



NOTICE OF LAND USE DECISION

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

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

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

Date of Notice: **Friday, November 12, 2021**
File No(s): D-21-009/PLA-21-035/PLA-21-036

Proposal: Request for a land use determination and approval for a Lawfully Created Unit of Land Application and two (2) Property Line Adjustments between lawfully created parcels.

Applicant(s): Weyerhaeuser Company
16820 McGillvay
Vancouver, WA 98683

Surveyor(s): Stuntzner Engineering
PO Box 118
Coos Bay, OR 97420

Staff Planner: Crystal Orr, Planner I

Decision: **Approved with Conditions.** All decisions are based on the record. This decision is final and effective at close of the appeal period unless a complete application with the fee is submitted by the Planning Department at 5 p.m. on **Wednesday, November 24, 2021**. Pursuant to Section 5.8.100 Lawfully Created Unit of Land Applications and Property Line Adjustments are appealable within twelve (12) days the written notice is mailed. Appeals are based on the applicable land use criteria. Lawfully Created Unit of Land applications are subject to Coos County Zoning and Land Development Ordinance (CCZLDO) General Compliance with *Sections 1.1.300 Compliance with Comprehensive Plan and Ordinance Provisions, CCZLDO Article 6.1 Lawfully Created Lots and Parcels. Property line adjustments pursuant to CCZLDO Article 6.3 Property Line Adjustments. Civil matters including property disputes outside of the criteria listed in this notice will not be considered. For more information please contact the staff planner listed in this notice.*

Property Information

File Numbers	Map Number(s)	Account Number	Zoning	Total Property Acreage
D-21-009	24S113400-00500	112501	F	227.66
Lawfully Created Parcel	24S113400-00800	113200	F	19.96
	24S113400-00801	113201	F	11.60
	24S113400-00802	113202	F	33.94
PLA-21-003 Adjustment #1	24S113400-00500 Parcel 1	112501	F	23
	24S113400-00500 Parcel 2	112501	F	40
PLA-21-025 Adjustment #2	24S113400-00500	112501,113202	F	35
	24S113400-00800,801,802	113200, 113201		135

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

This notice shall be posted from November 12, 2021 to November 24, 2021

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.

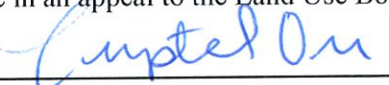
Mailed notices to owners of real property required by ORS 215 shall be deemed given to those owners named in an affidavit of mailing executed by the person designated by the governing body of a county to mail the notices. The failure of the governing body of a county to cause a notice to be mailed to 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. 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.

The application, staff report and any conditions may be found at the following link:

<https://www.co.coos.or.us/planning/page/applications-2021-2> The application and all documents and evidence contained in the record, including the staff report and the applicable criteria, are available for inspection, at no cost, in the Planning Department located at 60 E. Second St., Coquille, Oregon; however, an appointment is required to be setup for viewing purposes. Copies may be purchased at a cost of 50 cents per page. The decision is based on the application submittal and information on record. The name of the Coos County Planning Department representative to contact is Crystal Orr, Planner I and the telephone number where more information can be obtained is (541) 396-7770.

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

Reviewed by:


Crystal Orr, Planner I

Date: Friday, November 12, 2021 .

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: Lawfully Created Parcel Map/Adjustment Map

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

Exhibit D: D-21-009/PLA-21-035/PLA-21-036 Staff Report -**Findings of Fact and Conclusions**

Exhibit E: Application

EXHIBIT "A"
CONDITIONS OF APPROVAL

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

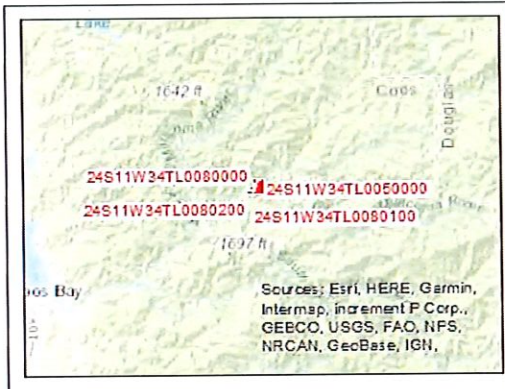
- A. File Number D-21-008 are subject to the following:
 1. Once the appeal period has expired and no appeal have been filed, the applicant shall record the deed descriptions for the units of land and record them prior to any reconfiguration such as a property line adjustment. A copy of that deed needs to be provided to the Planning Department showing the process has been completed.
- B. File Numbers PLA-21-035 and PLA-21-036 are subject to the following:
 1. As a condition of approval, the acreage of one of the parcels shall remain 80 acres within each adjustment. Acreage of each line movement shall be submitted prior to recording them.
1. Shall comply with any requirements from Coos County Surveyor or Assessor's Office.
 2. Map and Monuments Required:
 - a. For any resulting lot or parcel ten acres or less, a survey map that complies with ORS 209.250 shall be prepared; and
 - b. The survey map shall show all structures within ten (10) feet of the adjusted line; and
 - c. The survey shall establish monuments to mark the adjusted line; and
 - d. If a survey is required, the deed shall be recorded, and the Survey Map shall be filed simultaneously. The survey map, with the signature of the Coos County Planning Director shall be submitted to the County Surveyor along with the required filing fee. The survey map will be given a filing number which will be added to the Property Line Adjustment deed. The deed will then be recorded whereupon the recording number for said deed will be added to the face of the survey map. Said map will then be filed with the County Surveyor, completing the process.
 3. Within one year from the date of tentative approval, the applicant shall prepare and submit to the Director any map required by Section 6.2.800(4) and Section 6.2.800(5) if a survey is required.
 4. **Final approval** - The applicant shall submit proof that the requirements of the tentative approval have been met. Upon submittal by the applicant that all conditions of approval have been met along with the deed and map, if required, have been provided along with the recording fee to the Planning Director a final determination will be made. the Director shall advise the applicant in writing if the documents submitted are sufficient or if amendments are required.
 - a. **The following items shall be submitted to the Coos County Planning Department prior to one year of the tentative decision:**
 - i. A supplemental document explaining how all conditions of approval have been completed and the applicant is ready for a final determination; and
 - ii. The applicant or applicant's surveyor shall prepare and submit to the Planning Director any map required by Section 6.2.800(4) and Section 6.2.800(5) if a survey is required as explained under the Surveyor's comments; and
 - iii. A deed following the exact format found in Figure 1 of Section 6.3.175.
 - b. Once the required documents are received by the County Planning Department, they will be forwarded to the County Surveyor and Cartographer for final comments. If revisions are required, the applicant and/or representative will be notified as soon as the revisions are identified. If there are no revisions required Staff will sign the map and route the map and deed on the Surveyor's Office for completion and recording along with the recording fee. If there is no Survey Map required Planning Staff will submit the deed to the County Clerk's Office with the fee to be recorded.
 - c.

EXHIBIT "B"
VICINITY MAP



COOS COUNTY PLANNING DEPARTMENT

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



File: D-21-009/PLA-21-035/PLA-21-036

Applicant/
Owner: Weyerhaeuser Company

Date: November 10, 2021

Location: Township 24S Range 11W
Section 34 TL 500, 800, 801, 802

Proposal: Lawfully Established Parcel
Determination & Property Line
Adjustments

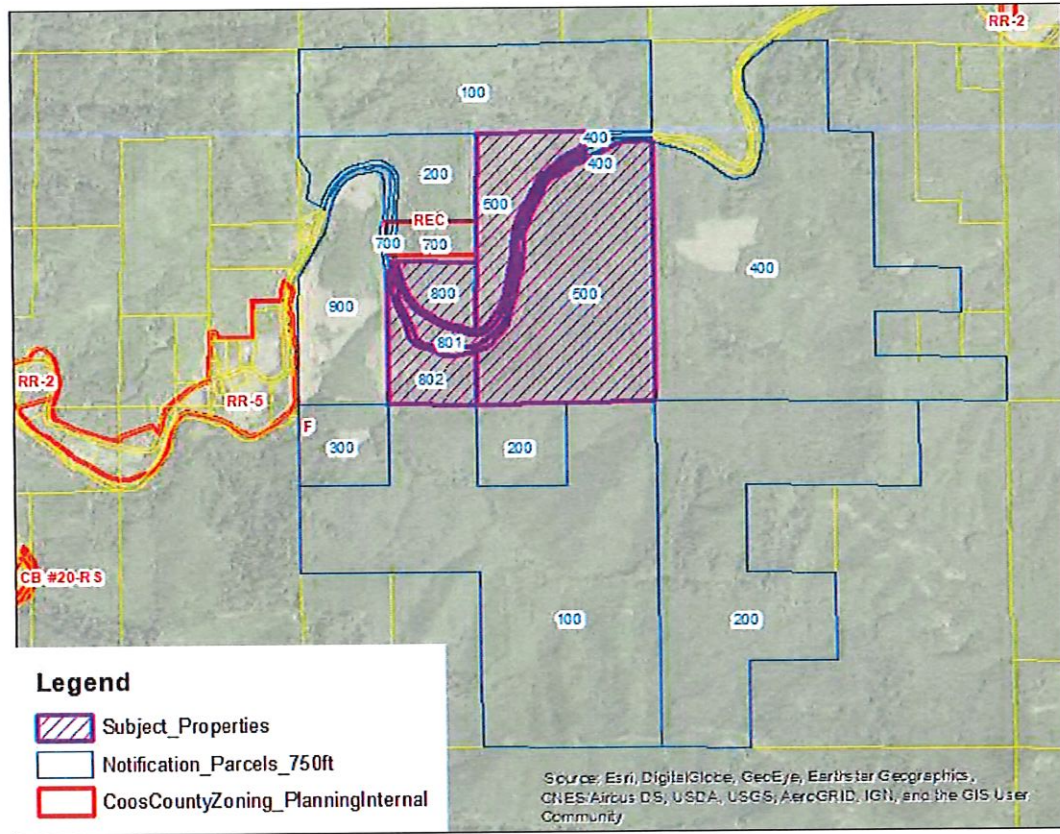


EXHIBIT "C"

Lawfully Created Parcel Maps & Deeds

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 34 T24S R11W W.M.
COOS COUNTY

24S 11W 34

CANCELLED NO.
300
600
100M2
501
200M2

1" = 400'

SEE MAP 24S 11W 27

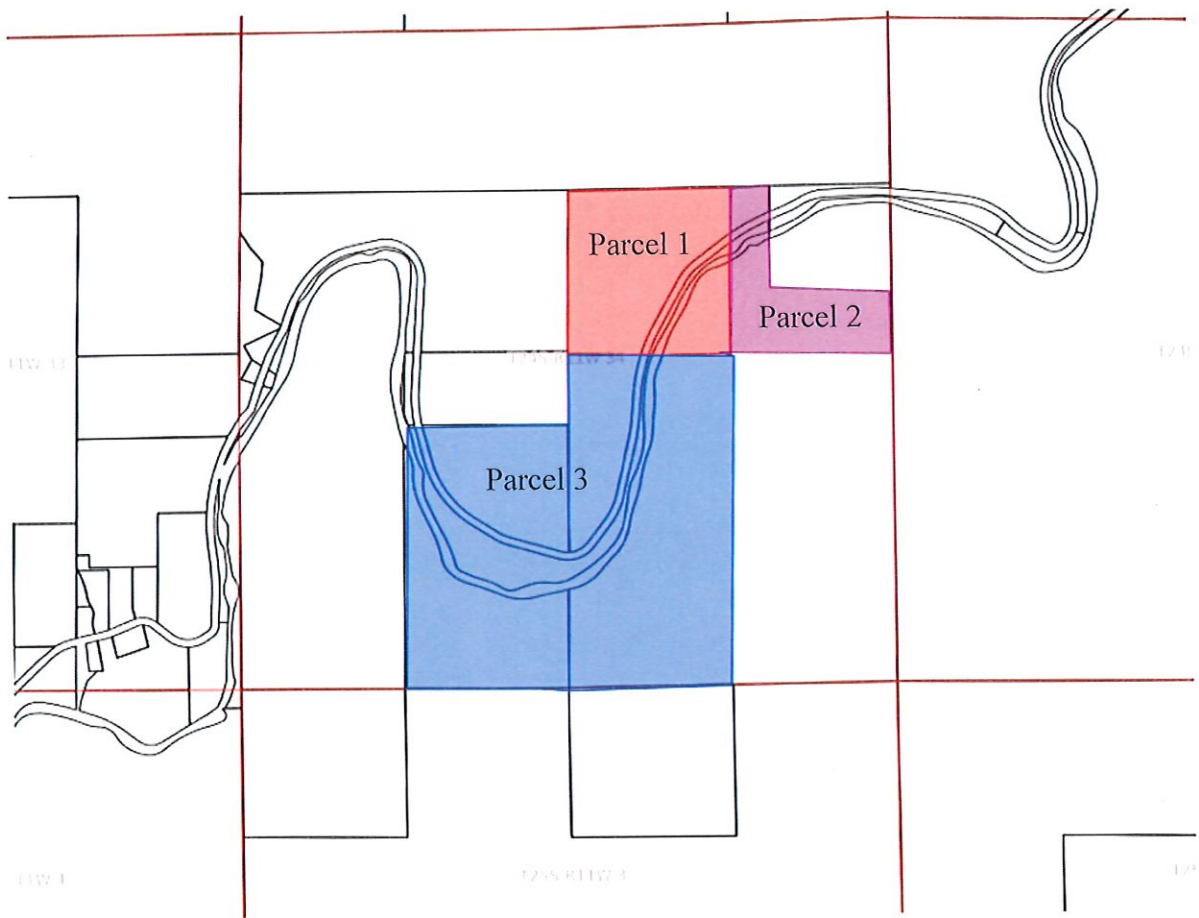


#1 203-435

#2 203-435

#3 203-455

02-17-1994
24S 11W 34



BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That CAPE ARAGO LUMBER COMPANY, an Oregon corporation, in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations to it paid by WEYERHAEUSER TIMBER COMPANY, a Washington corporation, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the said Weyerhaeuser Timber Company, a Washington corporation, and to its successors and assigns, all of the following bounded and described real property, situated in the County of Coos, State of Oregon, to-wit:

- ✓ The Southeast Quarter of Southeast Quarter (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section Thirty-one (31), Township Twenty-four (24) South, Range Ten (10) West of W. M., containing 40.00 acres, more or less.
- ✓ The Southwest Quarter of Southwest Quarter (SW $\frac{1}{4}$ of SW $\frac{1}{4}$) of Section Thirty-two (32), Township Twenty-four (24) South, Range Ten (10) West of W. M., containing 40.00 acres, more or less.
- ✓ Lot Four (4) of Section Five (5) in Township Twenty-five (25) South, Range Ten (10) West of W. M., containing 38.83 acres, more or less.
- ✓ The Fractional East Half of Northeast Quarter (Fr. E $\frac{1}{2}$ of NE $\frac{1}{4}$), Lots Nine (9), Ten (10), Eleven (11), the North Half of Southeast Quarter (N $\frac{1}{2}$ of SE $\frac{1}{4}$) and the Southeast Quarter of Southeast Quarter (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section Six (6) in Township Twenty-five (25) South, Range Ten (10) West of W. M., but excepting therefrom the following described portion of Lot Ten (10) conveyed by H. H. Coleman, Sr. to M. E. Crow and wife by a deed dated August 22, 1944, and recorded in Volume 154, at page 338, Deed Records of Coos County, Oregon, to-wit:

so c. py # →
- ✓ Starting at the West quarter section corner of Section Six (6), Township Twenty-five (25) South, Range Ten (10) West of W. M. To locate the point of beginning from said starting point, run East on the quarter section line 2640 feet to a galvanized iron pipe driven in the ground; thence 680 feet at right angles South to a galvanized iron pipe 3 feet long driven in the ground, being the place of beginning for this description; thence 760 feet West to a galvanized iron pipe driven in the ground; thence 200 feet South to a galvanized iron pipe driven in the ground on the North bank of the river; thence 840 feet Southeast along the North bank of said river to a galvanized iron pipe driven in the ground; thence North 300 feet, more or less, to the point of beginning, except County Road, and containing 4.00 acres, more or less.

