Knutson and Judy Knutson.

[Signature]
Notary Public - State of Oregon

My Commission Expires: July 15, 2022



EXHIBIT "A"
Legal Description

A parcel of land located in Section 5, Township 25 South, Range 11 West of the Willamette Meridian, Coos County, Oregon and lying West of the Marlow Creek Road Right-of-way, North of the Coos River Highway Right-of-way and East of the following described line:

Beginning at the Northeast corner of the NW 1/4 of the NE 1/4 of Section 5, Township 25 South, Range 11 West of the Willamette Meridian, Coos County, Oregon; thence South 4° 33' 40" West 1055.21 feet to the true point of beginning, said point being a point on the Westerly right-of-way line of Marlow Creek Road which is South 49° 24' 26" West 95.00 feet and North 01° 23' 30" East 17.22 feet from right-of-way centerline Station 10+60.70; thence South 26° 12' 35" West 331.03 feet; thence; South 22° 37' 01" East 175.22 feet to a point on the Westerly right-of-way line of Coos River Highway which is North 32° 54' 36" West 125.00 feet and North 75° 23' 59" East 43.31 feet from right-of-way centerline Station 136+50.00 and the terminus of the adjusted line.

EXCEPTING THEREFROM ANY PORTION lying within that parcel conveyed to the State of Oregon by and through its State Highway Commission by deed recorded December 16, 1969 as Instrument no. 69-12-44628, Records of Coos County, Oregon.

ALSO EXCEPTING THEREFROM ANY PORTION lying within that parcel conveyed to the State of Oregon, State Board of Forestry by deed recorded May 31, 1983 as instrument no. 83-2-3646, Records of Coos County, Oregon.

EXHIBIT "B"
Exceptions

Subject to:

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2019-2020.
2. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads, alley and highways.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: William Vincamp
Recording Date: August 16, 1881
Recording No: Book 6, Page 340

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

Granted to: Buehner Lumber Company, an Oregon corporation
Recording Date: February 5, 1917
Recording No: Book 74, Page 511

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

Granted to: State of Oregon, State Board of Forestry
Recording Date: September 10, 1956
Recording No: Book 253, Page 374
And modification recorded 09051958 in Book 267, Page 310

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

Granted to: Oscar Lundberg and Signa Lundberg, husband and wife
Recording Date: May 24, 1957
Recording No: Book 258, Page 350

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

Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Recording Date: December 16, 1969
Recording No: 69-12-44628

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

Granted to: General Telephone Company
Recording Date: August 22, 1972
Recording No: 72-8-75242

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

Granted to: Pacific Power & Light Company
Recording Date: November 16, 1972
Recording No: 72-11-78961

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

Granted to: Pacific Power & Light Company
Recording Date: June 16, 1980
Recording No: 80-2-7684

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

Recording Date: May 31, 1983
Recording No: 83-2-3646

12. A lease and assignment, with certain terms, covenants, conditions and provisions set forth therein.

Recording Date: May 3, 1985
Recording No: 85-2-5842

And

Recording Date: July 7, 1986
Recording No: 86-3-2408

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

Reserved by: Lyle L. McGuire and Maxine McGuire
Recording Date: February 27, 1987
Recording No: 87-2-0547

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

Recording Date: October 10, 1989
Recording No: 89-10-0562

EXHIBIT "B"
Exceptions

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

Recording Date: July 11, 2003
Recording No: 2003-10254