



Coos County Land Use Permit Application

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60 E. SECOND 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: Sub-22-003

Date Received: 9/19/22 Receipt #: 235504 Received by: MB

This application shall be filled out electronically. If you need assistance please contact staff.
If the fee is not included the application will not be processed.
(If payment is received on line a file number is required prior to submittal)

LAND INFORMATION

A. Land Owner(s) Sean Randle, Randle Bros Construction Inc

Mailing address: 1084 S 2nd Street, Coos Bay Oregon 97420

Phone: (541) 404-1298 Email: randlebros@gmail.com

Township: Range: Section: ¼ Section: 1/16 Section: Tax lots:
25S13W30CD 800

25S13W30CA 4600

Tax Account Number(s): 372603 Zone: Select Zone Urban Residential 2 (UR2)
 Tax Account Number(s): 372601 Urban Residential 2 (UR2)

B. Applicant(s) _____

Mailing address: _____

Phone: _____

C. Consultant or Agent: Hailey Sheldon, Sheldon Planning

Mailing Address 444 N 4th Street, Coos Bay Oregon 97420

Phone #: (541) 968-4686 Email: hailey@sheldonplanning.com

Type of Application Requested

- | | | |
|--|--|---|
| <input type="checkbox"/> Comp Plan Amendment | <input type="checkbox"/> Administrative Conditional Use Review - ACU | <input checked="" type="checkbox"/> Land Division - P, SUB or PUD |
| <input type="checkbox"/> Text Amendment | <input type="checkbox"/> Hearings Body Conditional Use Review - HBCU | <input type="checkbox"/> Family/Medical Hardship Dwelling |
| <input type="checkbox"/> Map - Rezone | <input type="checkbox"/> Variance - V | <input type="checkbox"/> Home Occupation/Cottage Industry |

Special Districts and Services

Water Service Type: Coos Bay - North Bend Water Sewage Disposal Type: Charleston Sanitation
 School District: Coos Bay Fire District: Charleston RFPD

Please include the supplement application with request. If you need assistance with the application or supplemental application please contact staff. Staff is not able to provide legal advice. If you need help with findings please contact a land use attorney or consultant.

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](#)



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

CONSENT

On this 6th day of July, 2022,

I, Sean Randle, Randle Bros Construction Inc
(Print Owners Name as on Deed)

as owner/owners of the property described as Township 25S, Range 13W,

Section 30, Tax Lot CD, Deed Reference 900

Hereby grant permission to Hailey Sheldon so that a(n)
(Print Name)

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

County Planning Department.

Owners Signature/s

Sean Randle

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

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

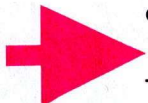
- I. A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
 - 1. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete.
 - 2. A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 - 3. A complete description of the request, including any new structures proposed.
 - 4. If applicable, documentation from sewer and water district showing availability for connection.

- II. A plot plan (map) of the property. Please indicate the following on your plot plan:
 - 1. Location of all existing and proposed buildings and structures
 - 2. Existing County Road, public right-of-way or other means of legal access
 - 3. Location of any existing septic systems and designated repair areas
 - 4. Limits of 100-year floodplain elevation (if applicable)
 - 5. Vegetation on the property
 - 6. Location of any outstanding physical features
 - 7. Location and description (paved, gravel, etc.) of vehicular access to the dwelling location

- III. A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

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

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



San Evrard

ACCESS INFORMATION

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

Property Address: 372603

Type of Access: County Road Name of Access: Grinnell Ave

Is this property in the Urban Growth Boundary? No

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

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

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

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

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

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

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

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: Receipt # _____

File Number: DR-21-

SANITATION INFORMATION

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

Water Service Type: Coos Bay-North Bend Water Board Sewage Disposal Type: Charleston Sanitation

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

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

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

Staff Signature: _____

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

Additional Comments:

Coos County Planning
Land Division Supplemental Application

VI. Additional Information Required –

1. Lien holder(s) name:
2. List of Easements and type:
See attached preliminary plat and title reports
3. Covenants or Deed Restrictions that apply:
N/A
4. Legal Access and maintenance agreements:
N/A
5. Is the subject property part of an existing plat (partition or subdivision) Yes, answer the following:
 - a. What year was the plat recorded; and
 - b. Was it part of a partition or subdivision? Remember if property that has been partitioned or was part of a partition within the prior three years then the partition shall be reviewed pursuant to subdivision criteria.
6. Does the property current have water, sewer or on-site septic, Development?
7. Is the applicant requesting the Planning Director to waive the water requirements yes no, and if yes please explain why.
8. Are there natural hazards that apply to this property? No
9. Is any portion of this property located within the Coastal Shoreland Boundary or Estuary? If so this shall be indicated on the plat. If within a CSB there will be additional site development criteria that apply. No
10. Is this property with the Beaches and Dunes? If so, this feature shall be identified and a noted that additional criteria may apply. **Yes - Suitable for Most Uses**

VII. General Outline of process – If there is missing information the application will be deemed incomplete. The following is a general outline of the process for the review of land divisions in Coos County:

- a. Application is filed and reviewed for completeness pursuant to §5.0.200;
- b. Technical Review Committee (TRC) reviews tentative plans within 30 days from the date the application has been deemed complete. The Planning Director may extend this timeline if needed;

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

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

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

- Existing sewers, water mains, culverts, drainage ways or other underground utilities or structures within the tract or immediately adjacent thereto, together with pipe sizes, grades and locations indicated.
 - Location, acreage and dimensions of land to be dedicated for public use or reserved in the deeds for the common use of property owners in the proposed land division, together with the purpose of conditions or limitations of such reservations, if any.
 - Easements, together with their dimensions, purpose and restrictions on use.
 - Zoning classification of the land and Comprehensive Plan map designation.
 - Draft of proposed restrictions and covenants affecting the plat if applicable. If not applicable indicate that on the form.
 - Predominant natural features such as water courses and their flows, marshes, rock outcropping, and areas subject to flooding, sliding or other natural hazards. Applicable natural hazards may be verified with planning staff.
 - A current property report (less than 6 months old) indicating any taxes, assessment or other liens against the property, easements, restrictive covenants and rights-of-way, and ownerships of the property of the proposed development. A title report is acceptable.
- b. Subdivisions – Shall include the following additional information:
- The proposed name of the subdivision must be on the plat.
 - The proposed street pattern or layout showing the name and widths of proposed streets and alleys.
 - Private streets and all restrictions or reservations relating to such private streets.
 - Proposed Subdivision proposed lots, approximate dimensions, size and boundaries. Residential lots shall be numbered consecutively. Lots that are to be used for other than residential purposes shall be identified with letter designations.
 - Parks, playgrounds, recreation areas, parkways, and open space for public use, clearly identified.
 - The location of existing or proposed bicycle and/or pedestrian facilities if required under Article VII of this Ordinance.
 - Proposed means and location of sewage disposal and water supply systems.
3. Development Phasing
- a. Subdivisions shall:
- i. provide for platting in as many as three (3) phases. The preliminary plan must show each phase and be accompanied by proposed time limitations for approval of the final plat for each phase.
 - ii. Time limitations for the various phases must meet the following requirements:
 1. Phase 1 final plat shall be approved within twenty-four (24) months of preliminary approval.
 2. Phase 2 final plat shall be approved within thirty-six (36) months of preliminary approval.
 3. Phase 3 final plat shall be approved within forty-eight (48) months of preliminary approval.
- b. Partitions shall:
- i. Provide all phasing for partitions. If phasing is proposed then road standards for subdivisions shall apply.
 - ii. If a land division is proposed on a property that has been partitioned in the prior three years then the partition shall be reviewed pursuant to subdivision criteria.

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

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

OVERVIEW

Applicant	Randle Bros Construction Inc c/o Sean Randle
Site Address	N/A – Near 91409 Grinnell Ln, Coos Bay
Map No.	25S13W30CD & 25S13W30CA
Parcel No.	800 & 4600
Coos County Account No.	372603 & 372601
Size	~10.83 Acres
Zoning	UR-2
Special Development Considerations and Overlays	<ul style="list-style-type: none"> - Coos County Beaches and Dunes Development Suitability: Suitable for Most Uses - FEMA Flood Maps: None - DOGAMI Landslide Susceptibility: None to Moderate; High on area not proposed for subdivision, around Third Creek Reservoir easement - DOGAMI Liquefaction Susceptibility: Low - Coos Coastal Shorelands Boundary: N/A - National Wetland Inventory: Freshwater Forested/Shrub Wetland on northeastern boundary, around Third Creek Reservoir easement. Applicant has consulted with DSL and submitted Offsite Wetlands and Waters Determination Request
Proposal	<p>(1) the subdivision of subject property into 6 lots and one remainder parcel for future division</p> <p>(2) the construction of 6 driveways off Grinnell Avenue, to serve those lots.</p> <p>(3) the installation of water and sanitary sewer service to those 6 lots, w/ service lines off Grinnell Avenue.</p> <p>The remainder parcel for future division includes a 60x100' flagpole, connecting to Grinnell Avenue, for future development of a road. This flagpole is proposed to remain undeveloped until that parcel is developed in the future.</p> <p>The applicant plans to develop the larger parcel marked for future development under a separate, future subdivision application.</p>
Access	Via 6 new driveways off Grinnell Avenue
Site Description	Undeveloped flat land
Surrounding Zoning & Use	<p>Approx. 0.5 miles west of Coos Bay UGB.</p> <p>Inside Urban Unincorporated Area</p> <p>Surrounding zoning and use is Urban Residential (to the north, east, and south) and Controlled Development 5 (to the west, along Cape Arago Hwy).</p>

NARRATIVE

CCZLDO § 6.2.350 Tentative Plat Requirements (Tentative Plan):

2. Information required for tentative plat.

a. All Land Division

- i. North arrow, scale and date of the drawing.*
 - ii. Appropriate identification clearly stating the map is a tentative plat.*
 - iii. Names and addresses of the landowners, subdivider/partitioner and the engineer, surveyor, land planner or landscape architect responsible for designing.*
 - iv. The tract designation or other description according to the real estate records of Coos County [Township, Range, Section, Tax Lot Number(s), and Assessor's Tax Account Number(s)].*
 - v. The boundary line (accurate in scale) of the tract to be divided and approximate acreage of the property.*
 - vi. Contours with intervals of forty (40) feet or less referred to United States Geological Survey (or mean sea level) datum.*
 - vii. The names of adjacent subdivisions or the names of recorded owners of adjoining parcels of unsubdivided land.*
 - viii. The location, widths, and names of existing or platted streets or other public ways (including easements) within or adjacent to the tract, existing permanent buildings, railroad rights-of-way and other important features such as section lines, political subdivision boundary lines and school district boundaries.*
 - ix. Existing sewers, water mains, culverts, drainage ways or other underground utilities or structures within the tract or immediately adjacent thereto, together with pipe sizes, grades and locations indicated.*
 - x. Location, acreage and dimensions of land to be dedicated for public use or reserved in the deeds for the common use of property owners in the proposed land division, together with the purpose of conditions or limitations of such reservations, if any.*
 - xi. Easements, together with their dimensions, purpose and restrictions on use.*
 - xii. Zoning classification of the land and Comprehensive Plan map designation.*
 - xiii. Draft of proposed restrictions and covenants affecting the plat.*
 - xiv. Predominant natural features such as water courses and their flows, marshes, rock outcropping, and areas subject to flooding, sliding or other natural hazards.*
 - xv. A current property report (less than 6 months old) indicating any taxes, assessment or other liens against the property, easements, restrictive covenants and rights-of-way, and ownerships of the property of the proposed development. A title report is acceptable.*
- ##### *b. Subdivisions (must address subsection a & b)*
- i. The proposed name of the subdivision must be on the plat.*
 - ii. The proposed street pattern or layout showing the name and widths of proposed streets and alleys.*
 - iii. Private streets and all restrictions or reservations relating to such private streets.*

iv. *Proposed Subdivision proposed lots, approximate dimensions, size and boundaries. Residential lots shall be numbered consecutively. Lots that are to be used for other than residential purposes shall be identified with letter designations.*

v. *Parks, playgrounds, recreation areas, parkways, and open space for public use, clearly identified.*

vi. *The location of existing or proposed bicycle and/or pedestrian facilities if required under Article VII of this Ordinance.*

vii. *Proposed means and location of sewage disposal and water supply systems.*

The applicant has provided the information required by 6.2.350 as Attachment 1 Tentative Subdivision Plan.

3. Development Phasing

a. Subdivisions shall:

i. *provide for platting in as many as three (3) phases. The preliminary plan must show each phase and be accompanied by proposed time limitations for approval of the final plat for each phase.*

ii. *Time limitations for the various phases must meet the following requirements:*

1. *Phase 1 final plat shall be approved within twenty-four (24) months of preliminary approval.*

2. *Phase 2 final plat shall be approved within thirty-six (36) months of preliminary approval.*

3. *Phase 3 final plat shall be approved within forty-eight (48) months of preliminary approval.*

The applicant plans to develop the larger parcel marked for future development under a separate, future subdivision application.

The applicant understands that the tentative subdivision will be valid for two years from the effective date (6.2.375.7). The applicant intends to file the final subdivision plat on or before this two year time period expires. If the applicant is unable to complete the conditions of approval and file the final subdivision plat prior to the expiration, an extension will be applied for.

CCZLDO § 6.2.400 Access in Conjunction with a Land Division:

All access shall conform to the provisions under Article 6.2 and Chapter VII.

CCZLDO § 6.2.425 Roads/Streets/Pedestrian Ways:

The standards of Chapter VII shall apply.