✓ The said lands in Section Six (6) herein conveyed contain, less said exception, 319.39 acres, more or less, and include the rights reserved and excepted to the grantor named in the last above mentioned deed, which are as follows:

✓ All shore rights and riparian rights along the East Fork of the Millicoma River, together with the right to pass over the premises conveyed in said last mentioned deed and along said stream for the purpose of floatage, sacking and retrieving logs and timber products along said stream, and the right to raise and lower the water level and accelerate and retard the flow of the stream past said premises.

#1 The Southwest Quarter of Northeast Quarter (SW $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section Thirty-four (34), in Township Twenty-four (24) South, Range Eleven (11) West of W. M., containing 40.00 acres, more or less.

#2 A part of the Southeast Quarter of Northeast Quarter (SE $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section Thirty-four (34) in Township Twenty-four (24) South, Range Eleven (11) West of W.M., more particularly described as follows, to-wit:

Beginning at the quarter section corner on the East line of said Section Thirty-four (34); thence North for a distance of 600.00 feet to a 4 x 4 stake driven in the ground on the section line; thence West parallel to the quarter section line in said Section Thirty-four (34) for a distance of 1000.00 feet to a 4 x 4 stake driven in the ground; thence North for a distance of 720.00 feet, more or less, to the quarter quarter line; thence West along said Quarter quarter line for a distance of 320.00 feet, more or less, to the Northwest corner of said Southeast Quarter of Northeast Quarter (SE $\frac{1}{4}$ of NE $\frac{1}{4}$); thence South along the West line of said Southeast Quarter of Northeast Quarter (SE $\frac{1}{4}$ of NE $\frac{1}{4}$) for a distance of 1320.00 feet, more or less, to the Southwest corner thereof; thence East along the South line of the Southeast Quarter of Northeast Quarter (SE $\frac{1}{4}$ of NE $\frac{1}{4}$) for a distance of 1320 feet, more or less, to the point of beginning, containing 23.47 acres, more or less.

#3 The Northeast Quarter of Southwest Quarter (NE $\frac{1}{4}$ of SW $\frac{1}{4}$) excepting the North 15.00 acres thereof previously conveyed by Mildred Dick and husband to Layton K. Nosler and wife by a deed dated September 8, 1938, and recorded in Book 132, at Page 311, Deed Records of Coos County, Oregon; the Southeast Quarter of Southwest Quarter (SE $\frac{1}{4}$ of SW $\frac{1}{4}$) and the West Half of Southeast Quarter (W $\frac{1}{2}$ of SE $\frac{1}{4}$) of Section Thirty-four (34) in Township Twenty-four (24) South, Range Eleven (11) West of W.M., containing 145.00 acres, more or less.

SEE COPY #2 →

✓ All that part of the Northeast Quarter of Northwest Quarter (NE $\frac{1}{4}$ of NW $\frac{1}{4}$) and South Half of Northwest Quarter (S $\frac{1}{2}$ of NW $\frac{1}{4}$) of Section Thirty-five (35) in Township Twenty-four (24) South, Range Eleven (11) West of W. M., lying East of a line parallel to and East 900.00 feet from, measured at right angles to, the section line between Sections Thirty-four (34)

and Thirty-five (35) in said township and range and lying Southeasterly of the middle of the channel of the East Fork of the Millicoma River, containing 77.46 acres, more or less, 33.86 acres of which being in the Northeast Quarter of Northwest Quarter (NE $\frac{1}{4}$ of NW $\frac{1}{4}$), 6.00 acres in the Southwest Quarter of Northwest Quarter (SW $\frac{1}{4}$ of NW $\frac{1}{4}$) and 37.60 acres in the Southeast Quarter of Northwest Quarter (SE $\frac{1}{4}$ of NW $\frac{1}{4}$).

See SD132 (for Sale of timber)

✓ The timber, together with the right to cut, transport and remove same, reserved unto the Cape Arago Lumber Company in its deed to John Ferguson and wife, dated September 30, 1946, and recorded in Book 164, at page 414, Deed Records of Coos County, Oregon, said timber being located on that part of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-five (35) in Township Twenty-four (24) South, Range Eleven (11) West of W.M., more particularly described as follows, to-wit:

✓ That part of said Northwest Quarter (NW $\frac{1}{4}$) lying East of a line parallel to and East 900.00 feet from, measured at right angles, the Section line between Sections Thirty-four (34) and Thirty-five (35) in said township and range and lying Northwesterly of the middle of the channel of the East Fork of the Millicoma River, being a tract of 28.00 acres, more or less, in said Section Thirty-five (35) in Township Twenty-four (24) South, Range Eleven (11) West of W. M., 6.14 acres of which are in the Northeast Quarter of Northwest Quarter (NE $\frac{1}{4}$ of NW $\frac{1}{4}$), 12.73 acres in the Northwest Quarter of Northwest Quarter (NW $\frac{1}{4}$ of NW $\frac{1}{4}$), 6.73 acres in the Southwest Quarter of Northwest Quarter (SW $\frac{1}{4}$ of NW $\frac{1}{4}$) and 2.40 acres in the Southeast Quarter of Northwest Quarter (SE $\frac{1}{4}$ of NW $\frac{1}{4}$).

R/W 2.2.2

✓ SUBJECT as to Lots Nine (9), Ten (10) and Eleven (11) of Section Six (6) in Township Twenty-five (25) South, Range Ten (10) West of W. M. to that certain right of way conveyed for a term of fifty years from November 8, 1913, by C. S. Winsor and wife to George A. Loud as described in a deed dated October 22, 1914, and recorded in Book 70, at Page 180, Deed Records of Coos County, Oregon, and to the right, title and interest in and to the timber thereon conveyed for a term of fifty years from October 22, 1914, by H. E. Hess, Sheriff, to Coos County as described in a deed dated November 1, 1929, and recorded in Book 109, at page 563, Deed Records of Coos County, Oregon.

See Plat 114

✓ SUBJECT, also, as to the herein conveyed portion of the Southeast Quarter of Northeast Quarter (SE $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section Thirty-four (34) and that part of the West Half of Northwest Quarter (W $\frac{1}{2}$ of NW $\frac{1}{4}$) of Section Thirty-five (35) lying East of a line parallel to and East 900 feet from, measured at right angles to, the section line between said Sections Thirty-four (34) and Thirty-five (35) in Township Twenty-four (24) South, Range Eleven (11) West of W. M. to that certain right of way assigned by Matt Stora, Jr. and wife to Charles H. Lax by an assignment dated December 3, 1887 and recorded in Book 16, at page 33, Deed Records of Coos County, Oregon.

6-21-1912

SUBJECT, also, as to the herein conveyed portion of the Southeast Quarter of Northeast Quarter (SE $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section Thirty-four (34) and that part of the Southwest Quarter of Northwest Quarter (SW $\frac{1}{4}$ of NW $\frac{1}{4}$) of Section Thirty-five (35) which is situated South of the Stream known as the East Fork of the North Fork of Coos River and lying East of a line parallel to and East 900 feet from, measured at right angles to, the section line between said Sections Thirty-four (34) and Thirty-five (35) in Township Twenty-four (24) South, Range Eleven (11) West of W. M. to that certain right of way conveyed by Alex Soderland to Charles Rodine in a deed dated March 4, 1882, and recorded in Book 9, at page 620, Deed Records of Coos County, Oregon.

Dec. 1912

SUBJECT, also, as to that part of the North Half of Northwest Quarter (N $\frac{1}{2}$ of NW $\frac{1}{4}$) of Section Thirty-five (35) lying East of a line parallel to and East 900 feet from, measured at right angles to, the section line between Section Thirty-four (34) and said Section Thirty-five (35) in Township Twenty-four (24) South, Range Eleven (11) West of W. M., that part of the Southwest Quarter of Northwest Quarter (SW $\frac{1}{4}$ of NW $\frac{1}{4}$) of said Section Thirty-five (35) lying North of the East Fork of the North Fork of Coos River, and the Southeast Quarter of Northwest Quarter (SE $\frac{1}{4}$ of NW $\frac{1}{4}$) of said Section Thirty-five (35) to that certain right of way conveyed by Charles Rodin to Alexander Soderland in a deed dated March 4, 1882 and recorded in Book 9, at page 608, Deed Records of Coos County, Oregon.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all right, title and interest in and to the same.

TO HAVE AND TO HOLD the above described granted and sold premises unto the said Weyerhaeuser Timber Company, a Washington corporation, its successors and assigns forever.

IN WITNESS WHEREOF the said Cape Arago Lumber Company has caused these presents to be signed and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized this 12th day of September A. D. 1912.



CAPE ARAGO LUMBER COMPANY

By [Signature]
President

Attest [Signature]
Secretary

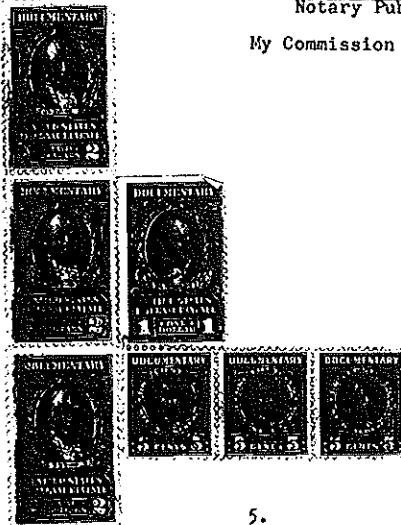
STATE OF OREGON }
COUNTY OF COOS } ss.

On this 12th day of September, 1959, before me appeared
D. H. Miller and J. B. Bedingfield
both to me personally known, who being duly sworn, did say that
he, the said D. H. Miller is the President, and he, the
said J. B. Bedingfield is the Secretary of CAPE
ARAGO lumber company, the within named corporation, and that the
seal affixed to said instrument is the corporate seal of said
corporation, and that the said instrument was signed and sealed
in behalf of said corporation by authority of its Board of
Directors, and said D. H. Miller and
J. B. Bedingfield acknowledged said instrument to be the
free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal, this the day and year first in this, my certifi-
cate, written.



Marion M. Jansen
Notary Public for Oregon
My Commission Expires: 7-12-51



Oregon
Case No. 1573
TRANSFER No. 1128
DOCUMENT No. 5762

MICRO-FILMED
JAN 23 1952
ROLL NO. 16-107

152

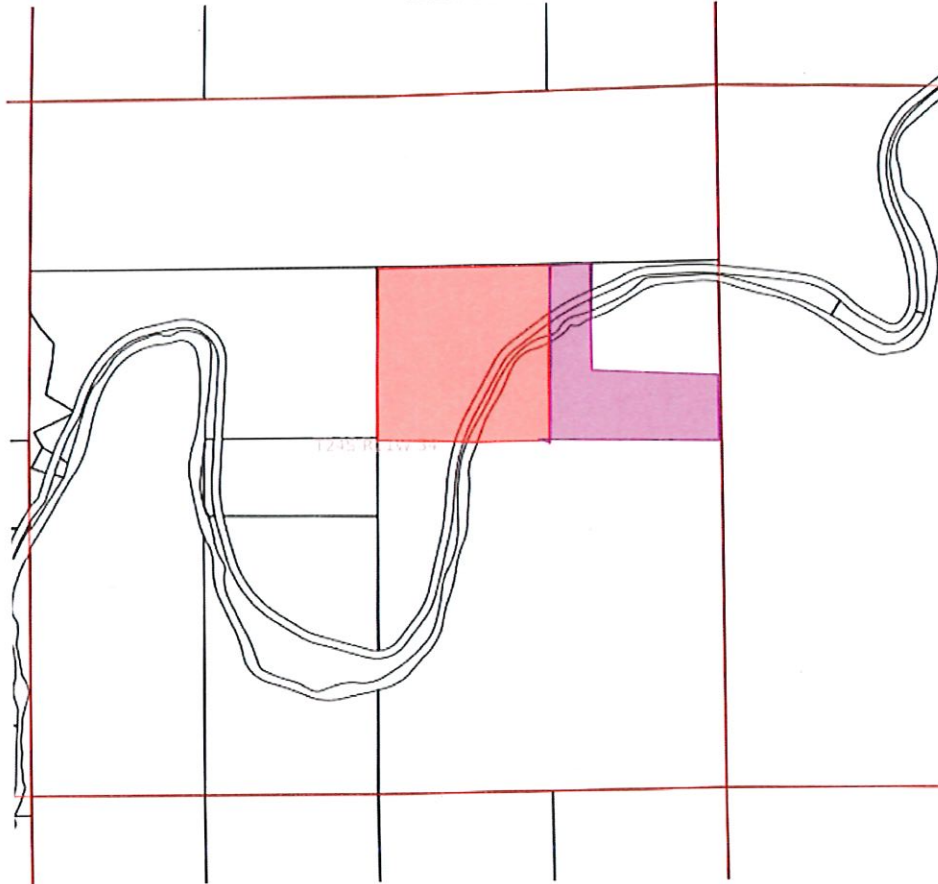
56118

State of Oregon }
COUNTY OF COOS }
I hereby certify that the within instrument
was filed for record, OCT 23 1951
at 7 o'clock P
and recorded in book 207
of 100
on page 453
BY W. D. DODD
County Clerk
of Coos County
Deputy
Return to _____
Page 5