CCZLDO § 6.2.475 Access:

Each unit of land proposed to be created shall have access by way of a County road except as provided below [...]

All newly created units of land are proposed to gain access from Grinnell Lane. Grinnell Lane is a Coos County Road (classification Local – Paved).

Each new lot will be served by a driveway off Grinnell meeting Coos County standards for a “Single Residence” (VII-18)

The applicant understands they’ll be required to gain access permits from the Coos County Road Department for each driveway access and that those driveways must be completed prior to final plat approval.

The parcel for future division has a 60x100' flagpole aka panhandle (as shown on the tentative subdivision plan). This flagpole is planned for access to the future lots in the rear of the subdivision but is not proposed to be improved at this time.

CCZLDO § 6.2.500 Easements:

Easements may include but are not limited to the following:

- 1. Private Road Access information is found in Chapter VII (Roads or Streets).*
- 2. Utility Easements. Easements including but not limited to sewers, water mains and electrical lines shall be at least fifteen (15) feet wide, except for utility pole tieback easements which may be reduced to six (6) feet in width.*

No new easements are proposed.

CCZLDO § 6.2.525 Lots and Parcels:

- 4. Panhandle lots or parcels shall be an acceptable method of land division. More than two contiguous panhandles (as opposed to the panhandle "lots" themselves) shall not be permitted. Where two panhandles are contiguous, the County may require easements and construction of an access road. Panhandles are also referred to flag lots.*

One panhandle lot is proposed (the larger parcel set aside for future development). The panhandle will, in the future, become a 60' wide road, serving the subdivision.

CCZLDO § 4.3.225 General Siting Standards

No development, beyond the construction of driveways and installation of utilities, is proposed at this time. The findings below address only the UR-2 standards applicable to land division.

- 1. New lots or parcels - Creation of lots or parcels, unless it meets the circumstances of § 5.6.130, shall meet the street frontage, lot width, lot depth and lot size. Minimum road frontage/lot width shall be met unless waived by the Planning Director in consultation with the County Surveyor and County Roadmaster due to creating an unsafe or irregular configuration:*

- a. Minimum Street frontage should be at least 30 feet; and*
- b. Minimum lot width and Minimum lot depth is 50 feet.*

Minimum parcel/lot size cannot be waived or varied unless otherwise provided by a specific zoning regulation. Tax lot creation and consolidations do not change the legally created status of a lot or parcel.

All newly created lots have over 30 feet of street frontage, minimum width and depth of 50 feet.

2. Riparian –

- a. Riparian vegetation setback within 50 feet of a estuarine wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps, shall be maintained except: [...]*

The National Wetland Inventory Map shows inventoried wetland on subject property (within the Third Creek Reservoir area). No development is proposed in this area at this time. In addition, the applicant's initial consultation with DSL (attached) suggests that no wetland exists in this area. The applicant has requested an Offside Wetlands and Waters Determination from DSL; that documentation will be provided to the Coos County Planning Department by the applicant.

3. Setbacks:

a. All Development with the exception of fences shall be set back a minimum of thirty-five (35) feet from any road right-of-way centerline, or five (5) feet from the right-of-way line, whichever is greater. This setback may be greater under specific zoning siting requirements.

The subdivision configuration does not preclude future dwellings meeting this standard.

CCZLDO § 4.3.230 Additional Siting Standards

1. Urban Residential (UR) – The following siting standards apply to all USES, activities and development in the UR zoning districts:

a. Minimum Lot size:

i. The following minimum lot sizes shall apply:

3. Sites having both public water and public sewer – 5000 square feet, except a two family duplex which requires 8000 square feet.

All proposed lots are served by both public water and sewer, are proposed for future development of single family dwellings, and are > 5,000 square feet.

b. Setbacks:

i. Front Setback: 20 feet.

ii. Side and Rear Set-Back: The side and rear setback shall be a minimum of 5 feet unless the side or rear yard is adjacent to a street or road (corner lot) the minimum setback shall be 15 feet from that street or road.

iii. Setback exception – Front yard setback requirements of this Ordinance shall not apply in any residential district where the average depth of existing front yards on developed lots within the same zoning district block, but no further than 250 feet from the exterior side lot lines of the lot and fronting on the same side of the street as such lot, is less than the minimum required front yard building setback. In such cases the front yard setback requirement on any such lot shall not be less than the average existing front yard building setback.

The subdivision configuration does not preclude future development meeting these standards.

CCZLDO § 6.2.550 Improvement Specifications:

Improvements shall conform to the following standards:

1. Proof of an adequate supply of potable water. Water supply systems, both public and private, shall conform to the requirements of state law. Adequate water supply may be accomplished with storage tanks. Water requirement of Section 6.2.800(3)(o).

Subject property is served by Coos Bay North Bend Water Board. The applicant plans to connect to CBNB water service, in compliance with the Water Board's standards.

2. Sewage disposal systems, both public and private, shall conform to the requirements of state law.

Subject property is served by Charleston Sanitation. The applicant plans to connect to their service, in compliance with their standards.

3. Grading shall be performed and drainage facilities installed (i.e. French drains, catch basins, etc.) as is necessary to provide proper drainage within the partitioned area.

4. The installation of storm sewers may be required where necessary to insure proper drainage, to conform to an established or proposed drainage system or to eliminate threat to the public health and safety.

5. Streets or roads shall conform to the improvement standards stated in Chapter VII of this Ordinance. The county may deny, approve or approve with conditions a development proposal in order to minimize impacts to and protect transportation facilities. Any application that is expected to impact the state highway system must be provided to the Oregon Department of Transportation for their review and comment regarding conformance with state access management and mobility standards.

No new streets or roads are proposed .

6. Sidewalks of an all-weather material not less than five (5) feet in width, nor more than eight (8) feet in width shall be constructed as close to the center of pedestrian and bicycle ways as practical, when required.

No new sidewalks are proposed.

7. Erosion prevention. When necessary to prevent erosion all cuts and fills and other graded areas shall be protected from erosion by appropriate seeding or planting of grass shrubs, trees or other soil stabilizing vegetation. (OR 98-12-009PL)

CCZLDO § Section 4.3.225 General Siting Standards

All new uses, activities, and development are subject to the following siting standards:

(1) Agricultural and Forest Covenant - Any applicant for a dwelling permit adjacent to a Forest or Exclusive Farm Zone shall sign a statement on the Compliance Determination or Zoning Clearance Letter acknowledging that: "the normal intensive management practices occurring on adjacent resource land will not conflict with the rural residential landowner's enjoyment of his or her property.

No Forest or Exclusive Farm zones are adjacent to subject property.

(2) Fences, Hedges, and Walls: No requirement, but vision clearance provisions of Section 7.1.525 apply.

No fences, hedges, or walls are proposed.

(4) New lots or parcels - Creation of lots or parcels, unless it meets the circumstances of § 5.6.130, shall meet the street frontage, lot width, lot depth and lot size. Minimum road frontage/lot width shall be met unless waived by the Planning Director in consultation with the County Surveyor and County Roadmaster due to creating an unsafe or irregular configuration:

(a) Minimum Street frontage should be at least 30 feet; and

Addressed above.

(b) Minimum lot width and Minimum lot depth is 50 feet. Minimum parcel/lot size cannot be waived or varied unless otherwise provided by a specific zoning regulation. Tax lot creation and consolidations do not change the legally created status of a lot or parcel.

Addressed above.

(5) Parking - Off-street access, parking and loading requirements per Chapter VII apply.

The subdivision configuration does not preclude future development on each lot meeting this parking standard.

(6) Riparian -

(a) Riparian vegetation setback within 50 feet of a estuarine wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps, shall be maintained except: [...]

Addressed above.

(7) Setbacks:

(a) All Development with the exception of fences shall be set back a minimum of thirty-five (35) feet from any road right-of-way centerline, or five (5) feet from the right-of-way line, whichever is greater. This setback may be greater under specific zoning siting requirements.

Addressed above.

(b) Firebreak Setback - New or replacement dwellings on lots, parcels or tracts abutting the "Forest" zone shall establish and maintain a firebreak, for a distance of at least 30 feet in all directions. Vegetation within this firebreak may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with more than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath trees.

Subject property does not abut the Forest zone.

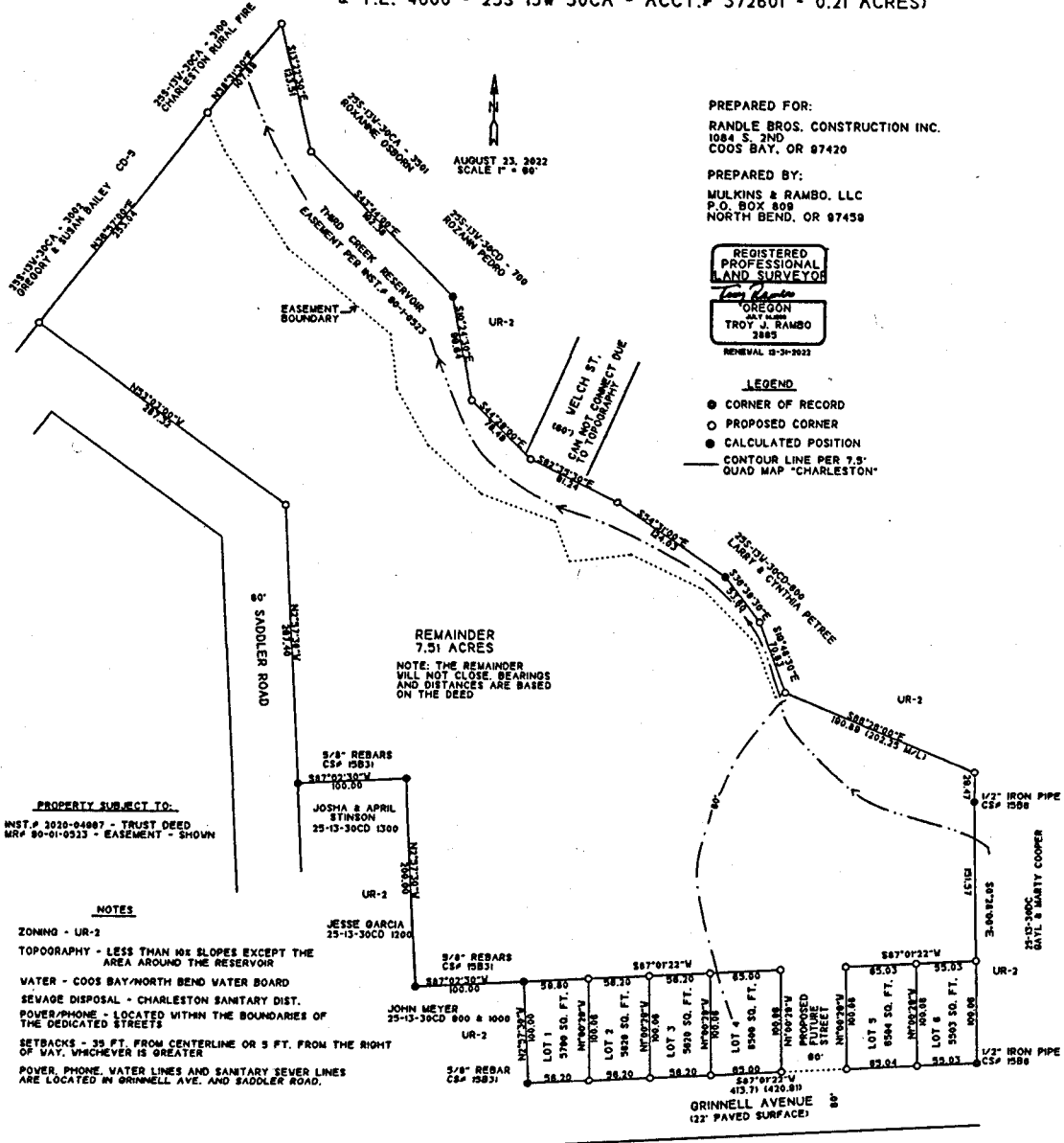
(8) Outdoor Storage in Residential Zones (a) Boats and trailers, travel trailers, pick-up campers or coaches, motorized dwellings, and similar recreation equipment may be stored on a lot but not used as an accessory use; (b) Automotive vehicles or trailers of any kind or type without current license plates, where required, and which are not in mechanical working order, shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings; (c) One operating truck may be stored on the lot of a truck driver provided it is accessory to the main use of the property. Additional trucks shall not be allowed.