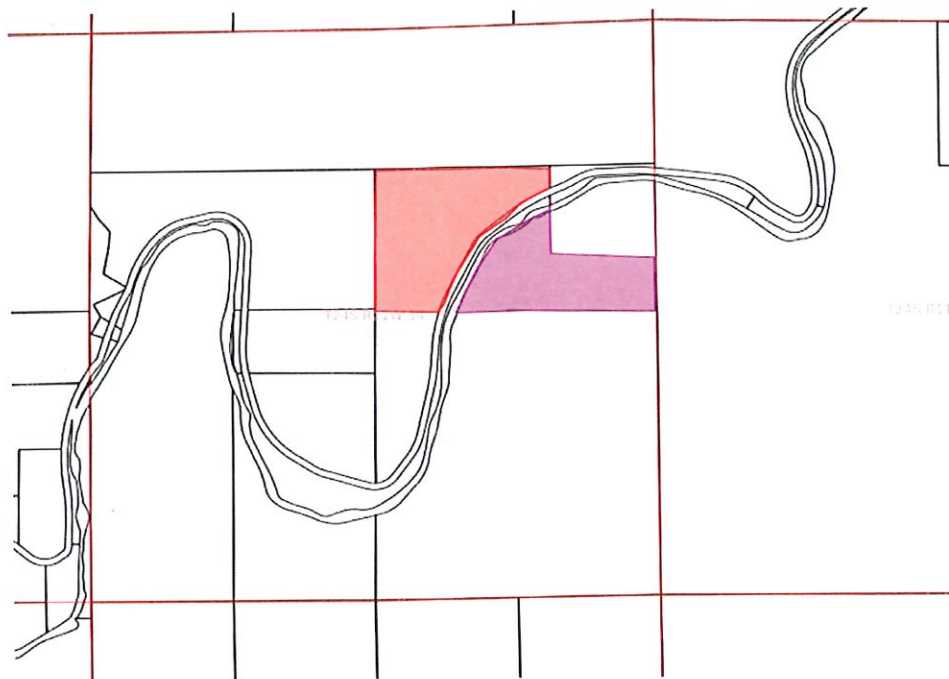
375

Box 812
M. Bend
Oregon

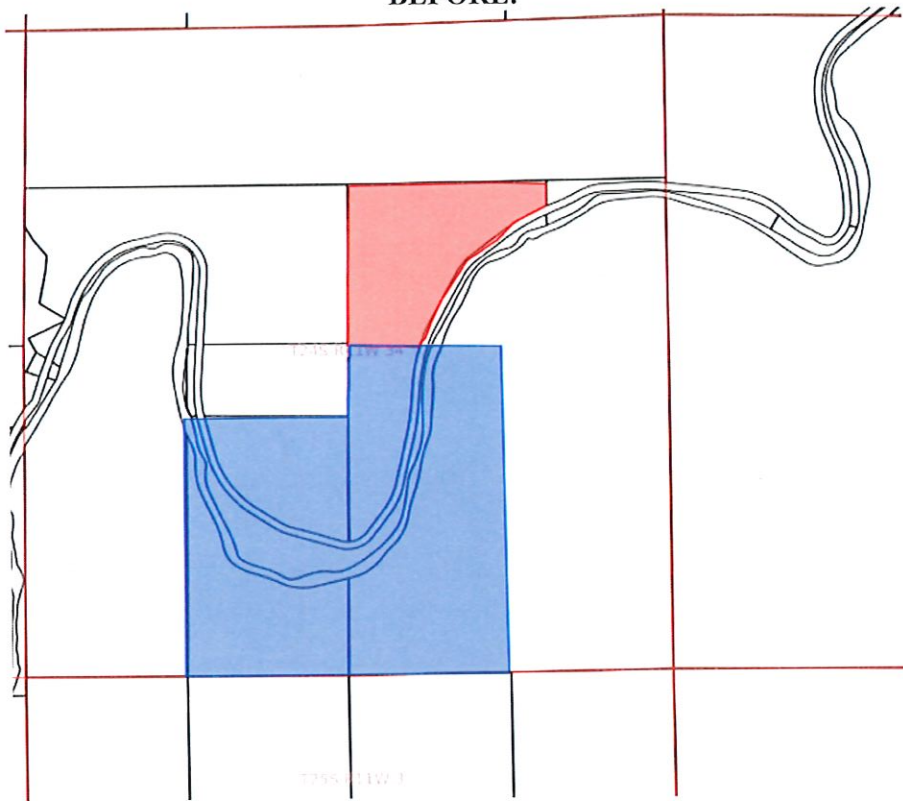
**PLA-21-035
BEFORE:**



AFTER:



PLA-21-036
BEFORE:



AFTER:

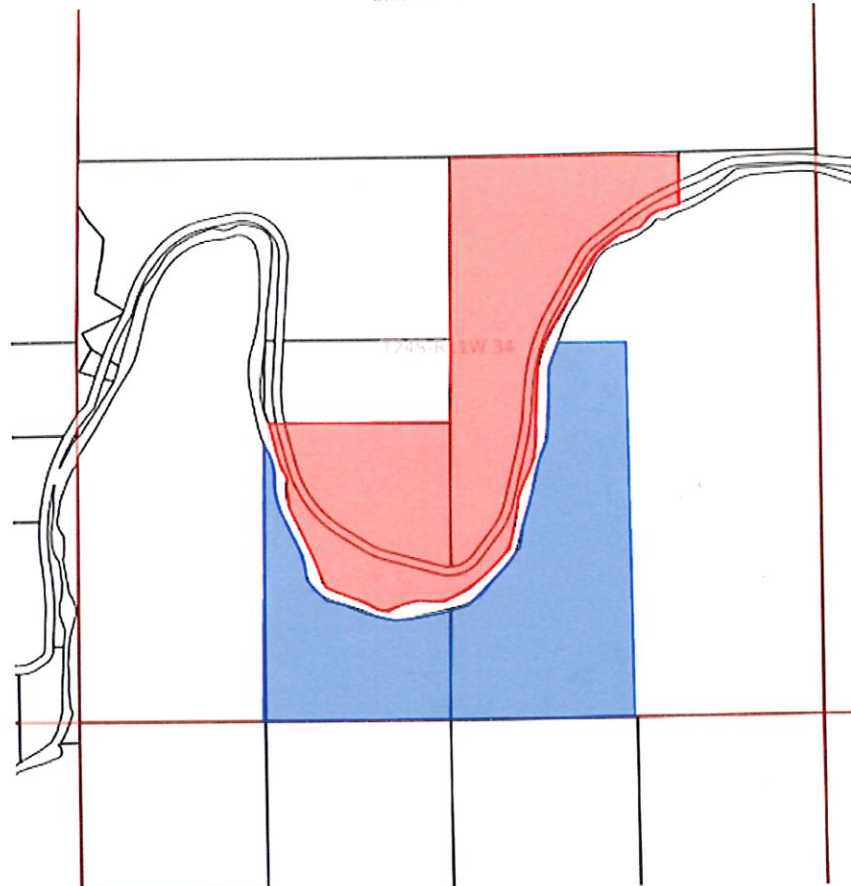


EXHIBIT "D"

**STAFF REPORT
FINDINGS OF FACT AND CONCLUSIONS**

I. PROPOSAL AND BACKGROUND/PROPERTY HISTORY INFORMATION:

A. Proposal: The proposal is a request for Planning Director Approval of Lawfully Created Units of Land and two (2) Property Line Adjustments.

B. BACKGROUND INFORMATION:

On July 29, 2021 the applications were received. The applications were deemed incomplete on August 26, 2021 due to the application not containing the correct deed for the Lawfully Created Parcels. On August 30, 2021 the requested deed information was received, and staff deemed the applications complete. The deemed complete process is a review that all the materials have been submitted as explained in the applications. This is not full review of the criteria as the burden of proof rest with the applicant and the details of the application are reviewed during the review period.

Tax lot 800 was previously approved for a Park & Recreational area (named Nesika Park) through a Conditional Use (ACU-80-27).

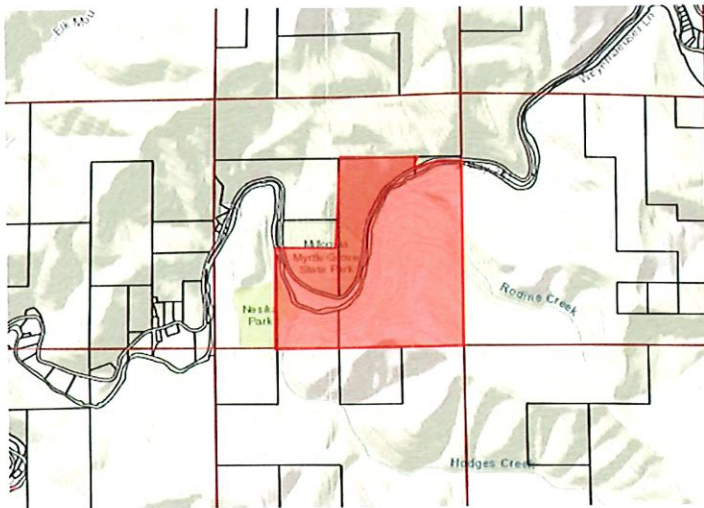
C. COMPLIANCE PURSUANT TO SECTION 1.1.300: *It shall be unlawful for any person, firm, or corporation to cause, develop, permit, erect, construct, alter or use any building, structure or parcel of land contrary to the provisions of the district in which it is located. No permit for construction or alteration of any structure shall be issued unless the plans, specifications, and intended use of any structure or land conform in all respects with the provisions of this Ordinance.*

FINDING: Staff has reviewed the property history and the county files to determine at the time of this report this property is compliant. This does not mean that there is not additional information that was unavailable during this review that would make the properties non-compliant.

II. BASIC FINDINGS:

A. LOCATION:

These units of land are located northeast of the City of North Bend. The East Fork of the Millicoma River runs through these properties. The properties to the south of the river are accesses by Weyerhaeuser Lane and portions of the property to the north of the river can be accessed from Highway 241 (shown on some maps as East Fork Millicoma Road). The map below shows a general location of the properties.



B. ZONING: All parcels are resource zoning, Forest (F).

ARTICLE 4.2 – ZONING PURPOSE AND INTENT

Section 4.2.500 Resource Zones - Forest (F)

Forest (F) - The intent of the Forest District is to include all inventoried "forestlands" not otherwise found to be needed (excepted) for other uses. The purpose of the Forest zone is to conserve and protect forest land for forest uses. Some of the areas covered by the "F" zone are exclusive forest lands, while other areas include a combination of mixed farm and forest uses.

Forest Mixed Use (FMU)

The purpose of the Forest Mixed Farm-Forest Areas ("MU" areas) is to include land which is currently or potentially in farm-forest use. Typically such lands are those with soil, aspect, topographic features and present ground cover that are best suited to a combination of forest and grazing uses. The areas generally occupy land on the periphery of large corporate and agency holdings and tend to form a buffer between more remote uplands and populated valleys. In addition, these "mixed use" areas contain ownership of smaller size than in prime forest areas. Some are generally marginal in terms of forest productivity, such as areas close to the ocean.

If land is in a zone that allows both farm and forest uses, a dwelling may be sited based on the predominate use of the tract on January 1, 1993. If a use is only allowed in the mixed use zone it will be explained in the text. Otherwise the uses listed are allowed in both the Forest and Forest Mixed Use zones.

C. SPECIAL DEVELOPMENT CONSIDERATIONS AND OVERLAYS:

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

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

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

D. SITE DESCRIPTION AND SURROUNDING USES:

Tax lot 500 currently consists of 227.00 acres, tax lot 800 currently consists of 19.96 acres, tax lot 801 currently consists of 11.60 acres and tax lot 802 currently consists of 33.94 acres. The parcels in this area are used for farming and forest practices. There is scattered residential development. Nesika County Park & Campground is located on tax lot 801. Millicoma Myrtle Grove State Park is located on tax lot 800.



E. COMMENTS:

- a. **PUBLIC AGENCY:** As part of the Property Line Adjustment process the only comments requested were from the County Surveyor and Assessor's Office. At the time of this notice no comments were received.
- b. **PUBLIC COMMENTS:** This application request did not require any request for comments prior to the release of the decision pursuant to notice of decision requirements found in Chapter V of the CCZLDO.

F. SECTION 6.1.125 LAWFULLY CREATED LOTS OR PARCELS:

"Lawfully established unit of land" means:

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

FINDING: The tax lots were lawfully created pursuant to Section 6.1.126.1.e. Further discussion about lawfully created units of land is found under the next section of this report.

III. STAFF FINDINGS AND CONCLUSIONS:

A. SUMMARY OF PROPOSAL AND APPLICABLE REVIEW CRITERIA:

The proposal is for Planning Director Approval of a Lawfully Created Unit of Land and two (2) Property Line Adjustments between two lawfully created units of land. The proposal is subject to Coos County Zoning and Land Development (CCZLDO) Article 6.1 Lawfully Created Lots and Parcels & Article 6.3 Property Line Adjustments.

B. Key definitions:

- *ACTIVITY: Any action taken either in conjunction with a use or to make a use possible. Activities do not in and of themselves result in a specific use. Several activities such as dredging, piling and fill may be undertaken for a single use such as a port facility. Most activities may take place in conjunction with a variety of uses.*
- *DEVELOP: To bring about growth or availability; to construct or alter a structure, to conduct a mining operation, to make a physical change in the use or appearance of land, to divide land into parcels, or to create or terminate rights to access.*
- *DEVELOPMENT: The act, process or result of developing.*
- *USE: The end to which a land or water area is ultimately employed. A use often involves the placement of structures or facilities for industry, commerce, habitation, or recreation.*
- *ZONING DISTRICT: A zoning designation in this Ordinance text and delineated on the zoning maps, in which requirements for the use of land or buildings and development standards are prescribed.*
- *Dwelling: Any building that contains one or more dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes.*

C. Criteria and standards for Lawfully Created Lots and Parcels

I. **LAWFULLY CREATED:**

• ARTICLE 6.1 LAWFULLY CREATED LOTS AND PARCELS:

A legal lot is a lot or parcel created in compliance with the current state and county regulations for land divisions. Lots are created through subdivisions (4 or more lots is a subdivision) and parcels are created through a partition (3 or less parcels is a partition). Additionally, this ordinance recognizes that parcels may be created through other means that were consistent with a prior county ordinance or state law such as the adoption of different land division provisions [December 6, 1962 - December 31, 1985 ordinances in place prior to acknowledgement of the Coos County Comprehensive Plan (CCCP)]. Parcels created prior to the adoption of the current acknowledged CCCP (1986) may require an application to determine the legality of said parcel.

Once lawful parcels or lots have been established pursuant to LDO Section 6.1.125 those lots or parcels shall remain lawfully created or discrete lots or parcels unless the lot or parcel lines are vacated, or the lot or parcel is further divided, as provided by law. If a parcel or lot is reconfigured by a property line adjustment that becomes the new discrete lot or parcel and the official date of creation.