No outdoor storage is proposed

ATTACHMENTS

1. Tentative Partition Plat
2. Site Plan (Existing Conditions)
3. Site Photos
4. Deed (2020-04966)
5. Current Property Reports
6. Charleston Sanitary District Infrastructure Map
7. CB/NB Water Board Infrastructure Map
8. Correspondence w/ DSL re Inventoried Wetland on Subject Property

THIRD CREEK RESERVOIR TENTATIVE SUBDIVISION PLAT - PHASE I
 LOCATED IN THE SW1/4 OF SECTION 30,
 T.25S., R.13W., W.M., COOS COUNTY, OREGON
 (T.L. 800 - 25S 13W 30CD - ACCT.# 372603 - 10.62 ACRES
 & T.L. 4600 - 25S 13W 30CA - ACCT.# 372601 - 0.21 ACRES)



PREPARED FOR:
 RANDLE BROS. CONSTRUCTION INC.
 1084 S. 2ND
 COOS BAY, OR 97420

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

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 OREGON
 TROY J. RAMBO
 2883
 RENEWAL 12-31-2022

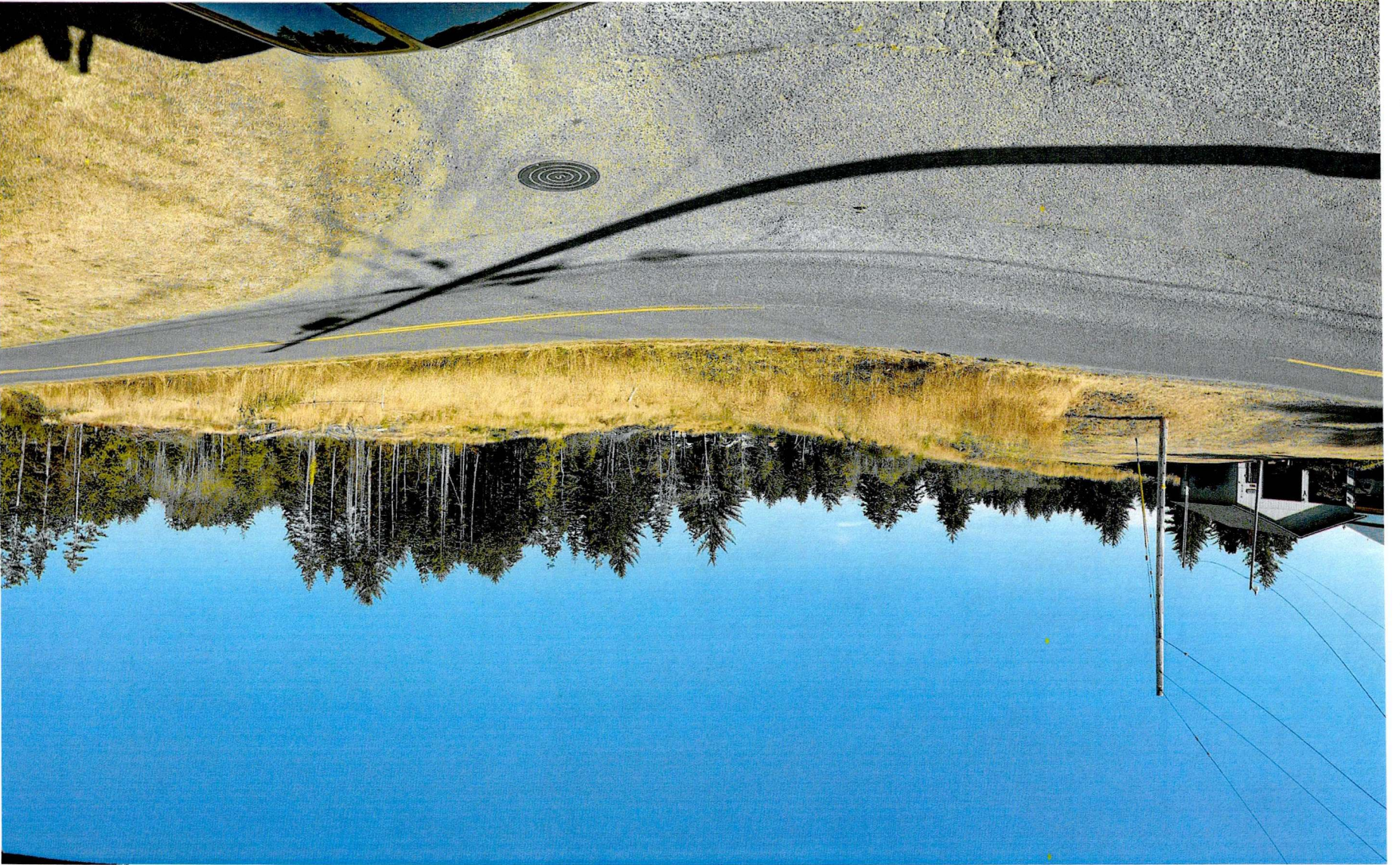
LEGEND
 ● CORNER OF RECORD
 ○ PROPOSED CORNER
 ● CALCULATED POSITION
 — CONTOUR LINE PER 7.5' QUAD MAP "CHARLESTON"

PROPERTY SUBJECT TO:
 INST.# 2020-04887 - TRUST DEED
 MR# 90-01-0523 - EASEMENT - SHOWN

NOTES
 ZONING - UR-2
 TOPOGRAPHY - LESS THAN 1% SLOPES EXCEPT THE AREA AROUND THE RESERVOIR
 WATER - COOS BAY/NORTH BEND WATER BOARD
 SEWAGE DISPOSAL - CHARLESTON SANITARY DIST.
 POWER/PHONE - LOCATED WITHIN THE BOUNDARIES OF THE DEDICATED STREETS
 SETBACKS - 35 FT. FROM CENTERLINE OR 5 FT. FROM THE RIGHT OF WAY, WHICHEVER IS GREATER
 POWER, PHONE, WATER LINES AND SANITARY SEWER LINES ARE LOCATED IN GRINNELL AVE. AND SADDLER ROAD.

REMAINDER
 7.31 ACRES
 NOTE: THE REMAINDER WILL NOT CLOSE. BEARINGS AND DISTANCES ARE BASED ON THE DEED

GRINNELL AVENUE
 (22' PAVED SURFACE)



RECORDING REQUESTED BY:



300 Anderson Ave
Coos Bay, OR 97420

GRANTOR'S NAME:

Merry Anne Hamlin, Successor Trustee of the Alvin M. Hamlin Living Trust dated 1/26/96 and Merry Anne Hamlin, Trustee of the Merry Anne Hamlin Living Trust dated 1/25/96

GRANTEE'S NAME:

Randle Bros. Construction, Inc., an Oregon corporation

AFTER RECORDING RETURN TO:

Order No.: 360620030678-LS
Randle Bros. Construction, Inc., an Oregon corporation
1084 S 2nd Street
Coos Bay, OR 97420

SEND TAX STATEMENTS TO:

Randle Bros. Construction, Inc., an Oregon corporation
1084 S 2nd Street
Coos Bay, OR 97420

APN: 372603

372601

Map: 25 13 30 CD TL 800

25 13 30CA TL 4600

Vacant Land Approx 10.8 acres, 25 13 30 CD TL 800 and 25 13 30CA TL 4600, Coos Bay, OR 97420

Coos County, Oregon **2020-04966**
\$96.00 Pgs=3 05/28/2020 01:42 PM
eRecorded by: TICOR TITLE COOS BAY
Debbie Heller, CCC, Coos County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Merry Anne Hamlin, Successor Trustee of the Alvin M. Hamlin Living Trust dated 1/26/96 and Merry Anne Hamlin, Trustee of the Merry Anne Hamlin Living Trust dated 1/25/96, Grantor, conveys and warrants to Randle Bros. Construction, Inc., an Oregon corporation, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$150,000.00). (See ORS 93.030).

Subject to:

1. Regulations, levies, liens, assessments, rights of way and easements of Charleston Sanitary District.
2. The Land has been classified as Forest, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
3. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads, alleys and highways.
4. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Charleston Rural Fire Protection District
Recording Date: January 10, 1990
Recording No: 90-01-0523

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 856, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 216.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 856, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATUTORY WARRANTY DEED
(continued)

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

Dated: 5-19-2020

Alvin M. Hamlin Living Trust dated 1/26/96

BY: Merry Anne Hamlin
Merry Anne Hamlin
Successor Trustee

Merry Anne Hamlin Living Trust dated 1/25/96

BY: Merry Anne Hamlin
Merry Anne Hamlin
Trustee

State of Oregon
County of Washington

This instrument was acknowledged before me on 5-19-2020 by Merry Anne Hamlin, Successor Trustee of the Alvin M. Hamlin Living Trust dated 1/26/96.

A. Orkney
Notary Public - State of Oregon

My Commission Expires: 5-29-21

State of Oregon
County of Washington

This instrument was acknowledged before me on 5-19-2020 by Merry Anne Hamlin, Trustee of the Merry Anne Hamlin Living Trust dated 1/25/96.

A. Orkney
Notary Public - State of Oregon

My Commission Expires: 5-29-21



EXHIBIT "A"
Legal Description

Beginning at an iron pipe on the Northerly boundary of the right of way of Grinnell Avenue in Government Lot 5 of Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, from which point the iron pipe at the Southwest corner of the said Section 30 bears South 73° 14' 2/3" West a distance of 2252.73 feet and running thence North 2° 57' 1/2" West for a distance of 100.0 feet; thence South 87° 02' 1/2" West for a distance of 100.0 feet; thence North 2° 57' 1/2" West for a distance of 200.0 feet; thence South 87° 02' 1/2" West for a distance of 100.0 feet; thence North 2° 57' 1/2" West for a distance of 267.40 feet; thence North 53° 03' West for a distance of 287.32 feet; thence North 36° 57' East for a distance of 253.04 feet to a point on the Southwesterly boundary of the Third Creek Reservoir site belonging to the Coos Bay Pulp Corporation; thence following along the said boundary of the reservoir site as follows: South 24° 26' 1/2" East for a distance of 38.16 feet; thence South 32° 42' East for a distance of 112.90 feet; thence South 49° 38' 1/2" East for a distance of 125.11 feet; thence South 6° 13' East for a distance of 52.29 feet; thence South 28° 41' East for a distance of 60.41 feet; thence South 46° 46' East for a distance of 68.62 feet; thence South 68° 38' East for a distance of 74.09 feet; thence South 19° 45' East for a distance of 41.44 feet; thence North 83° 00' East a distance of 57.43 feet; thence South 63° 26' East for a distance of 73.79 feet; thence South 44° 25' East for a distance of 70.01 feet; thence South 20° 04' East for a distance of 55.36 feet; thence North 64° 10' East for a distance of 10.00 feet; thence leaving the boundary of the reservoir site and running South 68° 26' East for a distance of 202.25 feet, more or less, to a point on the East boundary of the said Government Lot 5, of Section 30; thence South 0° 28' East along the said East boundary of Government Lot 5 for a distance of 276.12 feet to a point on the said Northerly boundary of the right of way of Grinnell Avenue; thence South 87° 02' 1/2" West along the said boundary of Grinnell Avenue for a distance of 420.91 feet to the point of beginning, being a portion of the E.J. Foley Donation Land Claim No. 40 and of Government Lot 5, both in Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

ALSO: Beginning at a point from which the iron pipe at the Southwest corner of said Section 30 bears South 49° 30' West a distance of 2435.60 feet; thence South 24° 26' 1/2" East a distance of 38.16 feet; thence South 32° 42' East a distance of 112.90 feet; thence South 49° 38' 1/2" East a distance of 125.11 feet; thence South 6° 13' East a distance of 52.29 feet; thence South 28° 41' East a distance of 60.41 feet; thence South 46° 46' East a distance of 68.62 feet; thence South 68° 38' East a distance of 74.09 feet; thence South 19° 45' East a distance of 41.44 feet; thence North 83° 00' East a distance of 57.43 feet; thence South 63° 26' East a distance of 73.79 feet; thence South 44° 25' East a distance of 70.01 feet; thence South 20° 04' East a distance of 55.36 feet; thence North 64° 10' East a distance of 10.00 feet; thence North 19° 48' 1/2" West a distance of 70.83 feet; thence North 36° 39' 1/2" West a distance of 53.60 feet; thence North 54° 31' West a distance of 124.03 feet; thence North 62° 35' 1/2" West a distance of 91.24 feet; thence North 44° 29' West a distance of 78.49 feet; thence North 10° 24' 1/2" West a distance of 99.84 feet; thence North 43° 44' West a distance of 192.38 feet; thence North 13° 22' 1/2" West a distance of 123.51 feet; thence South 38° 31' 1/2" West a distance of 107.89 feet to the point of beginning.

UNRECORDED



201 Central Avenue
(541)269-5127

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

To ("Customer"): Sheldon Planning
444 N 4th Street
Coos Bay, OR 97420

Customer Ref.: _____
Order No.: 360622040882
Effective Date: August 25, 2022 at 08:00 AM
Charge: \$300.00

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

THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.

Part One - Ownership and Property Description

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

Randle Bros. Construction, Inc., an Oregon corporation

Premises. The Property is:

(a) Street Address:

No Address, Coos Bay, OR 97420

(b) Legal Description:

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

Part Two - Encumbrances

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

EXCEPTIONS

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2022-2023.