• **SECTION 6.1.100 WHAT IS NOT A LAWFULLY CREATED LOT OR PARCEL:**

A unit of land shall not be considered a separate parcel simply because the subject tract of land;

1. *Is a unit of land created solely to establish a separate tax account;*
2. *Includes properties that have divided interest;*
3. *Lies in different counties;*

4. *Lies in different sections or government lots;*
5. *Lies in different land use or zoning designations; or*
6. *Is dissected by a public or private road.*

• **SECTION 6.1.125 LAWFULLY CREATED UNIT OF LAND**

“Lawfully established unit of land” means:

1. *The unit of land was created:*
 - a. *Through an approved or pre-ordinance plat;*
 - b. *Through a prior land use decision including a final decision from a higher court. A higher court includes the Land Use Board of Appeals;*
 - c. *In compliance with all applicable planning, zoning and subdivision or partition ordinances and regulations at the time it was created.*
 - d. *By a public dedicated road that was held in fee simple creating an intervening ownership prior to January 1, 1986;*
 - e. *By deed or land sales contract, if there were no applicable planning, zoning or subdivision or partition ordinances or regulations that prohibited the creation.*
 - f. *By the claim of intervening state or federal ownership of navigable streams, meandered lakes or tidewaters. “Navigable-for-title” or “title-navigable” means that ownership of the waterway, including its bed, was passed from the federal government to the state at statehood. If a waterway is navigable-for-title, then it also is generally open to public use for navigation, commerce, recreation, and fisheries.*
2. *Creation of parcel previously approved but not acted upon (92.178).*
 - a. *The governing body of a county may approve an application requesting formation of one parcel if the county issued a land use decision approving the parcel prior to January 1, 1994, and:*
 - b. *A plat implementing the previous land use decision was not recorded; or*
 - c. *A condition of approval of the previously approved land use decision requiring consolidation of adjacent lots or parcels was not satisfied by a previous owner of the land.*
 - d. *An application under this section is not subject to ORS 215.780.*
 - e. *Approval of an application under this section does not affect the legal status of land that is not the subject of the application.*

• **SECTION 6.1.150 APPLICATIONS ESTABLISHING LAWFULLY CREATED LOTS OR PARCELS:**

An application to establish a lawfully created unit of land shall be submitted in the case of Section 6.1.125.1.d, e and f and Section 6.1.125.2. This is an administrative land use decision. If County Counsel is required to review information to determine legal status of the unit of land additional fees may be charged.

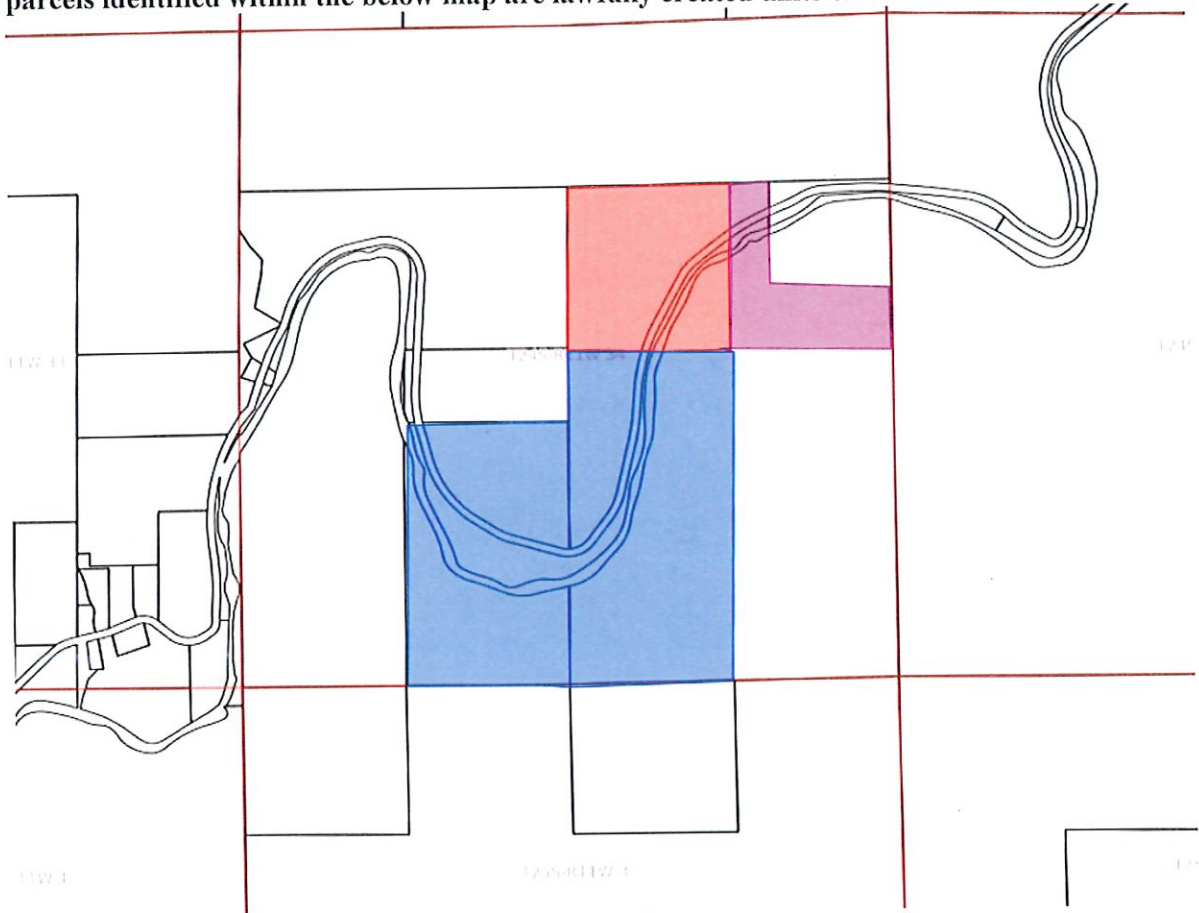
All notices will be provided in accordance with LDO Section 5.0.

Once it is determined that a lawfully created unit of land exists it shall be separated out on its own deed prior to any reconfiguration such as a property line adjustment. A copy of that deed needs to be provided to the Planning Department showing the process has been completed. If there are more than two lawfully created units of land (discrete parcels) found to exist a road may be required to provide access. The applicable road standards in Chapter VII will apply.

Finding: The Lawfully Created Unit of Land application was received on July 29, 2021 and deemed incomplete August 26, 2021. The information request to deem the application was received and the applications were deemed complete August 30, 2021.

Stuntzner Engineering & Forestry, LLC submitted information to certify that there are lawfully created parcels within tax lots 500, 800, 801 & 802 in Township 24, Range 11, Section 34. The information received did not address all of the portions of tax lot 500, therefore staff cannot conclude that those portions are lawfully created. All three (3) lawfully created units of land are described in deed document book 203 page 435.

Therefore, after reviewing all of the evidence Planning Staff can acknowledge that the parcels identified within the below map are lawfully created units of land.



D. Criteria and standards for Property Line Adjustments

• **SECTION 6.3.125 PROCEDURE:**

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

- 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 reason for the property line adjustments is to reconfigure the parcels so that the parcels do not cross the river. A Vicinity Map showing both adjustments was submitted. A property report was received. There are no lien holders of record to provide notice or to consult with.

The tentative decision will become final when the appeal period has expired, and no appeals have been filed. The final approval of this request will be completed once the conditions of approval have been completed and the survey map has been filed with the County and the deed has been recorded.

Therefore, all criteria have been satisfied.

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

FINDING: All units of land were lawfully created by deed as explained earlier in this report. There were no requirements for size at the time they were created which complies with "a" above.

The zoning within this adjustment is Forest (F) which is considered resource zoning, the minimum lot size is 80 acres. In order for a parcel to be considered conforming it would need to meet the minimum lot size of 80 acres. Parcel 1 contains 40 acres, Parcel 2 contains 23 acres, and Parcel 3 contains 145 acres prior to the adjustments. This means that Parcel 1 and 2 are legal non-conforming (below the minimum lot size) and Parcel 3 is conforming (above the minimum lot size). After the adjustments Parcel 1 will retain 98 acres, Parcel 2 will retain 28 acres and Parcel 3 will retain 82 acres.

The application for the first adjustment listed that the before acreage of Parcel 1 was 40 acres and the after acreage would be 35 acres, the before acreage of Parcel 2 was 23 acres and the after acreage would be 28 acres. The application for the second adjustment listed the acreage of Parcel 1 as 35 acres and the after acreage 98 acres, and Parcel 3 before acreage 145 acres and after acreage 82 acres. This means that the adjustments will conform with the ordinance as the adjustments started with one (1) conforming parcel and two (2) non-conforming parcels and ended with two (2) conforming parcels and one (1) non-conforming parcel.

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 will be created through this process and 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: The change in the property line will result in units of land that exceed one (1) acre. Therefore, this condition does 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: This adjustment is not to qualify either unit of land for a dwelling. Therefore, this criterion does not apply.

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

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

- **SECTION 6.3.150 EASEMENTS AND ACCESS:**

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

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

IV. DECISION:

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

V. EXPIRATION:

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

VI. NOTICE REQUIREMENTS:

A notice of decision will be provided to property owners within 750 feet of the subject properties and the following agencies, special district or parties: There are no special districts.

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

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

Special districts to receive notice: There are no special districts that required notice for these units of land.

EXHIBIT "E"
APPLICATIONS RECEIVED

2- PLAS + Discrete Parcel
Owens \$380.00



Coos County
Planning Department
Lawfully Established Parcel
Determination Application

Official Use Only
Fee \$120.00
Receipt No. 726340
Check No./Cash 16227
Date 7/28/21
Received By A. Stoble
File No.

D-21-009

The following application must be completed in full. An application will not be processed for a land use request without this information. The County will use these answers in its analysis of the merits of the application. Please submit readable deeds. A signed consent form will be required if the applicant and owner are not the same.

A. PLEASE PRINT OR TYPE (please attach additional sheets, if necessary):

Owner(s): Weyerhaeuser Company Telephone: (360) 891-3365
Address: 16820 McGillvray
City: Vancouver, WA Zip Code: 98683
Email: jim.bunker@wy.com

Applicant(s): Weyerhaeuser Company Telephone: (360) 891-3365
Address: 16820 McGillvray
City: Vancouver, WA Zip Code: 98683
Email: jim.bunker@wy.com

B. PROPERTY INFORMATION:

Township: 24 Section: 34
Range: 11 Tax Lot: 500, 800, 801, 802
Tax Account: 112501, 113200, 113201, 113202 Zoning District: Forest

C. SUBMISSION REQUIREMENTS:

- Completed application form with appropriate fee
- A copy of the current deed of record
- A copy of each deed being used as evidence to support the application
- A detailed map indicating the relation of the existing property boundary to the discrete parcel boundaries

D. AUTHORIZATION: All areas must be initiated by all owners/applicant prior to the Planning Department accepting any application.



I hereby attest that I am authorized to make the application for an administrative review 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.



ORS 215.416 Permit application; fees; consolidated procedures; hearings; notice; approval criteria; decision without hearing.

(1) When required or authorized by the ordinances, rules and regulations of a county, an owner of land may apply in writing to such persons as the governing body designates, for a permit, in the manner prescribed by the governing body. The governing body shall establish fees charged for processing permits at an amount no more than the actual or average cost of providing that service.

The Coos County Board of Commissioners has adopted a schedule of fees which reflects the average review cost of processing and set-forth that the Planning Department shall charge the actual cost of processing an application. Therefore, upon completion of review of your submitted application/permit a cost evaluation will be done and any balance owed will be billed to the applicant(s) and is due at that time. By signing this form you acknowledge that you are responsible to pay any debt caused by the processing of this application. Furthermore, the Coos County Planning Department reserves the right to determine the appropriate amount of time required to thoroughly complete any type of request and, by signing this page as the applicant and/or owner of the subject property, you agree to pay the amount owed as a result of this review. If the amount is not paid within 30 days of the invoice, or other arrangements have not been made, the Planning Department may choose to revoke this permit or send this debt to a collection agency at your expense.



I understand it is the function of the planning office 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.



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



As the applicant(s) I/we acknowledge, pursuant to CCZLDO Section 6.1.150, a deed describing any recognized lawfully created parcels must be recorded with the County Clerk within one year from the date of final approval from the Planning Department.



Coos County
Planning Department
Lawfully Established Parcel
Determination Application

Official Use Only

Fee _____
Receipt No. _____
Check No./Cash _____
Date _____
Received By _____
File No. _____

The following application must be completed in full. An application **will not** be processed for a land use request without this information. The County will use these answers in its analysis of the merits of the application. Please submit readable deeds. A signed consent form will be required if the applicant and owner are not the same.

A. PLEASE PRINT OR TYPE (please attach additional sheets, if necessary):

Owner(s): Weyerhaeuser Company Telephone: (360) 891-3365
Address: 16820 McGillvray
City: Vancouver, WA Zip Code: 98683
Email: jim.bunker@wy.com

Applicant(s): Weyerhaeuser Company Telephone: (360) 891-3365
Address: 16820 McGillvray
City: Vancouver, WA Zip Code: 98683
Email: jim.bunker@wy.com

B. PROPERTY INFORMATION:

Township: 24 Section: 34
Range: 11 Tax Lot: 500, 800, 801, 802
Tax Account: 142501, 113200, 113201, 113202 Zoning District: Forest

C. SUBMISSION REQUIREMENTS:

- Completed application form with appropriate fee
- Copy of the current deed of record
- A copy of each deed being used as evidence to support the application
- A detailed map indicating the relation of the existing property boundary to the discrete parcel boundaries

E. SIGNATURES:


 Applicant(s) Original Signature
 Date 7/13/2021

 Applicant(s) Original Signature

 Date

 Applicant(s) Original Signature

 Date

 Applicant(s) Original Signature

 Date

CCZLDO § 6.1.125 **LAWFULLY CREATED LOTS OR PARCELS:**

SECTION 6.1.125 LAWFULLY CREATED LOTS OR PARCELS:
 "Lawfully established unit of land" means:

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 - d. By a public dedicated road that was held in fee simple creating an interviewing ownership prior to January 1, 1986;
 - e. By deed or land sales contract, if there were no applicable planning, zoning or subdivision or partition ordinances or regulations that prohibited the creation.
 - f. By the claim of intervening state or federal ownership of navigable streams, meandered lakes or tidewaters. "Navigable-for-title" or "title-navigable" means that ownership of the waterway, including its bed, was passed from the federal government to the state at statehood. If a waterway is navigable-for-title, then it also is generally open to public use for navigation, commerce, recreation, and fisheries.
2. Creation of parcel previously approved but not acted upon (92.178).
 - a. The governing body of a county may approve an application requesting formation of one parcel if the county issued a land use decision approving the parcel prior to January 1, 1994, and:
 - b. A plat implementing the previous land use decision was not recorded; or
 - c. A condition of approval of the previously approved land use decision requiring consolidation of adjacent lots or parcels was not satisfied by a previous owner of the land.
 - d. An application under this section is not subject to ORS 215.780.
 - e. Approval of an application under this section does not affect the legal status of land that is not the subject of the application.

CCZLDO § 6.1.150 **APPLICATIONS ESTABLISHING LAWFULLY CREATED LOTS OR PARCELS**

Lawfully Created Parcel Determination Application
 Revised January 2018
 Page 3 of 4

SECTION 6.1.150 APPLICATIONS ESTABLISHING LAWFULLY CREATED LOTS OR PARCELS:

An application to establish a lawfully created unit of land shall be submitted in the case of Section 6.1.125.1.d, e and f and Section 6.1.125.2. This is an administrative land use decision. If County Counsel is required to review information to determine legal status of the unit of land additional fees may be charged.

All notices will be provided in accordance with Section 5.0.

Once it is determined that a lawfully created unit of land exists it shall be separated out on its own deed prior to any reconfiguration such as a property line adjustment. A copy of that deed needs to be provided to the Planning Department showing the process has been completed. If there are more than two lawfully created units of land (discrete parcels) found to exist, a road may be required to provide access. The applicable road standards in Chapter VII will apply.

SECTION 6.1.150 APPLICATIONS ESTABLISHING LAWFULLY CREATED LOTS OR PARCELS:

An application to establish a lawfully created unit of land shall be submitted in the case of Section 6.1.125.1.d, e and f and Section 6.1.125.2. This is an administrative land use decision. If County Counsel is required to review information to determine legal status of the unit of land additional fees may be charged.

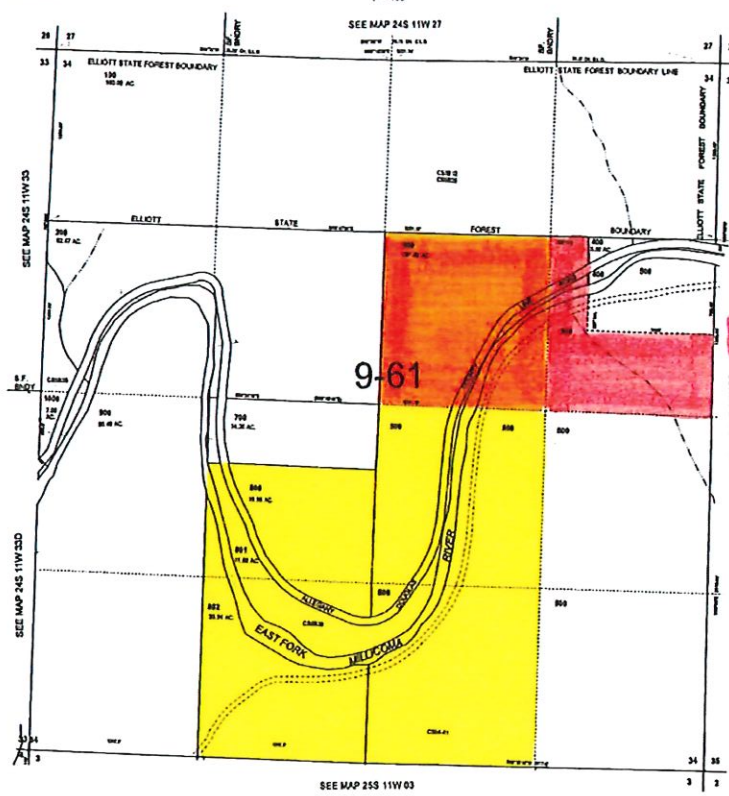
All notices will be provided in accordance with LDO Section 5.0.

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THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION 34 T24S R11W W.M.
COOS COUNTY

24S 11W 34
CANCELLED NO.
300
600
10042
501
20042



- #1 203-435
- #2 203-435
- #3 203-455

02-17-1994
24S 11W 34

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That CAPE ARAGO LUMBER COMPANY, an Oregon corporation, in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations to it paid by WEYERHAEUSER TIMBER COMPANY, a Washington corporation, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the said Weyerhaeuser Timber Company, a Washington corporation, and to its successors and assigns, all of the following bounded and described real property, situated in the County of Coos, State of Oregon, to-wit:

- ✓ The Southeast Quarter of Southeast Quarter (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section Thirty-one (31), Township Twenty-four (24) South, Range Ten (10) West of W. M., containing 40.00 acres, more or less.
- ✓ The Southwest Quarter of Southwest Quarter (SW $\frac{1}{4}$ of SW $\frac{1}{4}$) of Section Thirty-two (32), Township Twenty-four (24) South, Range Ten (10) West of W. M., containing 40.00 acres, more or less.
- ✓ Lot Four (4) of Section Five (5) in Township Twenty-five (25) South, Range Ten (10) West of W. M., containing 38.83 acres, more or less.
- ✓ The Fractional East Half of Northeast Quarter (Fr. E $\frac{1}{2}$ of NE $\frac{1}{4}$), Lots Nine (9), Ten (10), Eleven (11), the North Half of Southeast Quarter (N $\frac{1}{2}$ of SE $\frac{1}{4}$) and the Southeast Quarter of Southeast Quarter (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section Six (6) in Township Twenty-five (25) South, Range Ten (10) West of W. M., but excepting therefrom the following described portion of Lot Ten (10) conveyed by H. H. Coleman, Sr. to M. E. Crow and wife by a deed dated August 22, 1944, and recorded in Volume 154, at page 338, Deed Records of Coos County, Oregon, to-wit:

see copy # →
- ✓ Starting at the West quarter section corner of Section Six (6), Township Twenty-five (25) South, Range Ten (10) West of W. M. To locate the point of beginning from said starting point, run East on the quarter section line 2640 feet to a galvanized iron pipe driven in the ground; thence 680 feet at right angles South to a galvanized iron pipe 3 feet long driven in the ground, being the place of beginning for this description; thence 760 feet West to a galvanized iron pipe driven in the ground; thence 200 feet South to a galvanized iron pipe driven in the ground on the North bank of the river; thence 840 feet Southeast along the North bank of said river to a galvanized iron pipe driven in the ground; thence North 300 feet, more or less, to the point of beginning, except County Road, and containing 4.00 acres, more or less.

and Thirty-five (35) in said township and range and lying Southeasterly of the middle of the channel of the East Fork of the Millicoma River, containing 77.46 acres, more or less, 33.86 acres of which being in the Northeast Quarter of Northwest Quarter (NE $\frac{1}{4}$ of NW $\frac{1}{4}$), 6.00 acres in the Southwest Quarter of Northwest Quarter (SW $\frac{1}{4}$ of NW $\frac{1}{4}$) and 37.60 acres in the Southeast Quarter of Northwest Quarter (SE $\frac{1}{4}$ of NW $\frac{1}{4}$).

See SD 132 (for Sale of timber)

✓ The timber, together with the right to cut, transport and remove same, reserved unto the Cape Arago Lumber Company in its deed to John Ferguson and wife, dated September 30, 1946, and recorded in Book 164, at page 44, Deed Records of Coos County, Oregon, said timber being located on that part of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-five (35) in Township Twenty-four (24) South, Range Eleven (11) West of W.M., more particularly described as follows, to-wit:

✓ That part of said Northwest Quarter (NW $\frac{1}{4}$) lying East of a line parallel to and East 900.00 feet from, measured at right angles, the Section line between Sections Thirty-four (34) and Thirty-five (35) in said township and range and lying Northwesterly of the middle of the channel of the East Fork of the Millicoma River, being a tract of 28.00 acres, more or less, in said Section Thirty-five (35) in Township Twenty-four (24) South, Range Eleven (11) West of W. M., 6.14 acres of which are in the Northeast Quarter of Northwest Quarter (NE $\frac{1}{4}$ of NW $\frac{1}{4}$), 12.73 acres in the Northwest Quarter of Northwest Quarter (NW $\frac{1}{4}$ of NW $\frac{1}{4}$), 6.73 acres in the Southwest Quarter of Northwest Quarter (SW $\frac{1}{4}$ of NW $\frac{1}{4}$) and 2.40 acres in the Southeast Quarter of Northwest Quarter (SE $\frac{1}{4}$ of NW $\frac{1}{4}$).

R/W 2-2-0

✓ SUBJECT as to Lots Nine (9), Ten (10) and Eleven (11) of Section Six (6) in Township Twenty-five (25) South, Range Ten (10) West of W. M. to that certain right of way conveyed for a term of fifty years from November 8, 1913, by C. S. Winsor and wife to George A. Loud as described in a deed dated October 22, 1914, and recorded in Book 70, at Page 180, Deed Records of Coos County, Oregon, and to the right, title and interest in and to the timber thereon conveyed for a term of fifty years from October 22, 1914, by H. E. Hess, Sheriff, to Coos County as described in a deed dated November 1, 1929, and recorded in Book 109, at page 563, Deed Records of Coos County, Oregon.

See Plot 114

✓ SUBJECT, also, as to the herein conveyed portion of the Southeast Quarter of Northeast Quarter (SE $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section Thirty-four (34) and that part of the West Half of Northwest Quarter (W $\frac{1}{2}$ of NW $\frac{1}{4}$) of Section Thirty-five (35) lying East of a line parallel to and East 900 feet from, measured at right angles to, the section line between said Sections Thirty-four (34) and Thirty-five (35) in Township Twenty-four (24) South, Range Eleven (11) West of W. M. to that certain right of way assigned by Matt Stora, Jr. and wife to Charles H. Lax by an assignment dated December 3, 1887 and recorded in Book 16, at page 33, Deed Records of Coos County, Oregon.

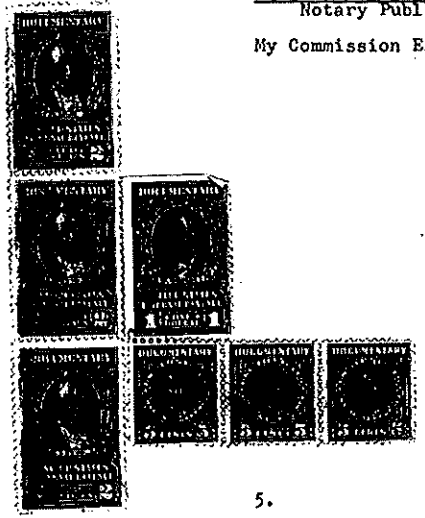
STATE OF OREGON }
COUNTY OF COOS } ss.

On this 12th day of September, 1950, before me appeared
D. H. Miller and J. B. Bedingfield
both to me personally known, who being duly sworn, did say that
he, the said D. H. Miller is the President, and he, the
said J. B. Bedingfield is the Secretary of CAPE
ARAGO lumber company, the within named corporation, and that the
seal affixed to said instrument is the corporate seal of said
corporation, and that the said instrument was signed and sealed
in behalf of said corporation by authority of its Board of
Directors, and said D. H. Miller and
J. B. Bedingfield acknowledged said instrument to be the
free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal, this the day and year first in this, my certifi-
cate, written.



Marion M. Jansen
Notary Public for Oregon
My Commission Expires: 7-12-51



ADJUSTMENT #1



PROPERTY LINE ADJUSTMENT
SUBMIT TO COOS COUNTY PLANNING DEPT. AT 225 N. ADAMS STREET OR MAIL TO:
COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL
PLANNING@COOS.CO.US PHONE: 541-396-7770

FILE NUMBER: PLA-21-035

Date Received: 7/29/21 Receipt #: 226340 Received by: A. Dibble
This application shall be filled out electronically. If you need assistance please contact staff. If the fee is not included the application will not be processed. (If payment is received on line a file number is required prior to submittal)

LAND INFORMATION

A. Land Owner(s) WEYERHAEUSER COMPANY
Mailing address: 16820 SE MCGILLIVRAY BLVD #112, VANCOUVER, WA 98683
Phone: 360-891-3365 Email: jim.cunker@wy.com
Township: Range: Section: 1/4 Section: 1/16 Section: Tax lot:
24S 11W 34 Select 500
Tax Account Number(s): 112501 Zone: Select Zone Forest (F)
Acreage Prior to Adjustment: 40.00 Acreage After the Adjustment 35.00

B. Land Owner(s) WEYERHAEUSER COMPANY
Mailing address: 16820 SE MCGILLIVRAY BLVD #112, VANCOUVER, WA 98683
Phone: 360-891-3365 Email: jim.cunker@wy.com
Township: Range: Section: 1/4 Section: 1/16 Section:
24S 11W 34 Select 500
Tax Account Number(s) 112501 Zone Forest (F)
Acreage Prior to Adjustment: 23.00 Acreage After the Adjustment 28.00

C. Surveyor STUNTZNER ENGINEERING AND FORESTRY, L.L.C. (CHRIS HOOD)
Mailing Address PO BOX 118 COOS BAY, OREGON 97420
Phone #: 541-267-2872 Email: chood@stuntzner.com

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: Map Information Or Account Information

Please check off that all the required documents have been submitted with the application. Failure to submit documents will result in an incomplete application or denial.

Purpose of the Property Line Adjustment:

THE PURPOSE OF THE ADJUSTMENT IS TO RECONFIGURE THE APPLICANT'S OWNERSHIPS TO FRONT ON EITHER SIDE OF THE EAST FORK OF THE MILLIGOMA RIVER. THE THREAD OF THE RIVER IS THE ADJUSTED LINE.

- A before and after vicinity map locating the proposed line adjustment or elimination in relocation to adjacent subdivisions, partitions, other units of land and roadways.
- A plot plan showing the existing boundary lines of the lots or parcels affected by the line adjustment and the approximate location for the proposed adjustment line. The plot plan needs reflect structures as follows:
 1. Within Farm and Forest at least within 30 feet of the property boundaries.
 2. Within Rural Residential at least 10 feet of the property boundaries.
 3. Within Controlled Development at least within 20 feet of the boundaries.
 4. Within Estuary Zones at least within 10 feet of the boundaries.
 5. Within Commercial and Industrial within 10 feet of the boundaries.

If there is no development within distance listed above the plan needs to indicate not development within the required distance.

- A current property report (less than 6 months old) indicating any taxes, assessment or liens against the property, caseemnts, restrictive covenants and rights-of-way, and ownerships of the property. A title report is acceptable. ***This shall be for both properties.*** At the minimum a deed showing the current lien holders, reference to easements, covenants and ownership will be accepted for both properties. A notice will be provided to any lien holder as part of this process.

Please list all Lien Holders names and addresses:

Property 1: NONE

Property 2: NONE

Please answer the following:

- | | | |
|--|------------------------------|--|
| Will the adjustment create an additional Unit of land? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Does property 1 currently meet the minimum parcel/lot size ? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Does property 2 currently meet the minimum parcel/lot size? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

- Was property one created through a land division? Yes No
- Was property two created through a land division? Yes No
- Are there structures on the property? Yes No
- If there are structures please provide how far they are in feet from the adjusted boundary line:
N/A
- Is there a sanitation system on the one or both properties, if so, please indicate the type of system
Yes No
Onsite Septic System Public Sewer
- Is property one going to result in less than an acre and contain a dwelling? Yes No
- Is property two going to result in less than an acre and contain a dwelling? Yes No
- Is one or both properties zoned Exclusive Farm Use or Forest? Yes No
- Will the property cross zone boundaries? If so, a variance request will be required. Yes No
- Will the property line adjustment change the access point? Yes No

Section 5.0.150 Application Requirements: Applications for development (includes land divisions and relocation of property boundary) or land use actions shall be filled on forms prescribed by the County and shall include sufficient information and evidence necessary to demonstrate compliance with the applicable criteria and standards of this ordinance and be accompanied by the appropriate fee.