2. Unpaid Property Taxes are as follows:

Fiscal Year: 2021-2022
Amount: \$213.26, plus interest, if any
Levy Code: 0926
Account No.: 372603
Map No.: 25S1330CD 00800

Unpaid Property Taxes are as follows:

Fiscal Year: 2021-2022
Amount: \$21.55, plus interest, if any
Levy Code: 0926
Account No.: 372601
Map No.: 25S1330CA 04600

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

3. The Land has been classified as Forest Land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
4. Regulations, levies, liens, assessments, rights of way and easements of Charleston Sanitary District.
5. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Charleston Rural Fire Protection District
Recording Date: January 10, 1990
Recording No: 90-01-0523

7. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$140,000.00
Dated: May 19, 2020
Trustor/Grantor: Randle Bros. Construction, Inc., an Oregon corporation
Trustee: Ticor Title Company of Oregon
Beneficiary: Merry Anne Hamlin, Successor Trustee of the Alvin M. Hamlin Living Trust dated 1/26/96, and Merry Anne Hamlin, Trustee of the Merry Anne Hamlin Living Trust dated 1/25/96
Recording Date: May 28, 2020
Recording No.: 2020-04967

Ticor Title Company of Oregon
Order No. 360622040882

8. Personal Property Tax Warrant for the amount herein stated, plus interest and statutory charges:

Warrant No.: 2021-232
Amount: \$4,105.73
Debtor: Randle Bros. Construction, Inc.
Recording Date: June 22, 2021
Recording No.: 2021-07100

End of Reported Information

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

Coos Bay Title

coosbaytitle@ticortitle.com

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

EXHIBIT "A"
Legal Description

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ALSO: Beginning at a point from which the iron pipe at the Southwest corner of said Section 30 bears South 49° 30' West a distance of 2435.60 feet; thence South 24° 26 1/2' East a distance of 38.16 feet; thence South 32° 42' East a distance of 112.90 feet; thence South 49° 38 1/2' East a distance of 125.11 feet; thence South 6° 13' East a distance of 52.29 feet; thence South 28° 41' East a distance of 60.41 feet; thence South 46° 46' East a distance of 68.62 feet; thence South 68° 38' East a distance of 74.09 feet; thence South 19° 45' East a distance of 41.44 feet; thence North 83° 00' East a distance of 57.43 feet; thence South 63° 26' East a distance of 73.79 feet; thence South 44° 25' East a distance of 70.01 feet; thence South 20° 04' East a distance of 55.36 feet; thence North 64° 10' East a distance of 10.00 feet; thence North 19° 48 1/2' West a distance of 70.83 feet; thence North 36° 39 1/2' West a distance of 53.60 feet; thence North 54° 31' West a distance of 124.03 feet; thence North 62° 35 1/2' West a distance of 91.24 feet; thence North 44° 29' West a distance of 78.49 feet; thence North 10° 24 1/2' West a distance of 99.64 feet; thence North 43° 44' West a distance of 192.38 feet; thence North 13° 22 1/2' West a distance of 123.51 feet; thence South 38° 31 1/2' West a distance of 107.89 feet to the point of beginning.

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

14-Sep-2022

RANDLE BROS CONSTRUCTION INC
1084 S 2ND ST
COOS BAY OR 97420-1407

Tax Account #	372601	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0926
Situs Address		Interest To	Sep 14, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$24.42	\$21.55	\$2.87	\$0.00	\$21.55	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.86	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.86	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.86	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.84	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.84	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.83	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.83	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.83	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.83	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.82	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.80	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.80	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.70	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.05	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.07	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.07	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.06	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.07	Nov 15, 2003
Total		\$24.42	\$21.55	\$2.87	\$0.00	\$358.57	



201 Central Avenue
(541)269-5127

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

To ("Customer"): Sheldon Planning
444 N 4th Street
Coos Bay, OR 97420

Customer Ref.: _____
Order No.: 360622040851
Effective Date: August 18, 2022 at 08:00 AM
Charge: \$300.00

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

THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.

Part One - Ownership and Property Description

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

Randle Bros. Construction, Inc., an Oregon corporation

Premises. The Property is:

(a) Street Address:

No Address, Coos Bay, OR 97420

(b) Legal Description:

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

Part Two - Encumbrances

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

EXCEPTIONS

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2022-2023.

2. Unpaid Property Taxes are as follows:

Fiscal Year: 2021-2022
Amount: \$213.26, plus interest, if any
Levy Code: 0926
Account No.: 372603
Map No.: 25S1330CD00800

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.

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4. Regulations, levies, liens, assessments, rights of way and easements of Charleston Sanitary District.
5. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads, alleys and highways.
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Granted to: Charleston Rural Fire Protection District
Recording Date: January 10, 1990
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7. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$140,000.00
Dated: May 19, 2020
Trustor/Grantor: Randle Bros. Construction, Inc., an Oregon corporation
Trustee: Ticor Title Company of Oregon
Beneficiary: Merry Anne Hamlin, Successor Trustee of the Alvin M. Hamlin Living Trust dated 1/26/96 and Merry Anne Hamlin, Trustee of the Merry Anne Hamlin Living Trust dated 1/25/96
Recording Date: May 28, 2020
Recording No.: 2020-04967
(Covers additional property)

8. County Tax Warrant for the amount herein stated, plus interest and statutory charges:

Warrant No.: 2020-195
Amount: \$3,618.86

Ticor Title Company of Oregon
Order No. 360622040851

Debtor: Randle Bros. Construction, Inc.
Recording Date: June 24, 2020
Recording No.: 2020-06097

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Warrant No.: 2021-232
Amount: \$4,105.73
Debtor: Randle Bros. Construction, Inc.
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Debtor: Randle Bros. Construction, Inc.
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Warrant No.: 2022-254
Amount: \$3,485.47
Debtor: Randle Bros. Construction, Inc.
Recording Date: June 23, 2022
Recording No.: 2022-08089

End of Reported Information

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

Coos Bay Title

coosbaytitle@ticortitle.com

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

EXHIBIT "A"
Legal Description

Beginning at an iron pipe on the Northerly boundary of the right of way of Grinnell Avenue in Government Lot 5 of Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, from which point the iron pipe at the Southwest corner of the said Section 30 bears South 73° 14 2/3' West a distance of 2252.73 feet and running thence North 2° 57 1/2' West for a distance of 100.0 feet; thence South 87° 02 1/2' West for a distance of 100.0 feet; thence North 2° 57 1/2' West for a distance of 200.0 feet; thence South 87° 02 1/2' West for a distance of 100.0 feet; thence North 2° 57 1/2' West for a distance of 267.40 feet; thence North 53° 03' West for a distance of 287.32 feet; thence North 36° 57' East for a distance of 253.04 feet to a point on the Southwesterly boundary of the Third Creek Reservoir site belonging to the Coos Bay Pulp Corporation; thence following along the said boundary of the reservoir site as follows: South 24° 26 1/2' East for a distance of 38.16 feet; thence South 32° 42' East for a distance of 112.90 feet; thence South 49° 38 1/2' East for a distance of 125.11 feet; thence South 6° 13' East for a distance of 52.29 feet; thence South 28° 41' East for a distance of 60.41 feet; thence South 46° 46' East for a distance of 68.62 feet; thence South 68° 38' East for a distance of 74.09 feet; thence South 19° 45' East for a distance of 41.44 feet; thence North 83° 00' East a distance of 57.43 feet; thence South 63° 26' East for a distance of 73.79 feet; thence South 44° 25' East for a distance of 70.01 feet; thence South 20° 04' East for a distance of 55.36 feet; thence North 64° 10' East for a distance of 10.00 feet; thence leaving the boundary of the reservoir site and running South 66° 26' East for a distance of 202.25 feet, more or less, to a point on the East boundary of the said Government Lot 5, of Section 30; thence South 0° 28' East along the said East boundary of Government Lot 5 for a distance of 276.12 feet to a point on the said Northerly boundary of the right of way of Grinnell Avenue; thence South 87° 02 1/2' West along the said boundary of Grinnell Avenue for a distance of 420.91 feet to the point of beginning, being a portion of the E.J. Foley Donation Land Claim No. 40 and of Government Lot 5, both in Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

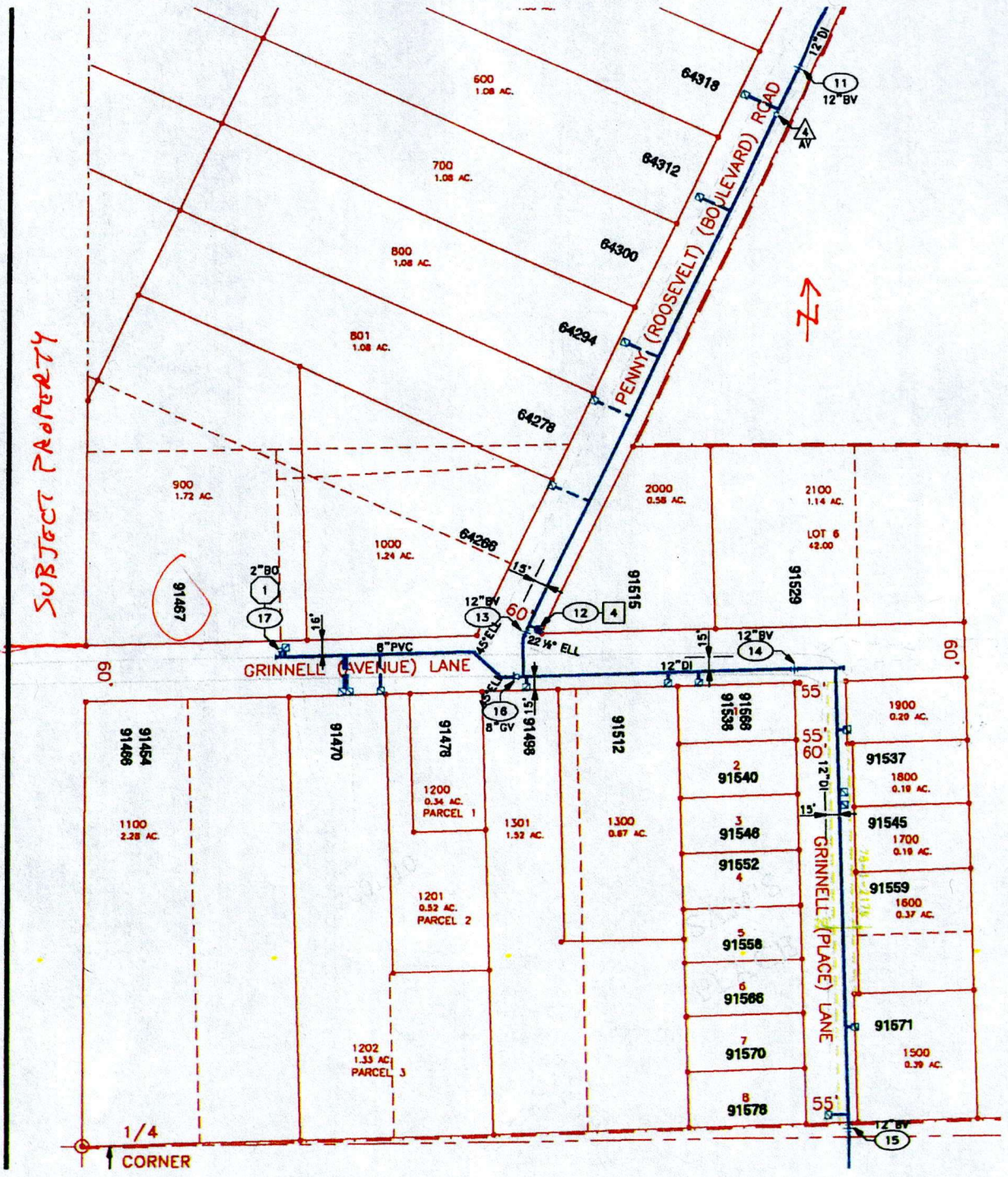
STATEMENT OF TAX ACCOUNT
COOS COUNTY TAX COLLECTOR
COOS COUNTY COURTHOUSE
COQUILLE, OREGON 97423
(541) 396-7725

14-Sep-2022

Tax Account #	372603	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0926
Situs Address		Interest To	Sep 14, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$233.17	\$213.26	\$19.91	\$0.00	\$213.26	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.32	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.12	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.98	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.24	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.14	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.05	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.04	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.94	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.84	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.76	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.64	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.56	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.46	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.72	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.90	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.95	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.81	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.12	Nov 15, 2003
Total		\$233.17	\$213.26	\$19.91	\$0.00	\$605.85	



SUBJECT PROPERTY

← Z →

1/4
CORNER

60'

60'

GRINNELL (PLACE) LANE

GRINNELL (AVENUE) LANE

PENNY (ROOSEVELT) BOULEVARD

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900
1.72 AC.

91487

2" BV
17

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1.24 AC.

64288

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2100
1.14 AC.

LOT 6
42.00

91529

1900
0.20 AC.

1800
0.18 AC.

1700
0.18 AC.

1600
0.37 AC.

1500
0.39 AC.

600
1.08 AC.

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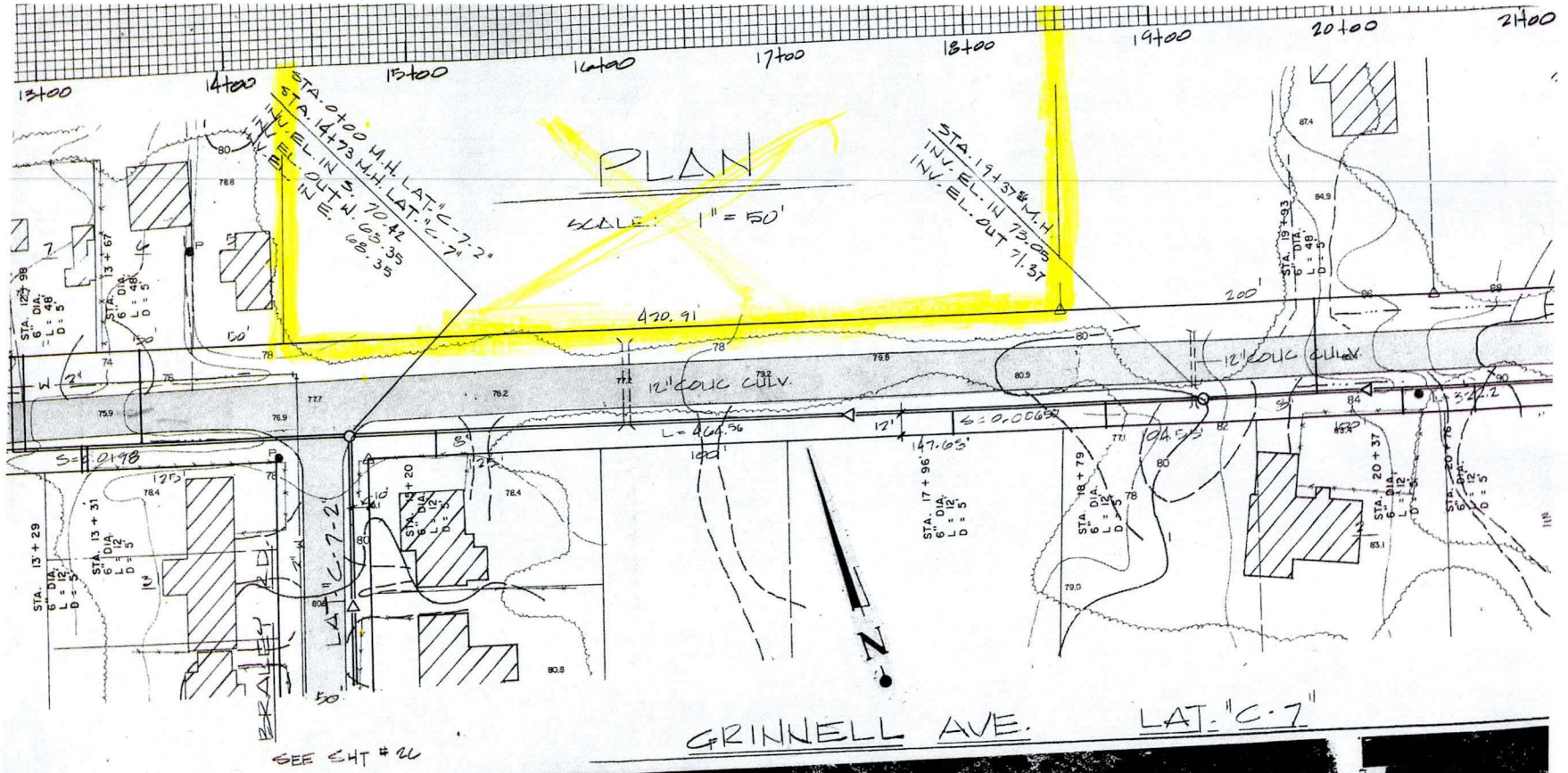
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Adjacent sewer main is 8", 3034 pipe, located on south side of Grinnell - Susie Dihel, Charleston Sanitary District, 09/13/2022

From: sean randle randlebros@gmail.com
Subject: Fwd: Grinnell Lane Property, Coos Bay
Date: June 22, 2022 at 2:53 PM
To: Hailey Sheldon hailey@sheldonplanning.com

SR

FYI.

Sean Randle

541-404-1298

Begin forwarded message:

From: GILLOOLY Bryan * DSL <Bryan.Gillooly@dsl.oregon.gov>
Date: June 22, 2022 at 2:46:49 PM PDT
To: sean randle <randlebros@gmail.com>
Cc: BROWN Lauren * DSL <Lauren.BROWN@dsl.oregon.gov>, UNITIS Matthew * DSL <Matthew.UNITIS@dsl.oregon.gov>
Subject: RE: Grinnell Lane Property, Coos Bay

Sean Randle:

Thank you for reaching out to the Department of State Lands (DSL) about your property. Based on our phone conversation and the attached documents, my understanding is that there currently aren't any ground disturbing activities planned for this property. Based on this, for DSL purposes, a wetland delineation or determination would not be needed at this time. However, as we discussed, once there are plans for future development, a DSL permit may be required depending on the circumstances.

In the meantime, as we discussed, I would seriously consider submitting an Offsite Wetland Determination Request to DSL :
<https://www.oregon.gov/dsl/WW/Pages/DeterminationRequest.aspx> In particular due to the fact that the National Wetland Inventory appears to be incorrect when compared to LiDAR, and the wetland appears to be actually further east. This may affect you permitting process with DSL once you start the development planning process.

Please feel free to reach out to me with any more questions or concerns.

Take care,

Bryan Gillooly

Aquatic Resource Coordinator
Permitting and Enforcement
Benton, Coos, & Curry Counties
Oregon Department of State Lands
(503) 871-3031



Ticor Title Company of Oregon
Order No. 360622040851



201 Central Avenue
(541)269-5127

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

To ("Customer"): Sheldon Planning
444 N 4th Street
Coos Bay, OR 97420

Customer Ref.: _____
Order No.: 360622040851
Effective Date: August 18, 2022 at 08:00 AM
Charge: \$300.00

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

THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.

Part One - Ownership and Property Description

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

Randle Bros. Construction, Inc., an Oregon corporation

Premises. The Property is:

(a) **Street Address:**

No Address, Coos Bay, OR 97420

(b) **Legal Description:**

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

Part Two - Encumbrances

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

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Coos Bay Title

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LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

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

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

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

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

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

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

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

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

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

END OF THE LIMITATIONS OF LIABILITY

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

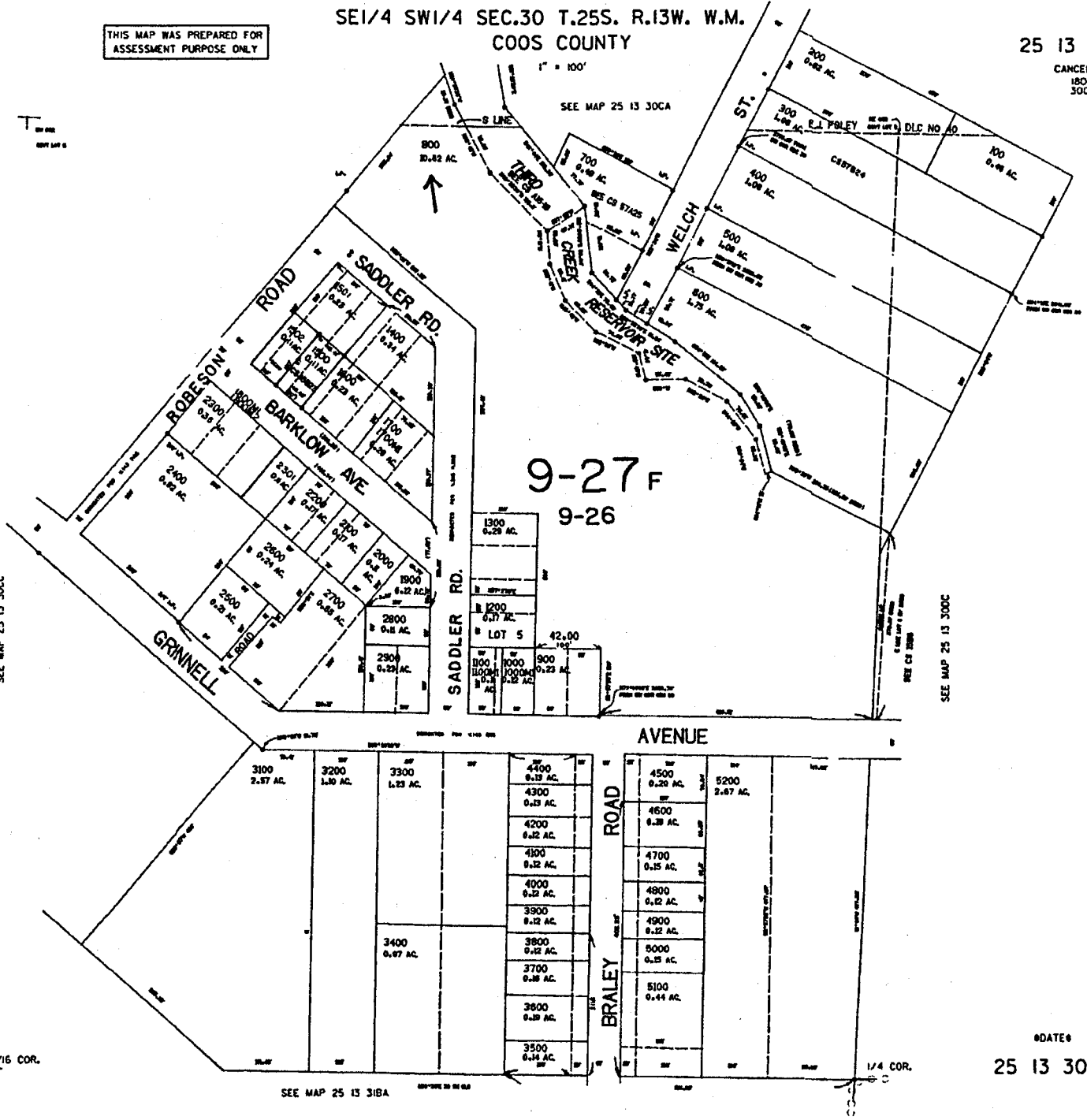
SE 1/4 SW 1/4 SEC. 30 T. 25S. R. 13W. W.M. COOS COUNTY

25 13 30CD

CANCELLED 1800 3000

1" = 100'

SEE MAP 25 13 30CA



9-27 F
9-26

SEE MAP 25 13 30CC

SEE MAP 25 13 30CC

AVENUE

BRALEY ROAD

3100 0.57 AC.	3200 1.30 AC.	3300 1.23 AC.	4400 0.13 AC.	4500 0.29 AC.	5200 2.67 AC.
			4300 0.13 AC.	4600 0.28 AC.	
			4200 0.12 AC.	4700 0.15 AC.	
			4100 0.12 AC.	4800 0.12 AC.	
			4000 0.12 AC.	4900 0.12 AC.	
			3900 0.12 AC.	5000 0.15 AC.	
			3800 0.12 AC.	5100 0.14 AC.	
			3700 0.18 AC.		
			3600 0.18 AC.		
			3500 0.16 AC.		
		3400 0.87 AC.			

SEE MAP 25 13 31BA

1/16 COR.

1/4 COR.

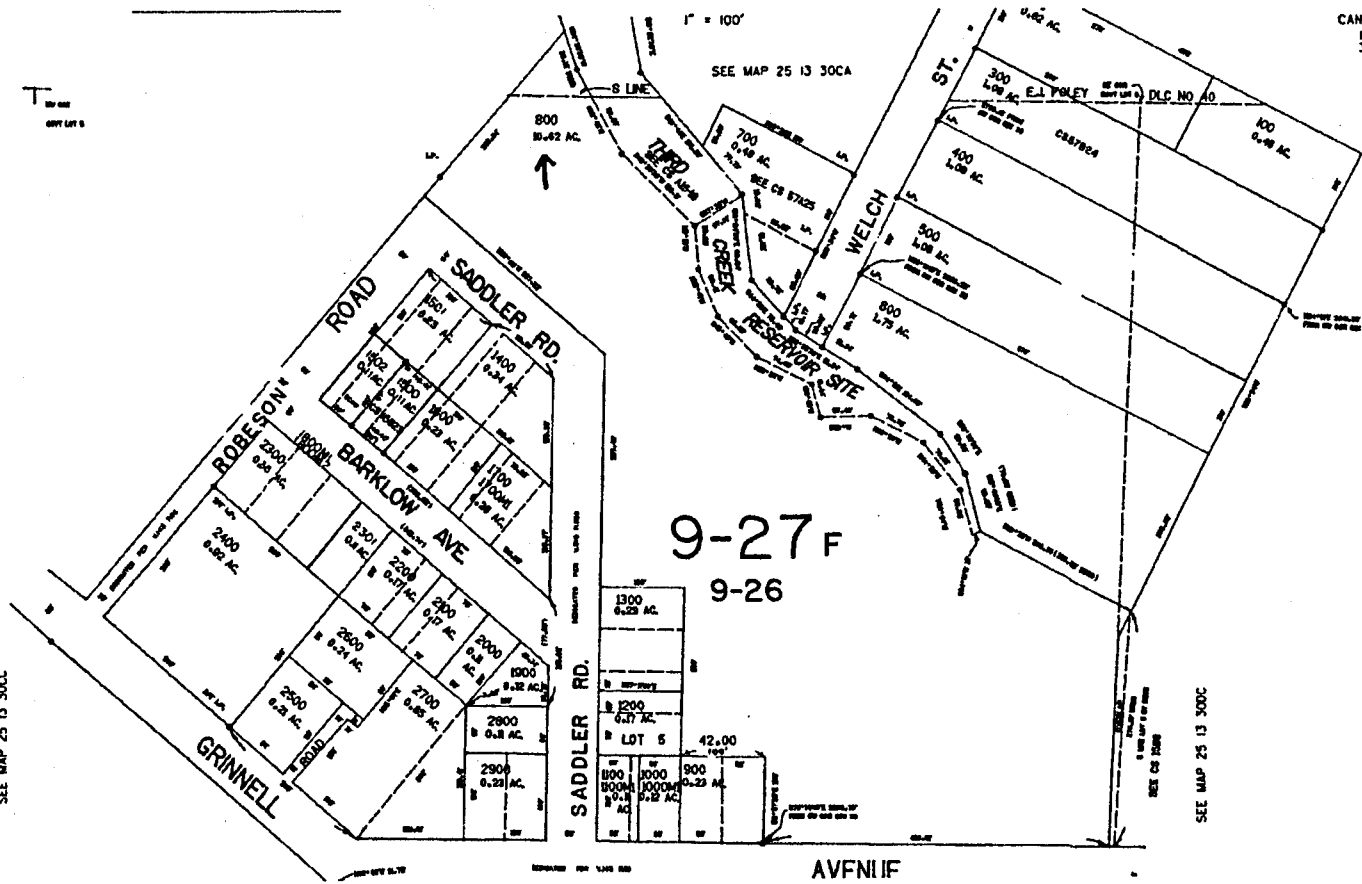
DATE 25 13 30CD

CANCELLED
1800
3000

1" = 100'

SEE MAP 25 13 30CA

T
SEE MAP
25 13 30



SEE MAP 25 13 30CC

SEE MAP 25 13 30CC

AVFNIF

RECORDING REQUESTED BY:



300 Anderson Ave
Coos Bay, OR 97420

GRANTOR'S NAME:

Merry Anne Hamlin, Successor Trustee of the Alvin M. Hamlin Living Trust dated 1/26/96 and Merry Anne Hamlin, Trustee of the Merry Anne Hamlin Living Trust dated 1/25/96

GRANTEE'S NAME:

Randle Bros. Construction, Inc., an Oregon corporation

AFTER RECORDING RETURN TO:

Order No.: 360620030878-LS
Randle Bros. Construction, Inc., an Oregon corporation
1084 S 2nd Street
Coos Bay, OR 97420

SEND TAX STATEMENTS TO:

Randle Bros. Construction, Inc., an Oregon corporation
1084 S 2nd Street
Coos Bay, OR 97420

APN: 372603

372601

Map: 25 13 30 CD TL 800
25 13 30CA TL 4800

Vacant Land Approx 10.8 acres, 25 13 30 CD TL 800 and 25 13 30CA TL 4800, Coos Bay, OR 97420

Coos County, Oregon

2020-04966

\$96.00 Pgs=3 05/28/2020 01:42 PM

eRecorded by: TICOR TITLE COOS BAY

Debbie Heller, CCC, Coos County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Merry Anne Hamlin, Successor Trustee of the Alvin M. Hamlin Living Trust dated 1/26/96 and Merry Anne Hamlin, Trustee of the Merry Anne Hamlin Living Trust dated 1/25/96, Grantor, conveys and warrants to Randle Bros. Construction, Inc., an Oregon corporation, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$150,000.00). (See ORS 93.030).