It shall be the duty of the Planning Director or his/her authorized representative to enforce the provisions of the Coos County Zoning and Land Development Ordinance pertaining to zoning, land use, the construction, erection, location or enlargement of any structure and land divisions including the relocation of boundary lines within Coos County under the jurisdiction of this Ordinance. Therefore, if any violations of the ordinance are found to exist the application will not be processed unless other resolutions are possible.

Acknowledgment Statement: I hereby declare that I am the legal owner of record or an agent having consent of the legal owner of record and I am authorized to obtain land use approvals. The statements within this form and submittal information provided are true and correct to the best of my knowledge and belief. I understand that any authorization for land use approval may be revoked if it is determined that it was issued based on false statements, misrepresentation or in error.

Property Owner

Jim Burk

Please check off that all the required documents have been submitted with the application. Failure to submit documents will result in an incomplete application or denial.

Purpose of the Property Line Adjustment:

~~THE PURPOSE OF THE ADJUSTMENT IS TO RECONFIGURE THE APPLICANT'S OWNERSHIPS TO FRONT ON EITHER SIDE OF THE EAST FORK OF THE MILLIGOMA RIVER. THE THREAD OF THE RIVER IS THE ADJUSTED LINE.~~

- A before and after vicinity map locating the proposed line adjustment or elimination in relocation to adjacent subdivisions, partitions, other units of land and roadways.
- A plot plan showing the existing boundary lines of the lots or parcels affected by the line adjustment and the approximate location for the proposed adjustment line. The plot plan needs reflect structures as follows:
 1. Within Farm and Forest at least within 30 feet of the property boundaries.
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 4. Within Estuary Zones at least within 10 feet of the boundaries.
 5. Within Commercial and Industrial within 10 feet of the boundaries.

If there is no development within distance listed above the plan needs to indicate not development within the required distance.

- A current property report (less than 6 months old) indicating any taxes, assessment or liens against the property, easements, restrictive covenants and rights-of-way, and ownerships of the property. A title report is acceptable. *This shall be for both properties.* At the minimum a deed showing the current lien holders, reference to easements, covenants and ownership will be accepted for both properties. A notice will be provided to any lien holder as part of this process.

Please list all Lien Holders names and addresses:

Property 1: NONE _____

Property 2: NONE _____

Please answer the following:

- Will the adjustment create an additional Unit of land? Yes No
- Does property 1 currently meet the minimum parcel/lot size? Yes No
- Does property 2 currently meet the minimum parcel/lot size? Yes No

SECTION 34 T24S R11W W.M.
COOS COUNTY

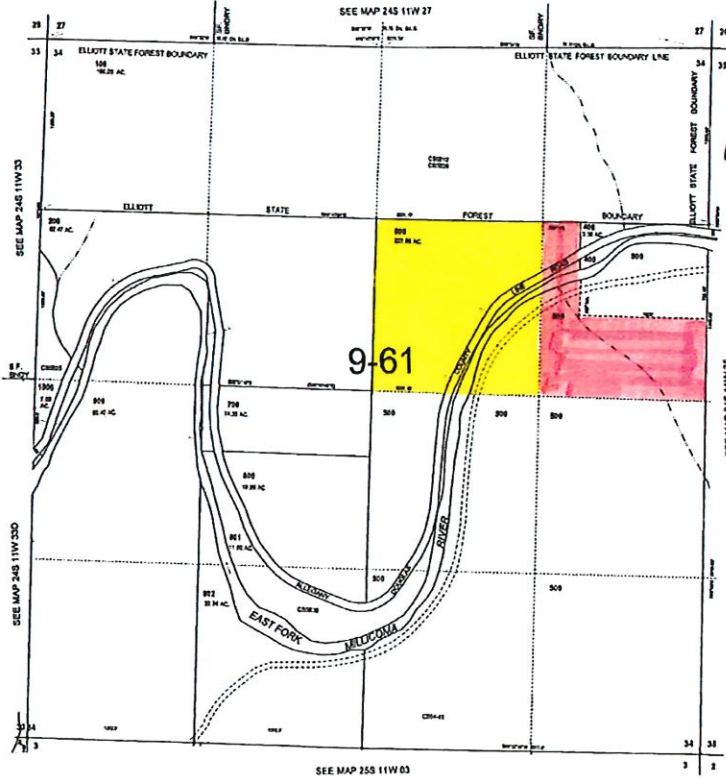
24S 11W 34

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

CANCELLED NO
300
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100M2
201
200M2

1" = 400'

SEE MAP 24S 11W 27



*Current
Contingent*

02-17-1994

24S 11W 34

SECTION 34 T24S R11W W.M.
COOS COUNTY

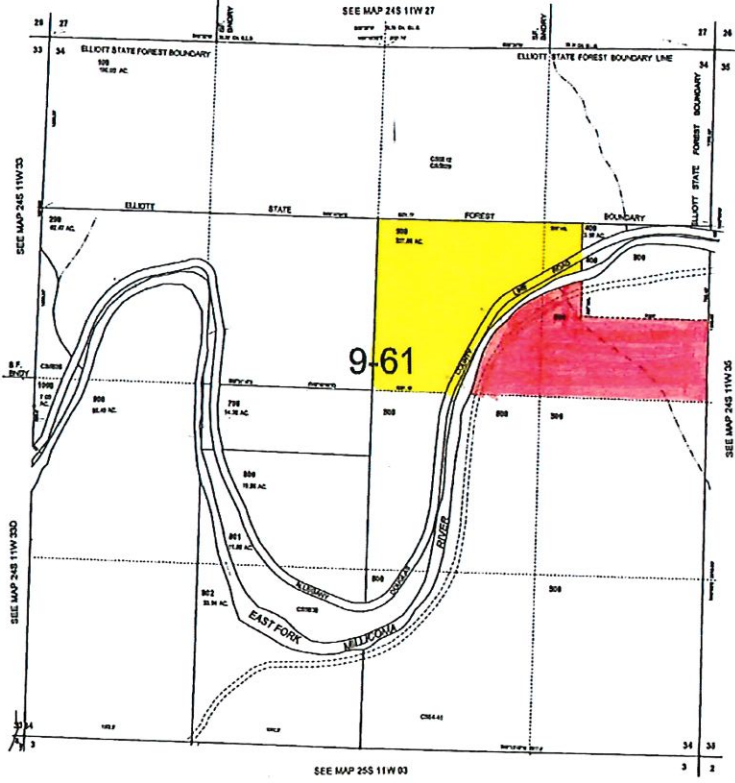
24S 11W 34

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

CANCELLED NO.
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200M2

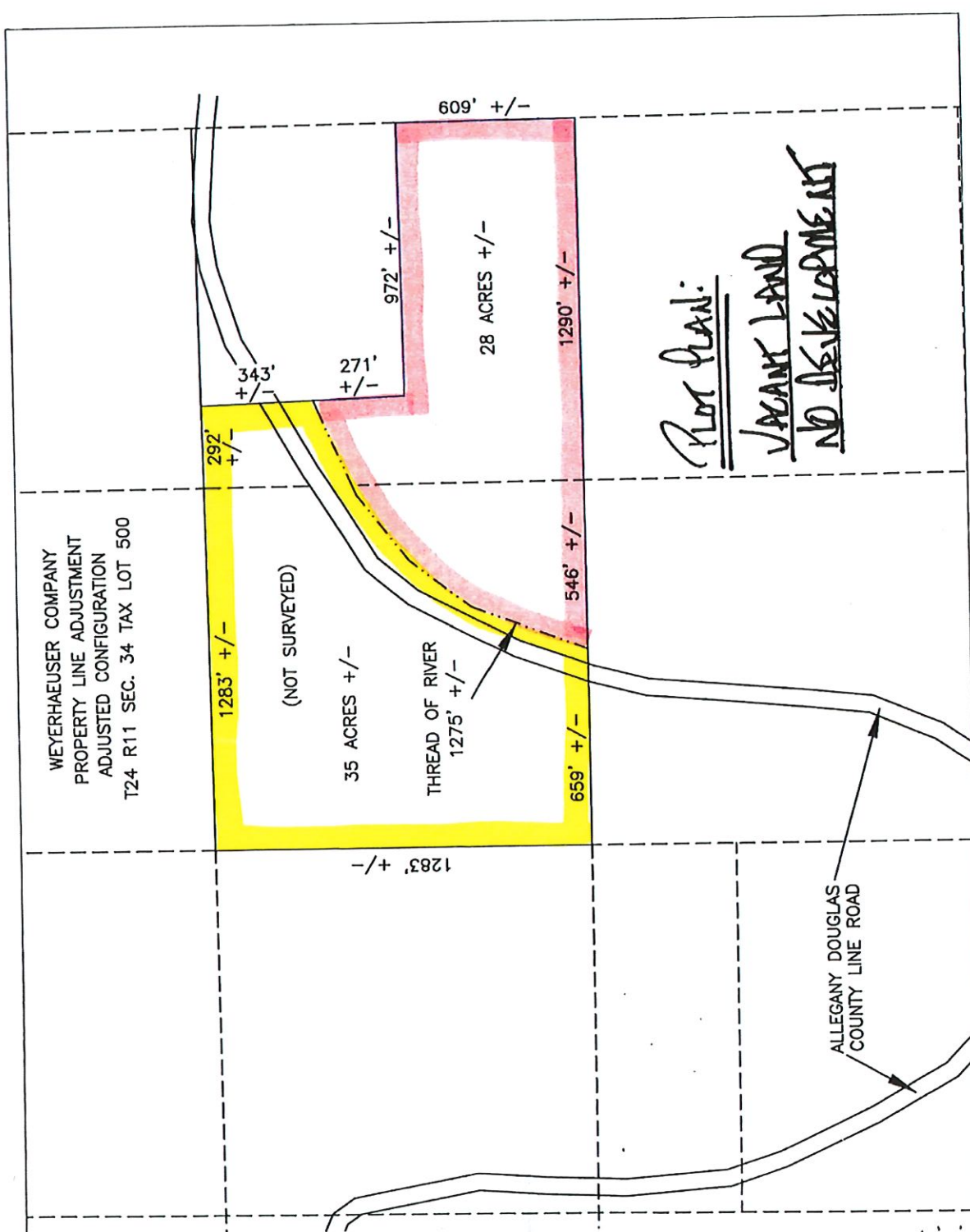
1" = 400'

SEE MAP 24S 11W 27



*Adjusted
Contribution*

02-17-1994
24S 11W 34



ADJUSTMENT # 2



PROPERTY LINE ADJUSTMENT
SUBMIT TO COOS COUNTY PLANNING DEPT. AT 225 N. ADAMS STREET OR MAIL TO:
COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL
PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

FILE NUMBER: PLA-21-036

Date Received: 7/28/21 Receipt #: 220340 Received by: A. Dibble
This application shall be filled out electronically. If you need assistance please contact staff. If the fee is not included the application will not be processed.
(If payment is received on line a file number is required prior to submittal)

LAND INFORMATION

A. Land Owner(s) WEYERHAEUSER COMPANY
Mailing address: 16820 MCGILLIVRAY BLVE #112, VANCOUVER, WA 98683
Phone: 360-891-3356 Email: jim.kbunker@wy.com
Township: Range: Section: ¼ Section: 1/16 Section: Tax lot:
24S 11W 34 Select Select 500
Tax Account Number(s): 112501 Zone: Select Zone Forest (F)
Acreage Prior to Adjustment: 35.00 Acreage After the Adjustment 98.00

B. Land Owner(s) WEYERHAEUSER COMPANY
Mailing address: 16820 MCGILLIVRAY BLVE #112, VANCOUVER, WA 98683
Phone: 360-891-3356 Email: jim.kbunker@wy.com
Township: Range: Section: ¼ Section: 1/16 Section:
24S 11W 34 Select Select 500, 800, 801, 802
Tax Account Number(s) 112501,113200,113201 Zone Forest (F)
Acreage Prior to Adjustment: 145.00 Acreage After the Adjustment 82.00

C. Surveyor STUNTZNER ENGINEERING AND FORESTRY, L.L.C. (CHRIS HOOD)
Mailing Address POI BOX 118 COS BAY, OR 97420
Phone #: 541-267-2872 Email: chood@stuntzner.com

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: [Map Information](#) Or [Account Information](#)

Please check off that all the required documents have been submitted with the application. Failure to submit documents will result in an incomplete application or denial.

Purpose of the Property Line Adjustment:

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Please list all Lien Holders names and addresses:

Property 1: NONE _____

Property 2: NONE _____

Please answer the following:

- | | | |
|--|---|--|
| Will the adjustment create an additional Unit of land? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Does property 1 currently meet the minimum parcel/lot size ? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Does property 2 currently meet the minimum parcel/lot size? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |

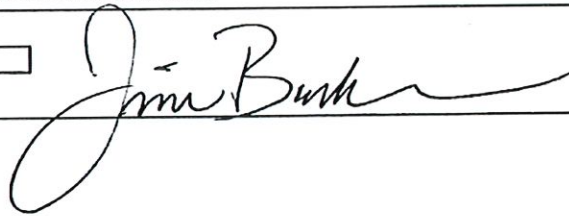
- Was property one created through a land division? Yes No
- Was property two created through a land division? Yes No
- Are there structures on the property? Yes No
- If there are structures please provide how far they are in feet from the adjusted boundary line:
N/A
- Is there a sanitation system on the one or both properties, if so, please indicate the type of system
Yes No
Onsite Septic System Public Sewer
- Is property one going to result in less than an acre and contain a dwelling? Yes No
- Is property two going to result in less than an acre and contain a dwelling? Yes No
- Is one or both properties zoned Exclusive Farm Use or Forest? Yes No
- Will the property cross zone boundaries? If so, a variance request will be required. Yes No
- Will the property line adjustment change the access point? Yes No

Section 5.0.150 Application Requirements: Applications for development (includes land divisions and relocation of property boundary) or land use actions shall be filled on forms prescribed by the County and shall include sufficient information and evidence necessary to demonstrate compliance with the applicable criteria and standards of this ordinance and be accompanied by the appropriate fee.

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Acknowledgment Statement: I hereby declare that I am the legal owner of record or an agent having consent of the legal owner of record and I am authorized to obtain land use approvals. The statements within this form and submittal information provided are true and correct to the best of my knowledge and belief. I understand that any authorization for land use approval may be revoked if it is determined that it was issued based on false statements, misrepresentation or in error.

Property Owner



Coos County Property Line Adjustment Application

3

Please check off that all the required documents have been submitted with the application. Failure to submit documents will result in an incomplete application or denial.