Subject to:

1. Regulations, levies, liens, assessments, rights of way and easements of Charleston Sanitary District.
2. The Land has been classified as Forest, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
3. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads, alleys and highways.
4. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Charleston Rural Fire Protection District
Recording Date: January 10, 1990
Recording No: 90-01-0523

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

STATUTORY WARRANTY DEED
(continued)

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

Dated: 5-19-2020

Alvin M. Hamlin Living Trust dated 1/26/96

BY: Merry Anne Hamlin
Merry Anne Hamlin
Successor Trustee *Successor trustee*

Merry Anne Hamlin Living Trust dated 1/25/96

BY: Merry Anne Hamlin
Merry Anne Hamlin
Trustee *Trustee*

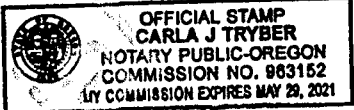
State of Oregon
County of Washington

This instrument was acknowledged before me on 5-19-2020 by Merry Anne Hamlin, Successor Trustee of the Alvin M. Hamlin Living Trust dated 1/26/96.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 5-29-21

State of Oregon
County of Washington



This instrument was acknowledged before me on 5-19-2020 by Merry Anne Hamlin, Trustee of the Merry Anne Hamlin Living Trust dated 1/25/96.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 5-29-21

State of Oregon
County of Washington

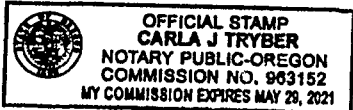


EXHIBIT "A"
Legal Description

Beginning at an iron pipe on the Northerly boundary of the right of way of Grinnell Avenue in Government Lot 5 of Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, from which point the iron pipe at the Southwest corner of the said Section 30 bears South 73° 14 2/3' West a distance of 2252.73 feet and running thence North 2° 57 1/2' West for a distance of 100.0 feet; thence South 87° 02 1/2' West for a distance of 100.0 feet; thence North 2° 57 1/2' West for a distance of 200.0 feet; thence South 87° 02 1/2' West for a distance of 100.0 feet; thence North 2° 57 1/2' West for a distance of 287.40 feet; thence North 53° 03' West for a distance of 287.32 feet; thence North 36° 57' East for a distance of 253.04 feet to a point on the Southwesterly boundary of the Third Creek Reservoir site belonging to the Coos Bay Pulp Corporation; thence following along the said boundary of the reservoir site as follows: South 24° 26 1/2' East for a distance of 38.16 feet; thence South 32° 42' East for a distance of 112.90 feet; thence South 49° 38 1/2' East for a distance of 125.11 feet; thence South 6° 13' East for a distance of 52.29 feet; thence South 28° 41' East for a distance of 60.41 feet; thence South 46° 46' East for a distance of 68.62 feet; thence South 68° 38' East for a distance of 74.09 feet; thence South 19° 45' East for a distance of 41.44 feet; thence North 83° 00' East a distance of 57.43 feet; thence South 63° 26' East for a distance of 73.79 feet; thence South 44° 25' East for a distance of 70.01 feet; thence South 20° 04' East for a distance of 55.36 feet; thence North 64° 10' East for a distance of 10.00 feet; thence leaving the boundary of the reservoir site and running South 66° 26' East for a distance of 202.25 feet, more or less, to a point on the East boundary of the said Government Lot 5, of Section 30; thence South 0° 28' East along the said East boundary of Government Lot 5 for a distance of 276.12 feet to a point on the said Northerly boundary of the right of way of Grinnell Avenue; thence South 87° 02 1/2' West along the said boundary of Grinnell Avenue for a distance of 420.91 feet to the point of beginning, being a portion of the E.J. Foley Donation Land Claim No. 40 and of Government Lot 5, both in Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

ALSO: Beginning at a point from which the iron pipe at the Southwest corner of said Section 30 bears South 49° 30' West a distance of 2435.80 feet; thence South 24° 26 1/2' East a distance of 38.16 feet; thence South 32° 42' East a distance of 112.90 feet; thence South 49° 38 1/2' East a distance of 125.11 feet; thence South 6° 13' East a distance of 52.29 feet; thence South 28° 41' East a distance of 60.41 feet; thence South 46° 46' East a distance of 68.62 feet; thence South 68° 38' East a distance of 74.09 feet; thence South 19° 45' East a distance of 41.44 feet; thence North 83° 00' East a distance of 57.43 feet; thence South 63° 26' East a distance of 73.79 feet; thence South 44° 25' East a distance of 70.01 feet; thence South 20° 04' East a distance of 55.36 feet; thence North 64° 10' East a distance of 10.00 feet; thence North 18° 48 1/2' West a distance of 70.83 feet; thence North 36° 39 1/2' West a distance of 53.60 feet; thence North 54° 31' West a distance of 124.03 feet; thence North 62° 35 1/2' West a distance of 81.24 feet; thence North 44° 29' West a distance of 78.48 feet; thence North 10° 24 1/2' West a distance of 99.64 feet; thence North 43° 44' West a distance of 192.38 feet; thence North 13° 22 1/2' West a distance of 123.51 feet; thence South 38° 31 1/2' West a distance of 107.89 feet to the point of beginning.

Uncopy

RECORDING REQUESTED BY:



300 Anderson Ave
Coos Bay, OR 97420

Coos County, Oregon 2020-04967
\$111.00 Pgs=6 05/28/2020 01:42 PM
eRecorded by: TICOR TITLE COOS BAY
Debbie Heller, CCC, Coos County Clerk

AFTER RECORDING RETURN TO:

AmeriTitle
1495 NW Garden Valley Blvd, PO Box 1609
Roseburg, OR 97471

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUST DEED

THIS TRUST DEED, made on the May 19, 2020 between Randle Bros. Construction, Inc., an Oregon corporation, as Grantor, Ticor Title Company of Oregon, as Trustee and Merry Anne Hamlin, Successor Trustee of the Alvin M. Hamlin Living Trust dated 1/26/96 and Merry Anne Hamlin, Trustee of the Merry Anne Hamlin Living Trust dated 1/25/96, as Beneficiary,

WITNESSETH:

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property in Coos County, Oregon described as:

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

together with all and singular the tenements, hereditaments and appurtenances and all other rights belonging or in any way now or after appertaining, and the rents, issues and profits and all fixtures used in connection with the property.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor and payment of the sum of One Hundred Forty Thousand And No/100 Dollars (\$140,000.00) Dollars, with the interest according to the terms of a promissory note of even date, payable to beneficiary and made by grantor, the final payment of principal and interest, if not sooner paid, to be due and payable June 1, 2025.

The date of maturity of the debt secured by this instrument is the date, stated above, on which the final installment of the note becomes due and payable. In the event the within described property, or any interest therein is sold, agreed to be sold, conveyed, assigned or alienated by grantor without first having obtained the written consent or approval of the beneficiary, then at the beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed, shall become immediately due and payable.

To protect the security of this trust deed, grantor agrees:

1. To protect, preserve and maintain the property in good condition and repair; not to remove or demolish any building or improvement; not to commit or permit any waste of the property.
2. To complete or restore promptly and in good and habitable conditions any building or improvement which now exists or may be constructed, and which is damaged or destroyed, and pay when due all costs incurred.
3. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property; if the beneficiary so requests, to join in executing such financing statements pursuant to the Uniform Commercial Code as the beneficiary may require and to pay for filing the same in the proper public office or offices, as well as the cost of all lien searches made by filing officers or searching agencies as may be deemed desirable by the beneficiary.
4. To provide and continuously maintain insurance on the buildings now or hereafter erected on the property against loss or damage by fire and such other hazards as the beneficiary may from time to time require, in an amount not less than the full insurable value, written in companies acceptable to the beneficiary, with loss payable to the latter; all policies of insurance shall be delivered to the beneficiary as soon as insured; if the grantor shall fail for any reason to procure any such insurance and to deliver the policies to the beneficiary at least fifteen (15) days prior to the expiration of any policy of insurance now or hereafter placed on the buildings, the beneficiary may procure the same at grantor's expense. The amount collected under any fire or other insurance policy may be applied by beneficiary upon any indebtedness secured and in such order as beneficiary may determine, or at the option of beneficiary the entire amount so collected, or any part, may be released to grantor. Such application or release shall not cure or waive any default or notice of default or invalidate any act done pursuant to such notice.
5. To keep the property free from construction liens and to pay all taxes, assessments and other charges assessed upon or against the property before any part of such taxes, assessments and other charges become past due or delinquent and promptly delivered receipts to beneficiary; should the grantor fail to make payment of any taxes, assessments, insurance premiums, liens or other charges payable by grantor, either by direct payment or by providing beneficiary with funds with which to make such payment, beneficiary may, at its option, make payment, and the amount so paid, with interest at the rate set forth in the note secured, together with the obligations described in paragraphs 6 and 7 of this trust deed, shall be added to and become a part of the debt secured by this trust deed, without waiver of any rights arising from breach of any of the covenants and for such payments, with interest as aforesaid, the property described, as well as the grantor, shall be bound to the same extent that they are bound for the payment of the obligation described, and all such payments shall be immediately due and payable without notice, and the nonpayable shall, at the option of the beneficiary, render all sums secured by this trust deed immediately due and payable and constitute a breach of this trust deed.

6. To pay all costs, fees and expenses of this trust including the cost of title search as well as other costs and expenses of the trustee incurred in connection with or in enforcing this obligation and trustee's fees and attorney's fees actually incurred.
7. To appear in and defend any action or proceeding purporting to affect the security rights or powers of beneficiary or trustee; and in any suit, action or proceeding in which the beneficiary or trustee may appear, including any suit for the foreclosure of this trust deed, to pay all costs and expenses, including evidence of title and the beneficiary's or trustee's attorney's fees; the amount of attorney's fees mentioned in this paragraph 7 in all cases shall be fixed by the trial court and in the event of any appeal from any judgment or decree of the trial court, grantor further agrees to pay such sum as the appellate court shall adjudge reasonable as the beneficiary's or trustee's attorney's fees on such appeal.