Purpose of the Property Line Adjustment:

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Please list all Lien Holders names and addresses:

Property 1: NONE

Property 2: NONE

Please answer the following:

- Will the adjustment create an additional Unit of land? Yes No
- Does property 1 currently meet the minimum parcel/lot size? Yes No
- Does property 2 currently meet the minimum parcel/lot size? Yes No

SECTION 34 T24S R11W W.M.
COOS COUNTY

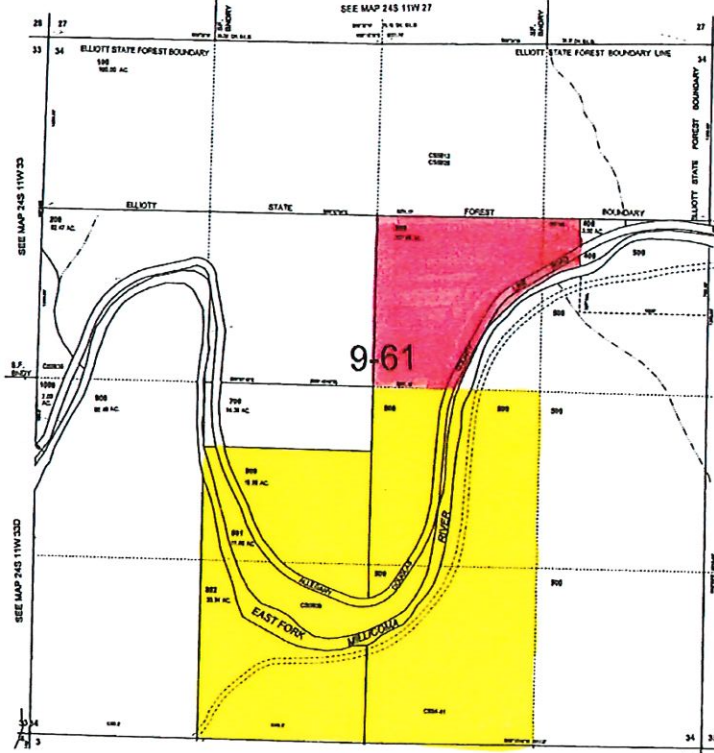
24S 11W 34

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

CANCELLED NO.
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1" = 400'

SEE MAP 24S 11W 27



*CURRENT
CONVEYANCE*

02-17-1994

24S 11W 34

SECTION 34 T24S R11W W.M.
COOS COUNTY

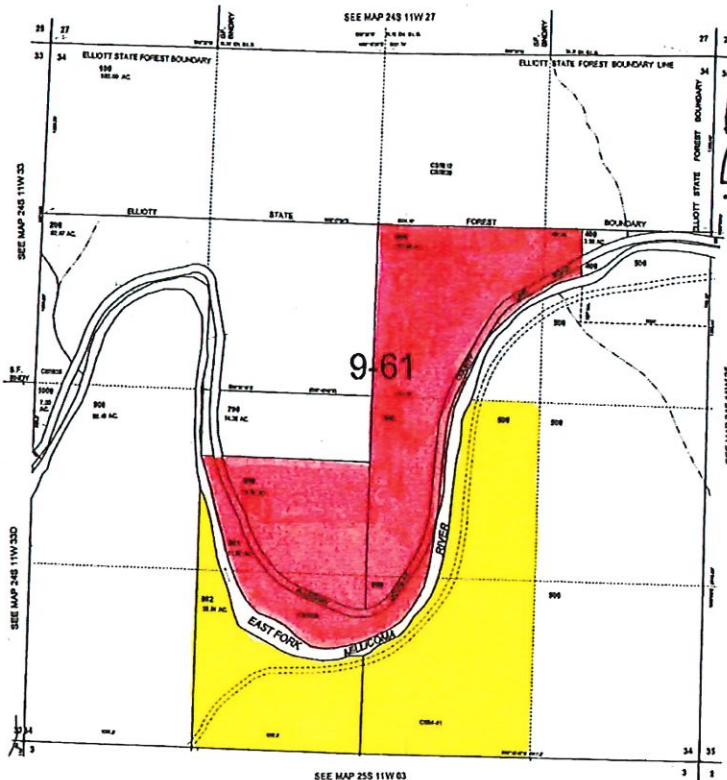
24S 11W 34

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSES ONLY

CANCELLED NO.
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1" = 400'

SEE MAP 24S 11W 27



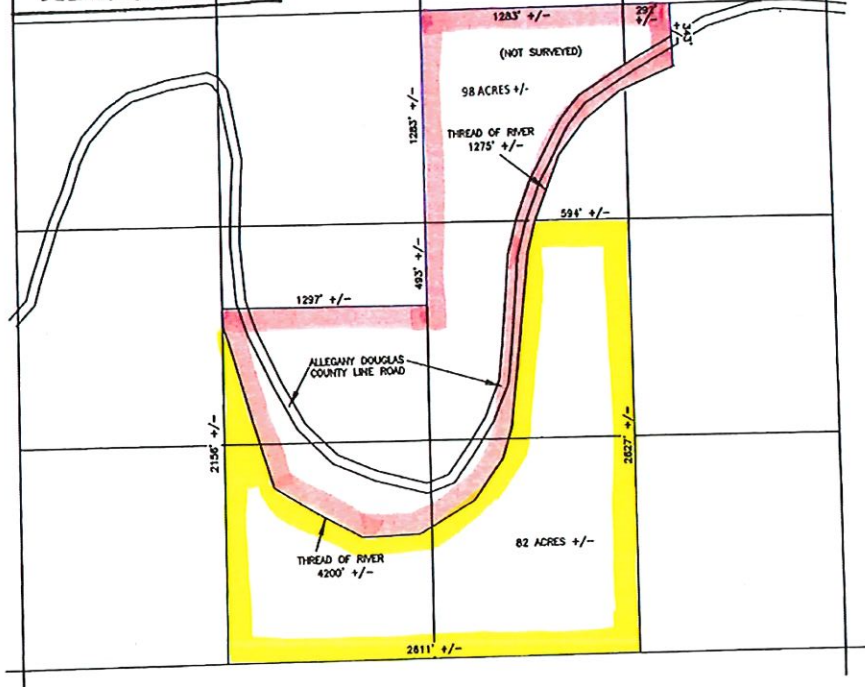
*Adjusted
Configuration*

02-17-1994
24S 11W 34

Plot Plan:

WARRANT LAND
NO DEVELOPMENT

WEYERHAEUSER COMPANY
PROPERTY LINE ADJUSTMENT
ADJUSTED CONFIGURATION
124 R11 SEC. 34 TAX LOT 500



WEYERHAEUSER COMPANY
CERTIFICATE OF AUTHORITY AND INCUMBENCY

I, Jose J. Quintana, Assistant Secretary of Weyerhaeuser Company (the "Company"), a corporation organized under the laws of the State of Washington, do hereby certify that:

(1) I am the duly appointed and qualified Assistant Secretary of the Company and as such Assistant Secretary I have access to the corporate and stock books and the corporate seal of the Company and its subsidiaries; and

(2) I have reviewed the Bylaws and Delegations of Authority Policy of Weyerhaeuser Company and its subsidiaries and confirm that Scott M. Dahlquist, Senior Director of Land Asset Management, Craig Crawford, Senior Land Asset Manager, James Bunker, Senior Land Asset Manager and Don Calcote, Land Asset Manager, have been duly delegated the authority on behalf of the Company to execute and deliver land use applications for properties located in the states of Oregon and Washington.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Company this 10th day of September, 2019.




Assistant Secretary
Weyerhaeuser Company



PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Tigor Title Company of Oregon hereby reports that it is prepared to issue, or cause to be issued, as of the specified date, a policy or policies of title insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a/an Florida corporation.

Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This preliminary report is for the exclusive use of the parties to the contemplated transaction, and the Company does not have any liability to any third parties nor any liability until the full premium is paid and a policy is issued. Until all necessary documents are placed of record, the Company reserves the right to amend or supplement this preliminary report.

Countersigned



300 W Anderson, Coos Bay, OR 97420
(541)269-5127 FAX (541)269-7583

PRELIMINARY REPORT

TITLE OFFICER: John Beaver
coosbaytitle@ticortitle.com
ORDER NO.: 360621035802
CUSTOMER NO.: 45142113493
TO: Fidelity National Title Company of Oregon
900 SW Fifth Avenue
Portland, OR 97204
OWNER/SELLER: Weyerhaeuser Company
BUYER/BORROWER:
PROPERTY ADDRESS: Myrtle Grove, Coos Bay, OR 97420

EFFECTIVE DATE: May 11, 2021, 08:00 AM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	<u>AMOUNT</u>	<u>PREMIUM</u>
ALTA Owner's Policy 2006	\$ TBD	\$ TBD
Owner's Standard		
Proposed Insured: to be determined		

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

Fee Simple

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Weyerhaeuser Timber Company, a Washington corporation

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF COOS, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

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

EXHIBIT "A"
Legal Description

Parcel I:

The Southwest quarter of the Northeast quarter (SW 1/4 of NE 1/4) and the Southeast quarter (SE 1/4) of Section Section 34, Township 24 South, Range 11 West of the Willamette Meridian, Coos County, Oregon.

ALSO a tract of land lying in the Southeast quarter of the Northeast quarter (SE 1/4 of NE 1/4) of Section 34, Township 24 South, Range 11 West of the Willamette Meridian, Coos County, Oregon, being more particularly described as follows:

Beginning at the quarter corner common to Sections 34 and 35, which is also the point of beginning of the description of the tract of land in said Southeast quarter of the Northeast quarter conveyed to Weyerhaeuser Timber Company by deed recorded in Volume 203, Page 434, as instrument number 56118, Coos County Records; thence following the boundary of said tract north along the East boundary of said Section 34 for a distance of 600.00 feet to a point marked by a 4x4 stake driven in the ground on the section line, which point is the true point of beginning of this description; thence West parallel to the quarter section line in said Section 34 for a distance of 1000.00 feet to a 4x4 stake driven in the ground; thence North 327.00 feet, more or less, to the center of the channel of the East Fork of the Millicoma River; thence leaving the boundary of said tract of land conveyed to Weyerhaeuser Timber Company and following the center of the channel of said River in an Easterly direction and upstream to its point of intersection with the East line of said Section 34; thence South along said East section line to the point of beginning.

EXCEPTING THEREFROM any portion lying within Allegany Douglas County Line Road.

Parcel II:

The Northeast quarter of the Southwest quarter (NE 1/4 of SW 1/4) and the Southeast quarter of the Southwest quarter (SE 1/4 of SW 1/4) of Section Section 34, Township 24 South, Range 11 West of the Willamette Meridian, Coos County, Oregon.

EXCEPTING THEREFROM the North 15.00 acres conveyed by deed recorded September 17, 1938 in Book 132, Page 311, Coos County Deed Records.

ALSO EXCEPTING THEREFROM any portion lying within Allegany Douglas County Line Road.

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. The subject property is under public, charitable, fraternal, or religious organization ownership and is exempt from ad valorem taxation. Any change in ownership prior to delivery of the assessment roll may result in tax liability.

Tax Account No.: 113201
Map No.: 24-11-34-00-00801

7. The Land has been classified as Designated Forestland, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
8. Rights of the public to any portion of the Land lying within the area commonly known as roads and highways.
9. 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 East Fork Millicoma River.

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 East Fork Millicoma River.

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 East Fork Millicoma River.

10. Right of Way, disclosed by instrument, including the terms and provisions thereof,
Recording Date: May 1, 1882
Recording No.: Book 9, Page 620
11. Right of Way, disclosed by instrument, including the terms and provisions thereof,
Recording Date: July 28, 1884
Recording No.: Book 13, Page 171
12. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: The Stout Lumber Co. of Oregon
Recording Date: May 24, 1924
Recording No.: Book 93, Page 306
13. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Mountain States Power Co.
Recording Date: June 11, 1940
Recording No.: Book 136, Page 443
14. Rights Reserved in Warranty Deed, including the terms and provisions thereof,
Recording Date: April 9, 1945
Recording No.: Book 155, Page 288
15. Agreement, including the terms and provisions thereof,
Recording Date: April 10, 1952
Recording No.: Book 217, Page 229
Between: Weyerhaeuser Timber Company, a Washington corporation
And: Cape Arago Lumber Company, an Oregon corporation
16. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Pacific Power & Light Company
Recording Date: June 18, 1956
Recording No.: Book 251, Page 197
17. Easements and Agreements disclosed by Quitclaim Deed, including the terms and provisions thereof,
Recording Date: February 11, 1957
Recording No.: Book 256, Page 394
18. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: State of Oregon, acting by and through its State Board of Forestry
Recording Date: June 25, 1959
Recording No.: Book 272, Page 308
19. Unrecorded Lease in favor of Coos County as disclosed by the Coos County tax roll. (Account No. 113201)

20. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below:

Name of Corporation: **Weyerhaeuser Timber Company**

- a) A Copy of the corporation By-laws and Articles of Incorporation
- b) An original or certified copy of a resolution authorizing the transaction contemplated herein
- c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

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

21. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
22. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.
23. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the Public Records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

24. The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.

ADDITIONAL REQUIREMENTS/NOTES:

- A. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
- B. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year:	2020-2021
Amount:	\$1,382.74
Levy Code:	0961
Account No.:	112501
Map No.:	24-11-34-00-00500

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

Fiscal Year: 2020-2021
Amount: \$128.57
Levy Code: 0961
Account No.: 113200
Map No.: 24-11-34-00-00800

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

Fiscal Year: 2020-2021
Amount: \$218.60
Levy Code: 0961
Account No.: 113202
Map No.: 24-11-34-00-00802

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

E. Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:

No names were furnished with the application. Please provide the name(s) of the buyers as soon as possible.

F. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

G. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.

H. Note: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.

I. Recording charge (per document) for a transaction:
First Page: \$86.00 Each additional page: \$5.00
eFiling Fee per document: \$5.00

NOTE: A multiple transaction document bears an additional \$5.00 charge for each additional transaction. A document that fails to conform to certain formatting and page one requirements bears an additional \$20.00 charge.

If you are mailing us your Recording Package please send to:
Recording Department
360 SW Bond, Suite 100
Bend, OR 97702
Email: coosrecording@ticortitle.com

EXHIBIT ONE

2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to:
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions or location of any improvement erected on the land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
 - Defects, liens, encumbrances, adverse claims, or other matters:
 - created, suffered, assumed or agreed to by the Insured Claimant;
 - not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with the applicable doing-business laws of the state where the Land is situated.
 - Inability or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
 - Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is:
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in the Covered Risk 13(b) of this policy;
 - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
 - Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
 - Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
 - Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to:
 - the occupancy, use, or enjoyment of the Land;
 - the character, dimensions or location of any improvement erected on the land;
 - the subdivision of land; or
 - environmental protection;or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
 - Defects, liens, encumbrances, adverse claims, or other matters:
 - created, suffered, assumed or agreed to by the Insured Claimant;

- not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - resulting in no loss or damage to the Insured Claimant;
 - attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is:
 - a fraudulent conveyance or fraudulent transfer, or
 - a preferential transfer for any reason not stated in the Covered Risk 9 of this policy;
 - Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
 - Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
 - Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
 - Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened. DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

Wire Fraud Alert
Original Effective Date: 5/11/2017
Current Version Date: 5/11/2017

360821035802 - WIRE0016 (OSI Rev. 12/07/17)

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**FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE**

Effective April 9, 2020

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices With Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice. We may use comments or feedback that you submit to us in any manner without notice or compensation to you.