It is mutually agreed that:

8. In the event that any portion or all of the property shall be taken under the right of eminent domain or condemnation, beneficiary shall have the right, if it so elects, to require that all or any portion of the monies payable as compensation for such taking which are in excess of the amount required to pay all reasonable costs, expenses and attorney's fees necessarily paid by grantor in such proceedings, shall be paid to beneficiary and applied by it first upon any reasonable costs and expenses and attorney's fees, both in the trial and appellate courts, necessarily paid or incurred by beneficiary in such proceedings, and the balance applied upon the indebtedness secured; and grantor agrees, at its own expense, to take such actions and execute such instruments shall be necessary in obtaining such compensation, promptly upon beneficiary's request.
9. At any time and from time to time upon written request of beneficiary, payment of its fees and presentation of this deed and the note for endorsement (in case of full reconveyances, for cancellation), without affecting the liability of any person for the payment of the indebtedness, trustee may (a) consent to the making of any map or plat of the property; (b) join in granting any easement or creating any restriction; (c) join in any subordination or other agreement affecting this deed or the lien or charge; (d) reconvey, without warranty, all or any part of the property. The grantee in any reconveyance may be described as the "person or persons legally entitled thereto," and the recitals of any matters or facts shall be conclusive proof of their truthfulness.
10. Upon any default by grantor, beneficiary may at any time by receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness secured, enter upon and take possession of the property or any part, in its own name sue or otherwise collect rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees upon any indebtedness secured, and in such order as beneficiary may determine.
11. The entering upon and taking possession of the property, the collection of such rents, issues and profits, or the proceeds of fire and other insurance policies or compensation or awards for any taking or damage of the property, and the application or release, shall not cure or waive any default or invalidate any act done pursuant to such notice.
12. Upon default by grantor in payment of any indebtedness secured or in grantor's performance of any agreement, time being of the essence with respect to such payment and/or performance, the beneficiary may declare all sums secured immediately due and payable. In such an event the beneficiary may elect to proceed to foreclose this trust deed in equity as a mortgage or direct the trustee to foreclose this trust deed by advertisement and sale, or may direct the trustee to pursue any other right or remedy, either at law or in equity, which the beneficiary may have. In the event the beneficiary elects to foreclose by advertisement and sale, the beneficiary or the trustee shall execute and cause to be recorded a written notice of default and election to sell the property to satisfy the obligation secured and the trustee shall fix the time and place of sale, give notice as then required by law and proceed to foreclose this trust deed in the manner provided by law.
13. After the trustee has commenced foreclosure by advertisement and sale, and at any time prior to the time provided by law before the date the trustee conducts the sale, the grantor or any other person so privileged, may cure the default or defaults. If the default consists of a failure to pay, when due, sums secured by the trust deed, the default may be cured by paying the entire amount due at the time of the cure other than such portion as would not then be due had no default occurred. Any other default that is capable of being cured may be cured by tendering the performance required under the obligation or trust deed. In any case, in addition to curing the default or defaults, the person effecting the cure shall pay to the beneficiary all costs and expenses actually incurred in enforcing the obligation of the trust deed together with trustee's and attorney's fees not exceeding the amounts provided by law.
14. Otherwise, the sale shall be held on the date and at the time and place designated in the notice of sale or the time to which the sale may be postponed as provided by law. The trustee may sell the property either in one parcel or in separate parcels, and shall sell the parcel or parcels at auction to the highest bidder for cash, payable at the time of sale. Trustee shall deliver to the purchaser its deed in form as required by law conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in the deed of any matters of fact shall be conclusive proof of their truthfulness. Any person, excluding the trustee, but including the grantor and beneficiary may purchase at the sale.
15. When trustee sells pursuant to the powers provided, trustee shall apply the proceeds of sale to payment of (1) the expenses of sale, including the compensation of the trustee and a reasonable charge by trustee's attorney, (2) to the obligation secured by the trust deed, (3) to all persons having recorded liens subsequent to the interest of the trustee in the trust deed as their interests may appear in the order of their priority and (4) the surplus, if any, to the grantor or to any successor in interest entitled to such surplus.
16. Beneficiary may from time to time appoint a successor or successors to any trustee named or to any successor trustee appointed. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, powers and duties conferred upon any trustee named or appointed. Each such appointment and substitution shall be made by written instrument executed by beneficiary, which, when

recorded in the records of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.

17. Trustee accepts this trust when this deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party of pending sale under any other deed of trust or of any action proceeding in which grantor, beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee.

The grantor covenants and agrees to and with the beneficiary and the beneficiary's successor in interest that the grantor is lawfully seized in fee simple of the real property and has a valid, unencumbered title, excepting and subject to:

and that the grantor will warrant and forever defend the same against all persons.

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:

(a) ~~primarily for grantor's personal, family or household purposes (see Important Notice below),~~

(b) for an organization, or (even if grantor is a natural person) are for business or commercial purposes.

This deed applies to, insures to the benefit of and binds all parties, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledges, of the contract secured, whether or not named as a beneficiary.

In construing this trust deed, it is understood that the Grantor or Beneficiary may be more than one person; that if the context so requires, the singular shall be taken to mean and include that plural, and that generally all grammatical changes shall be made, assumed and implied to make the provisions apply equally to corporations and to individuals.

Note: The Trust Deed Act provides that the trustee must be either an attorney, who is an active member of the Oregon State Bar, a bank, a trust company or savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under state law.

***IMPORTANT NOTICE:** Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creditor as such word is defined in the Truth-in-Lending Act Regulation Z, the beneficiary **MUST** comply with the Act and Regulation by making required disclosure. If compliance with the Act is not required, disregard this notice.

WARNING

Unless you provide us with evidence of the insurance coverage as required by our contract or loan agreement, we may purchase insurance at your expense to protect our interest. This insurance may, but need not, also protect your interest. If the collateral becomes damaged, the coverage we purchase may not pay any claim you make or any claim made against you. You may later cancel this coverage by providing evidence that you have obtained property coverage elsewhere.

You are responsible for the cost of any insurance purchased by us. The cost of this insurance may be added to your contract or loan balance. If the cost is added to your contract or loan balance, the interest rate on the underlying contract or loan will apply to this added amount. The effective date of coverage may be the date your prior coverage lapsed or the date you failed to provide proof of coverage.

The coverage we purchase may be considerably more expensive than insurance you can obtain on your own and may not satisfy any need for property damage coverage or any mandatory liability insurance requirements imposed by applicable law.

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

Dated: May 19, 2020

Randle Bros. Construction, Inc., an Oregon corporation

BY: [Signature]
Sean E. Randle
President

BY: [Signature]
Scott Randle
Secretary/Treasurer

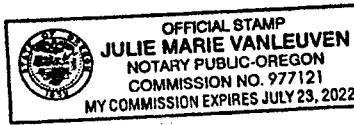
State of Oregon
County of Wasco

This instrument was acknowledged before me on May 19, 2020 by Scott Randle, as Secretary/Treasurer for Randle Bros. Construction, Inc., an Oregon corporation.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 7-23-22

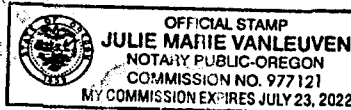
State of Oregon
County of Wasco



This instrument was acknowledged before me on May 19, 2020 by Sean E. Randle, as President for Randle Bros. Construction, Inc., an Oregon corporation.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 7-23-22



Unofficial Copy

REQUEST FOR FULL RECONVEYANCE

TICOR TITLE COMPANY OF OREGON, A OREGON CORPORATION, TRUSTEE:

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by the Deed of Trust have been fully paid and satisfied; and you are requested and directed, on payment to you of any sums owing you under the terms of the Deed of Trust, to cancel all evidences of indebtedness, secured by the Deed of Trust, delivered to you, together with the Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of the Deed of Trust, all the estate now held by you under the same.

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

Print Company Name

Signature

Date

By: _____
Print Name

Its: _____
Print Title

Print Company Name

Signature

Date

By: _____
Print Name

Its: _____
Print Title

Please mail Reconveyance to: _____

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both original documents must be delivered to the Trustee for cancellation before reconveyance will be made.

Unofficial Copy

EXHIBIT "A"
Legal Description

Beginning at an iron pipe on the Northerly boundary of the right of way of Grinnell Avenue in Government Lot 5 of Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, from which point the iron pipe at the Southwest corner of the said Section 30 bears South 73° 14 2/3' West a distance of 2252.73 feet and running thence North 2° 57 1/2' West for a distance of 100.0 feet; thence South 87° 02 1/2' West for a distance of 100.0 feet; thence North 2° 57 1/2' West for a distance of 200.0 feet; thence South 87° 02 1/2' West for a distance of 100.0 feet; thence North 2° 57 1/2' West for a distance of 267.40 feet; thence North 53° 03' West for a distance of 287.32 feet; thence North 36° 57' East for a distance of 253.04 feet to a point on the Southwesterly boundary of the Third Creek Reservoir site belonging to the Coos Bay Pulp Corporation; thence following along the said boundary of the reservoir site as follows: South 24° 26 1/2' East for a distance of 38.16 feet; thence South 32° 42' East for a distance of 112.90 feet; thence South 49° 38 1/2' East for a distance of 125.11 feet; thence South 6° 13' East for a distance of 52.29 feet; thence South 28° 41' East for a distance of 60.41 feet; thence South 46° 46' East for a distance of 68.62 feet; thence South 68° 38' East for a distance of 74.09 feet; thence South 19° 45' East for a distance of 41.44 feet; thence North 83° 00' East a distance of 57.43 feet; thence South 63° 26' East for a distance of 73.79 feet; thence South 44° 25' East for a distance of 70.01 feet; thence South 20° 04' East for a distance of 55.36 feet; thence North 64° 10' East for a distance of 10.00 feet; thence leaving the boundary of the reservoir site and running South 68° 26' East for a distance of 202.25 feet, more or less, to a point on the East boundary of the said Government Lot 5, of Section 30; thence South 0° 28' East along the said East boundary of Government Lot 5 for a distance of 276.12 feet to a point on the said Northerly boundary of the right of way of Grinnell Avenue; thence South 87° 02 1/2' West along the said boundary of Grinnell Avenue for a distance of 420.91 feet to the point of beginning, being a portion of the E.J. Foley Donation Land Claim No. 40 and of Government Lot 5, both in Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

ALSO: Beginning at a point from which the iron pipe at the Southwest corner of said Section 30 bears South 49° 30' West a distance of 2435.60 feet; thence South 24° 26 1/2' East a distance of 38.16 feet; thence South 32° 42' East a distance of 112.90 feet; thence South 49° 38 1/2' East a distance of 125.11 feet; thence South 6° 13' East a distance of 52.29 feet; thence South 28° 41' East a distance of 60.41 feet; thence South 46° 46' East a distance of 68.62 feet; thence South 68° 38' East a distance of 74.09 feet; thence South 19° 45' East a distance of 41.44 feet; thence North 83° 00' East a distance of 57.43 feet; thence South 63° 26' East a distance of 73.79 feet; thence South 44° 25' East a distance of 70.01 feet; thence South 20° 04' East a distance of 55.36 feet; thence North 64° 10' East a distance of 10.00 feet; thence North 19° 48 1/2' West a distance of 70.83 feet; thence North 36° 39 1/2' West a distance of 53.60 feet; thence North 54° 31' West a distance of 124.03 feet; thence North 62° 35 1/2' West a distance of 81.24 feet; thence North 44° 29' West a distance of 78.49 feet; thence North 10° 24 1/2' West a distance of 99.64 feet; thence North 43° 44' West a distance of 192.38 feet; thence North 13° 22 1/2' West a distance of 123.51 feet; thence South 38° 31 1/2' West a distance of 107.89 feet to the point of beginning.

Unrecorded Copy

PERSONAL PROPERTY TAX WARRANT

(This is a lien demand and not an arrest warrant)

State of Oregon, County of COOS

Warrant Number: 2020 - 195

Date Issued: June 24, 2020

ss.

Interest to: July 15, 2020

RANDLE BROS. CONSTRUCTION, INC.
1084 S 2ND ST
COOS BAY OR 97420-1407

The above named appears as owning or having possession or control of certain personal property on the accounts listed below. Taxes lawfully assessed, levied, and charged on said personal property have not been paid and are delinquent for the years and in the respective amounts specified.

This warrant is issued to enforce payment of these taxes pursuant to Oregon Revised Statute 311.610.

The description of the personal property as it appears in the latest tax roll, the year(s) for which taxes are delinquent, the principal amount for delinquent taxes for each year plus interest to the date of issuance of this warrant, and service charges, are as follows:

Description of Personal Property			Tax Year	Amount of Taxes	Amount Due	
Code Area	Account Number	Kind of Property			Interest	Total
6982	99919829	PERSONAL PROPERTY	2019	3,334.56	222.30	3,556.86
Total Amount of Taxes to be Recorded			Total Taxes and Interest		3,556.86	
			Service Charges		62.00	
			TOTAL Due		\$3,618.86	

The amount due on this warrant is the sum of total taxes due, interest on all past due installments at the rate of 1.3333 percent per month until paid (ORS 311.505), and the service charges.

SERVICE OF WARRANT

A duplicate of this warrant was served on the person named by:

Certified Mail (ORS 311.620) June 24, 2020
Date Mailed

The cost of such service is \$ 62

RELEASE OF LIEN

Coos County, Oregon 2020-06097
\$16.00 06/24/2020 10:39 AM
Pgs=1

This warrant has been satisfied in full, and the lien is fully released.



MEGAN SIMMS
Tax Collector

Debble Heller, CCC, Coos County Clerk

by _____ Date _____
Deputy (MUST be signed to release lien)

-- AFTER RECORDING RETURN TO COUNTY TAX COLLECTOR--

250 NORTH BAXTER COQUILLE, OREGON 97423

(541) 398-7725

PERSONAL PROPERTY TAX WARRANT

(This is a lien demand and not an arrest warrant)

State of Oregon, County of COOS

Warrant Number: 2021 - 232

Date Issued: June 22, 2021

ss.

Interest to: July 15, 2021

RANDLE BROS. CONSTRUCTION, INC.
1084 S 2ND ST
COOS BAY OR 97420-1407

The above named appears as owning or having possession or control of certain personal property on the accounts listed below. Taxes lawfully assessed, levied, and charged on said personal property have not been paid and are delinquent for the years and in the respective amounts specified.

This warrant is issued to enforce payment of these taxes pursuant to Oregon Revised Statute 311.610.

The description of the personal property as it appears in the latest tax roll, the year(s) for which taxes are delinquent, the principal amount for delinquent taxes for each year plus interest to the date of issuance of this warrant, and service charges, are as follows:

Description of Personal Property			Tax Year	Amount of Taxes	Amount Due	
Code Area	Account Number	Kind of Property			Interest	Total
917	99917831	PERSONAL PROPERTY	2020	2,060.59	137.38	2,197.97
			2019	1,516.15	329.61	1,845.76
Total Amount of Taxes to be Recorded			Total Taxes and Interest		4,043.73	
			Service Charges		62.00	
			TOTAL Due		\$4,105.73	

The amount due on this warrant is the sum of total taxes due, interest on all past due installments at the rate of 1.3333 percent per month until paid (ORS 311.505), and the service charges.

SERVICE OF WARRANT

A duplicate of this warrant was served on the person named by:

Certified Mail (ORS 311.620) June 22, 2021
Date Mailed

The cost of such service is \$ 62

RELEASE OF LIEN

This warrant has been satisfied in full, and the lien is fully released.