Accessing and Correcting Information: Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Privacy Statement
ORD1047.doc

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OR-FPYM-360621035802

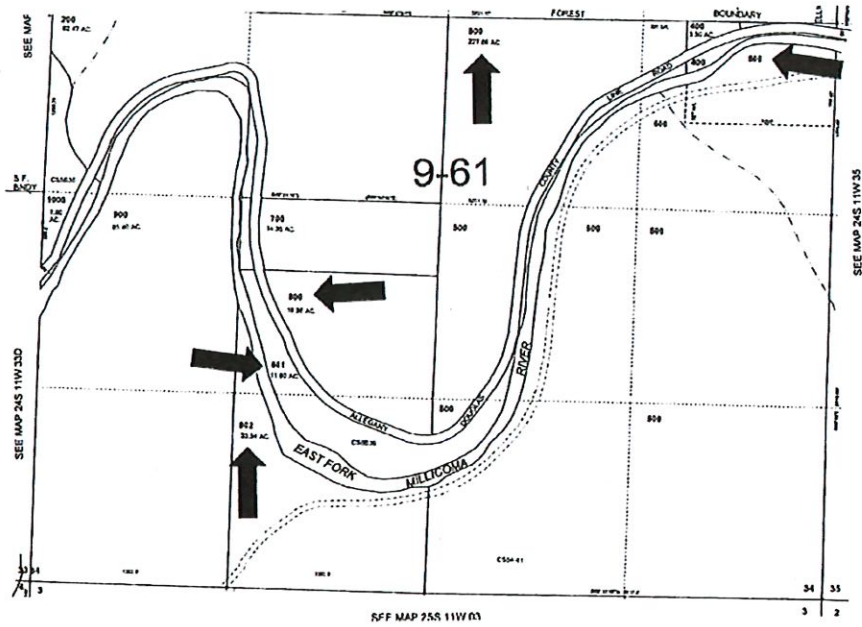


TICOR TITLE™

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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.



BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That CAPE ARAGO LUMBER COMPANY, an Oregon corporation, in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations to it paid by WEYERHAEUSER TIMBER COMPANY, a Washington corporation, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the said Weyerhaeuser Timber Company, a Washington corporation, and to its successors and assigns, all of the following bounded and described real property, situated in the County of Coos, State of Oregon, to-wit:

- ✓ The Southeast Quarter of Southeast Quarter (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section Thirty-one (31), Township Twenty-four (24) South, Range Ten (10) West of W. M., containing 40.00 acres, more or less.
- ✓ The Southwest Quarter of Southwest Quarter (SW $\frac{1}{4}$ of SW $\frac{1}{4}$) of Section Thirty-two (32), Township Twenty-four (24) South, Range Ten (10) West of W. M., containing 40.00 acres, more or less.
- ✓ Lot Four (4) of Section Five (5) in Township Twenty-five (25) South, Range Ten (10) West of W. M., containing 38.83 acres, more or less.
- ✓ The Fractional East Half of Northeast Quarter (Fr. E $\frac{1}{2}$ of NE $\frac{1}{4}$), Lots Nine (9), Ten (10), Eleven (11), the North Half of Southeast Quarter (N $\frac{1}{2}$ of SE $\frac{1}{4}$) and the Southeast Quarter of Southeast Quarter (SE $\frac{1}{4}$ of SE $\frac{1}{4}$) of Section Six (6) in Township Twenty-five (25) South, Range Ten (10) West of W. M., but excepting therefrom the following described portion of Lot Ten (10) conveyed by H. H. Coleman, Sr. to M. E. Crow and wife by a deed dated August 22, 1944, and recorded in Volume 154, at page 338, Deed Records of Coos County, Oregon, to-wit:

so c. py # →
- ✓ Starting at the West quarter section corner of Section Six (6), Township Twenty-five (25) South, Range Ten (10) West of W. M. To locate the point of beginning from said starting point, run East on the quarter section line 2640 feet to a galvanized iron pipe driven in the ground; thence 680 feet at right angles South to a galvanized iron pipe 3 feet long driven in the ground, being the place of beginning for this description; thence 760 feet West to a galvanized iron pipe driven in the ground; thence 200 feet South to a galvanized iron pipe driven in the ground on the North bank of the river; thence 840 feet Southeast along the North bank of said river to a galvanized iron pipe driven in the ground; thence North 300 feet, more or less, to the point of beginning, except County Road, and containing 4.00 acres, more or less.

✓ The said lands in Section Six (6) herein conveyed contain, less said exception, 319.39 acres, more or less, and include the rights reserved and excepted to the grantor named in the last above mentioned deed, which are as follows:

✓ All shore rights and riparian rights along the East Fork of the Millicoma River, together with the right to pass over the premises conveyed in said last mentioned deed and along said stream for the purpose of floatage, sacking and retrieving logs and timber products along said stream, and the right to raise and lower the water level and accelerate and retard the flow of the stream past said premises.

#1 The Southwest Quarter of Northeast Quarter (SW $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section Thirty-four (34), in Township Twenty-four (24) South, Range Eleven (11) West of W. M., containing 40.00 acres, more or less.

#2 A part of the Southeast Quarter of Northeast Quarter (SE $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section Thirty-four (34) in Township Twenty-four (24) South, Range Eleven (11) West of W.M., more particularly described as follows, to-wit:

Beginning at the quarter section corner on the East line of said Section Thirty-four (34); thence North for a distance of 600.00 feet to a 4 x 4 stake driven in the ground on the section line; thence West parallel to the quarter section line in said Section Thirty-four (34) for a distance of 1000.00 feet to a 4 x 4 stake driven in the ground; thence North for a distance of 720.00 feet, more or less, to the quarter quarter line; thence West along said Quarter quarter line for a distance of 320.00 feet, more or less, to the Northwest corner of said Southeast Quarter of Northeast Quarter (SE $\frac{1}{4}$ of NE $\frac{1}{4}$); thence South along the West line of said Southeast Quarter of Northeast Quarter (SE $\frac{1}{4}$ of NE $\frac{1}{4}$) for a distance of 1320.00 feet, more or less, to the Southwest corner thereof; thence East along the South line of the Southeast Quarter of Northeast Quarter (SE $\frac{1}{4}$ of NE $\frac{1}{4}$) for a distance of 1320 feet, more or less, to the point of beginning, containing 23.47 acres, more or less.

#3 The Northeast Quarter of Southwest Quarter (NE $\frac{1}{4}$ of SW $\frac{1}{4}$) excepting the North 15.00 acres thereof previously conveyed by Mildred Dick and husband to Layton K. Nosler and wife by a deed dated September 8, 1938, and recorded in Book 132, at Page 311, Deed Records of Coos County, Oregon; the Southeast Quarter of Southwest Quarter (SE $\frac{1}{4}$ of SW $\frac{1}{4}$) and the West Half of Southeast Quarter (W $\frac{1}{2}$ of SE $\frac{1}{4}$) of Section Thirty-four (34) in Township Twenty-four (24) South, Range Eleven (11) West of W.M., containing 145.00 acres, more or less.

SEE COPY #2 →
 ✓ All that part of the Northeast Quarter of Northwest Quarter (NE $\frac{1}{4}$ of NW $\frac{1}{4}$) and South Half of Northwest Quarter (S $\frac{1}{2}$ of NW $\frac{1}{4}$) of Section Thirty-five (35) in Township Twenty-four (24) South, Range Eleven (11) West of W. M., lying East of a line parallel to and East 900.00 feet from, measured at right angles to, the section line between Sections Thirty-four (34)

and Thirty-five (35) in said township and range and lying Southeasterly of the middle of the channel of the East Fork of the Millicoma River, containing 77.46 acres, more or less, 33.86 acres of which being in the Northeast Quarter of Northwest Quarter (NE $\frac{1}{4}$ of NW $\frac{1}{4}$), 6.00 acres in the Southwest Quarter of Northwest Quarter (SW $\frac{1}{4}$ of NW $\frac{1}{4}$) and 37.60 acres in the Southeast Quarter of Northwest Quarter (SE $\frac{1}{4}$ of NW $\frac{1}{4}$).

See SD 132 (for Sale of timber)

✓ The timber, together with the right to cut, transport and remove same, reserved unto the Cape Arago Lumber Company in its deed to John Ferguson and wife, dated September 30, 1946, and recorded in Book 164, at pages 414, Deed Records of Coos County, Oregon, said timber being located on that part of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-five (35) in Township Twenty-four (24) South, Range Eleven (11) West of W.M., more particularly described as follows, to-wit:

✓ That part of said Northwest Quarter (NW $\frac{1}{4}$) lying East of a line parallel to and East 900.00 feet from, measured at right angles, the Section line between Sections Thirty-four (34) and Thirty-five (35) in said township and range and lying Northwesterly of the middle of the channel of the East Fork of the Millicoma River, being a tract of 28.00 acres, more or less, in said Section Thirty-five (35) in Township Twenty-four (24) South, Range Eleven (11) West of W. M., 6.14 acres of which are in the Northeast Quarter of Northwest Quarter (NE $\frac{1}{4}$ of NW $\frac{1}{4}$), 12.73 acres in the Northwest Quarter of Northwest Quarter (NW $\frac{1}{4}$ of NW $\frac{1}{4}$), 6.73 acres in the Southwest Quarter of Northwest Quarter (SW $\frac{1}{4}$ of NW $\frac{1}{4}$) and 2.40 acres in the Southeast Quarter of Northwest Quarter (SE $\frac{1}{4}$ of NW $\frac{1}{4}$).

R/W 227

✓ SUBJECT as to Lots Nine (9), Ten (10) and Eleven (11) of Section Six (6) in Township Twenty-five (25) South, Range Ten (10) West of W. M. to that certain right of way conveyed for a term of fifty years from November 8, 1913, by C. S. Winsor and wife to George A. Loud as described in a deed dated October 22, 1914, and recorded in Book 70, at Page 180, Deed Records of Coos County, Oregon, and to the right, title and interest in and to the timber thereon conveyed for a term of fifty years from October 22, 1914, by H. E. Hess, Sheriff, to Coos County as described in a deed dated November 1, 1929, and recorded in Book 109, at page 563, Deed Records of Coos County, Oregon.

See R/W 1111

✓ SUBJECT, also, as to the herein conveyed portion of the Southeast Quarter of Northeast Quarter (SE $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section Thirty-four (34) and that part of the West Half of Northwest Quarter (W $\frac{1}{2}$ of NW $\frac{1}{4}$) of Section Thirty-five (35) lying East of a line parallel to and East 900 feet from, measured at right angles to, the section line between said Sections Thirty-four (34) and Thirty-five (35) in Township Twenty-four (24) South, Range Eleven (11) West of W. M. to that certain right of way assigned by Matt Stora, Jr. and wife to Charles H. Lax by an assignment dated December 3, 1887 and recorded in Book 16, at page 33, Deed Records of Coos County, Oregon.

See Map # 113

SUBJECT, also, as to the herein conveyed portion of the Southeast Quarter of Northeast Quarter (SE $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section Thirty-four (34) and that part of the Southwest Quarter of Northwest Quarter (SW $\frac{1}{4}$ of NW $\frac{1}{4}$) of Section Thirty-five (35) which is situated South of the Stream known as the East Fork of the North Fork of Coos River and lying East of a line parallel to and East 900 feet from, measured at right angles to, the section line between said Sections Thirty-four (34) and Thirty-five (35) in Township Twenty-four (24) South, Range Eleven (11) West of W. M. to that certain right of way conveyed by Alex Soderland to Charles Rodine in a deed dated March 4, 1882, and recorded in Book 9, at page 620, Deed Records of Coos County, Oregon.

See Map # 219

SUBJECT, also, as to that part of the North Half of Northwest Quarter (N $\frac{1}{2}$ of NW $\frac{1}{4}$) of Section Thirty-five (35) lying East of a line parallel to and East 900 feet from, measured at right angles to, the section line between Section Thirty-four (34) and said Section Thirty-five (35) in Township Twenty-four (24) South, Range Eleven (11) West of W. M., that part of the Southwest Quarter of Northwest Quarter (SW $\frac{1}{4}$ of NW $\frac{1}{4}$) of said Section Thirty-five (35) lying North of the East Fork of the North Fork of Coos River, and the Southeast Quarter of Northwest Quarter (SE $\frac{1}{4}$ of NW $\frac{1}{4}$) of said Section Thirty-five (35) to that certain right of way conveyed by Charles Rodin to Alexander Soderland in a deed dated March 4, 1882 and recorded in Book 9, at page 608, Deed Records of Coos County, Oregon.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all right, title and interest in and to the same.

TO HAVE AND TO HOLD the above described granted and sold premises unto the said Weyerhaeuser Timber Company, a Washington corporation, its successors and assigns forever.

IN WITNESS WHEREOF the said Cape Arago Lumber Company has caused these presents to be signed and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized this 12th day of September A. D. 1925.



CAPE ARAGO LUMBER COMPANY

By [Signature]
President

Attest [Signature]
Secretary

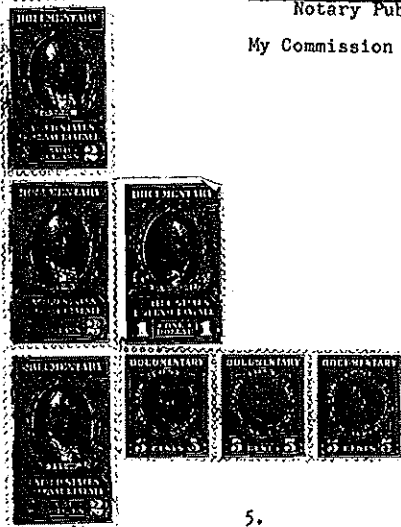
STATE OF OREGON }
COUNTY OF COOS } ss.

On this 12th day of September, 1959, before me appeared
D. H. Miller and J. B. Bedingfield
both to me personally known, who being duly sworn, did say that
he, the said D. H. Miller is the President, and he, the
said J. B. Bedingfield is the Secretary of CAPE
ARAGO lumber company, the within named corporation, and that the
seal affixed to said instrument is the corporate seal of said
corporation, and that the said instrument was signed and sealed
in behalf of said corporation by authority of its Board of
Directors, and said D. H. Miller and
J. B. Bedingfield acknowledged said instrument to be the
free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal, this the day and year first in this, my certifi-
cate, written.



Marion M. Jansen
Notary Public for Oregon
My Commission Expires: 2-13-51



Oregon
Case No. 1573
TRANSFER No. 1628
DOCUMENT No. 5968

MICRO-FILMED
JAN 23 1952
ROLL NO. 18-107

178

56118

State of Oregon }
COUNTY OF OREGON }
I hereby certify that the within instrument
was filed for record OCT 23 1951
at 10 o'clock P. M.
and recorded in book 227
of Block
on page 434
I, THE CLERK
W. L. [Signature] County Clerk
Deputy
Return to _____
Per. S. _____

375

box 812 N. Bend, Ore.