MEGAN SIMMS
Tax Collector

by _____
Deputy (MUST be signed to release lien) Date

Coos County, Oregon 2021-07100

\$16.00

06/22/2021 02:59 PM

Pgs=1



00134948202100071000010018

Debbie Heller, CCC, Coos County Clerk

-- AFTER RECORDING RETURN TO COUNTY TAX COLLECTOR --

250 NORTH BAXTER COQUILLE, OREGON 97423

(541) 396-7725

PERSONAL PROPERTY TAX WARRANT

(This is a lien demand and not an arrest warrant)

State of Oregon, County of COOS

Warrant Number: 2021 - 250

Date Issued: June 22, 2021

ss.

Interest to: July 15, 2021

RANDLE BROS. CONSTRUCTION, INC.
1084 S 2ND ST
COOS BAY OR 97420-1407

The above named appears as owning or having possession or control of certain personal property on the accounts listed below. Taxes lawfully assessed, levied, and charged on said personal property have not been paid and are delinquent for the years and in the respective amounts specified.

This warrant is issued to enforce payment of these taxes pursuant to Oregon Revised Statute 311.610.

The description of the personal property as it appears in the latest tax roll, the year(s) for which taxes are delinquent, the principal amount for delinquent taxes for each year plus interest to the date of issuance of this warrant, and service charges, are as follows:

Description of Personal Property			Tax Year	Amount of Taxes	Amount Due	
Code Area	Account Number	Kind of Property			Interest	Total
6962	99919829	PERSONAL PROPERTY	2020	4,749.00	316.59	5,065.59
			2019	206.05	38.46	244.51
Total Amount of Taxes to be Recorded						5,310.10
						62.00
						\$5,372.10

The amount due on this warrant is the sum of total taxes due, interest on all past due installments at the rate of 1.3333 percent per month until paid (ORS 311.505), and the service charges.

SERVICE OF WARRANT

A duplicate of this warrant was served on the person named by:

Certified Mail (ORS 311.620) June 22, 2021
Date Mailed

The cost of such service is \$ 62

RELEASE OF LIEN

This warrant has been satisfied in full, and the lien is fully released.

MEGAN SIMMS
Tax Collector

by _____ Date _____
Deputy (MUST be signed to release lien)

Coos County, Oregon 2021-07116
\$16.00 06/22/2021 02:59 PM

Pgs=1



Debbie Heller, CCC, Coos County Clerk

— AFTER RECORDING RETURN TO COUNTY TAX COLLECTOR—

250 NORTH BAXTER COQUILLE, OREGON 97423

(541) 396-7725

BARGAIN AND SALE DEED

F. WILLIS SMITH, TRUSTEE U/A/D 1/28/82 conveys to CHARLESTON RURAL FIRE PROTECTION DISTRICT, a municipal corporation, all that real property situated in Coos County, State of Oregon, described as:

Beginning at a point on the Easterly boundary of the County Road through Section Thirty (30), Township Twenty-five (25) South, Range Thirteen (13) West of Willamette Meridian, from which point the iron pipe at the Southwest corner of said Section Thirty (30) bears South 36° 24' 1/2' West a distance of 2738.62 feet; and running thence South 1° 57' East a distance of 127.02 feet; thence South 26° 34' West a distance of 60.37 feet; thence South 24° 56' 1/2' East a distance of 94.85 feet; thence South 2° 17' 1/2' West a distance of 100.08 feet; thence South 13° 22' West a distance of 82.24 feet; thence South 8° 35' East a distance of 64.45 feet; thence South 79° 06' 1/2' East a distance of 12.00 feet; thence North 16° 36' 1/2' East a distance of 61.57 feet; thence North 42° 53' East a distance of 57.31 feet; thence North 11° 19' East a distance of 86.68 feet; thence North 19° 06' East a distance of 82.54 feet; thence North 84° 48' 1/2' East a distance of 33.14 feet; thence South 54° 50' East a distance of 53.82 feet; thence South 21° 48' East a distance of 53.85 feet; thence South 40° 26' 1/2' West a distance of 115.62 feet; thence South 10° 10' East a distance of 107.69 feet; thence South 38° 09' 1/2' East a distance of 89.02 feet; thence South 24° 26' 1/2' East a distance of 34.34 feet; thence North 38° 31' 1/2' East a distance of 107.89 feet to where the East line of Roy Street intersects the Third Creek Reservoir site; thence North 13° 22' 1/2' West a distance of 1.89 feet; thence North 30° 39' West a distance of 62.77 feet; thence North 28° 58' East a distance of 128.01 feet; thence North 143.00 feet; thence North 59° 02' West a distance of 75.80 feet; thence North 45° 00' West a distance of 137.18 feet; thence North 24° 26' 1/2' East a distance of 72.49 feet; thence North 47° 41' East a distance of 90.61 feet; thence North 15° 15' West a distance of 57.01 feet; thence North 60° 44' West a distance of 160.18 feet to a point on the Easterly boundary of the County Road through Section Thirty (30) above described; thence South 31° 27' West a distance of 198.53 feet along the Easterly boundary of said County Road to the point of beginning; the above described tract being a portion of the E. J. Foley Donation Land Claim No. 40 in Section Thirty (30), Township Twenty-five (25) South, Range Thirteen (13) West of Willamette Meridian and of Lot Five (5), Section Thirty (30), Township Twenty-five (25) South, Range Thirteen (13) West of Willamette Meridian, Coos County, Oregon. State of Oregon

County of Coos 90-1-0523 9885

*Return to: Robert D. Laird, Atty at Law
P.O. Box 3295, Coos Bay, Or 97420

430 I, Mary Ann Wilson, County Clerk, certify the within instrument was filed for record at

11:59 AM Jan 10, 1982

By D. Taylor Deputy

#pages 45 Fee \$ 25.20

ALSO, an easement to flood the remainder of Third Creek Reservoir, more particularly described as follows: Beginning at a point from which the iron pipe at the Southwest corner of said Section 30 bears South 49° 30' West a distance of 2435.60 feet; thence South 24° 26 1/2' East a distance of 38.16 feet; thence South 32° 42' East a distance of 112.90 feet; thence South 49° 38 1/2' East a distance of 125.11 feet; thence South 6° 13' East a distance of 52.29 feet; thence South 28° 41' East a distance of 60.41 feet; thence South 46° 46' East a distance of 68.62 feet; thence South 68° 38' East a distance of 74.09 feet; thence South 19° 45' East a distance of 41.44 feet; thence North 83° 00' East a distance of 57.43 feet; thence South 63° 26' East a distance of 73.79 feet; thence South 44° 25' East a distance of 70.01 feet; thence South 20° 04' East a distance of 55.36 feet; thence North 64° 10' East a distance of 10.00 feet; thence North 19° 48 1/2' West a distance of 70.83 feet; thence North 36° 39 1/2' West a distance of 53.60 feet; thence North 54° 31' West a distance of 124.03 feet; thence North 62° 35 1/2' West a distance of 91.24 feet; thence North 44° 29' West a distance of 78.49 feet; thence North 10° 24 1/2' West a distance of 99.64 feet; thence North 43° 44' West a distance of 192.38 feet; thence North 13° 22 1/2' West a distance of 123.51 feet; thence South 38° 31 1/2' West a distance of 107.89 feet to the point of beginning.

For a further description and identification of the real property being conveyed, see Exhibits A and B attached hereto and incorporated herein. (Account No. 3726.01, Parcel 4600, 3.46 Acres)

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

There is no consideration for this conveyance. It is a gift by the Grantor to the Grantee.

The foregoing recital of consideration is true as I verily believe.

DATED this 4th day of

January, 1990

F. Willis Smith
F. Willis Smith, Trustee

STATE OF OREGON)
)
County of Coos) SS.



Personally appeared the above named F. Willis Smith,
Trustee and acknowledged the foregoing instrument to be his
voluntary act and deed. Before me: JANUARY 4, 1990

Elsie J. Marks
Notary Public for Oregon
My Commission Expires: 12/17/93

Until a change is requested, send
all tax statements to:
Charleston Rural Fire
Protection District
1800 Cape Arago Highway
Coos Bay, Oregon 97420

Unofficial
Copy

SCHEDULE OF REFERENCED MONUMENTS ON

Point	Diameter of Pin	Witness	Bearing	Distance	Point	Quantity of Pins	Witness	
SECOND CREEK					TARHELL CREEK			
S 1	1 1/2	10 Spruce	N 2° 45' W	47.7	T 1	3/4	24 Spruce Stump	
		26 Fir	S 22° 20' W	42.8			7 Spruce	
		42 Fir	S 37° E	10.3			18 Fir	
S 2	1 1/2	15 Hemlock	S 71° W	34.7	T 2	3/4	30 Fir	
		36 Cedar Stump	S 49° 30' W	28.8			12 Fir	
S 3	1 1/2	19 Spruce	N 12° 15' W	32.2	T 3	3/4	30 Spruce Stump	
		18 Hemlock	N 86° W	6.3			36 Spruce Stump	
S 4	1 1/2	42 Fir	N 5° 30' E	17.5	T 4	3/4	30 Spruce Stump	
		18 Fir	S 48° 45' E	27.8			24 Fir Stump	
S 5	1 1/2	60 Spruce	S 50° 15' W	17.5	T 5	3/4	36 Spruce Stump	
		42 Cedar Stump	N 73° 10' W	28.7			30 Fir Stump	
S 6	1 1/2	26 Hemlock	N 80° 30' E	11.9	T 6	3/4	36 Cedar Stump	
		18 Hemlock	N 9° E	11.1			30 Fir	
S 7	1 1/2	30 Hemlock	N 73° 30' W	16.5	T 7	3/4	36 Cedar Stump	
		18 Hemlock	S 27° 15' E	21.9			40 Fir	
S 8	1 1/2	30 Cedar Stump	N 13° W	34.8	T 8	3/4	24 Fir	
		48 Cedar Stump	N 81° E	49.9			40 Cedar Stump	
S 9	1 1/2	48 Cedar Stump	N 13° W	29.1	T 9	3/4	18 Fir	
		30 Fir	S 47° 35' E	20.1			10 Cedar Snag	
S 10	1 1/2	10 Fir	N 23° 30' E	23.7	T 10	3/4	12 Spruce	
		12 Fir	S 45° 30' W	20.8			36 Cedar Stump	
THIRD CREEK					T 11	3/4	42 Cedar Stump	
X 1	1 1/2				T 12	3/4	16 Hemlock	
							36 Cedar Stump	
X 2	1 1/2	30 Fir	N 62° 25' E	21.8	T 13	3/4	4 Fir	
		30 Fir	S 33° 20' E	18.1			12 Hemlock	
X 3	1 1/2	36 Fir	S 41° E	32.5	T 14	3/4	30 Fir Stump	
		48 Fir	S 62° 40' W	32.0			30 Fir Stump	
		30 Fir	S 55° 40' W	21.8	T 15	3/4	36 Cedar Stump	
X 4	1 1/2	36 Fir	S 72° W	53.5			6 Alder	
		24 Cedar Stump	S 55° 15' W	21.3	T 16	3/4	30 Fir Stump	
X 5	1 1/2	30 Cedar Snag	S 2° E	27.6			24 Fir Stump	
		30 Fir	S 35° E	43.6	T 17	3/4	4 Alder	
X 6	1 1/2	24 Fir	S 72° 30' W	70.4			60 Cedar Stump	
		30 Fir	N 5° 40' E	32.4	T 18	3/4	72 Spruce Stump	
X 7	1 1/2	30 Spruce	N 32° 30' E	26.1			5 Alder	
		30 Fir	N 14° 30' E	35.0	T 19	3/4	6 Alder	
X 8	1 1/2	36 Fir	S 32° 30' W	5.3			34 Cedar Stump	
X 9	1 1/2				T 20	3/4	48 Fir Stump	
							30 Fir	
					T 21	3/4	30 Fir	
							24 Fir	
					T 22	3/4	36 Fir	
							N 50° E	
					FOURTH CREEK			
F 1	1 1/2	10 Hemlock	N 10° 30'					
		10 Hemlock	N 24° 18'					
F 2	1 1/2	5 Cedar	S 70° 45'					
		36 Fir Stump	N 33° 00'					
F 3	1 1/2	42 Fir Stump	N 58° 00'					
		6 Alder	S 36° 18'					
F 4	1 1/2	8 Cedar	N 11° 15'					
		8 Cedar	S 60° 15'					
F 5	1 1/2	6 Alder	S 31° 30'					
		6 Alder	S 53° N					
F 6	1 1/2	8 Alder	S 37° 45'					
		8 Alder	S 31° 45'					
F 7	1 1/2	24 Fir Stump	N 31° W					
		10 Alder	N 84° 30'					
F 8	1 1/2	7 Fir	N 10° 30'					
		4 Alder	N 82° E					
F 9	1 1/2	7 Alder	N 74° 50' N					
		5 Alder	N 32° 00'					
F 10	1 1/2	8 Alder	S 52° 30'					
		5 Alder	S 56° W					

Note: Distances listed are slope distances on all sidehill measurements. All witness trees are described with the Point letter and number as listed above.

PORTION OF MAP PREPARED BY
C.F. BESSEE IN ABOUT 1929 FOR
SITKA SPROUCE PULP & PAPER CO.

PERSONAL PROPERTY TAX WARRANT

(This is a lien demand and not an arrest warrant)

State of Oregon, County of COOS

Warrant Number: 2022 - 254

Date Issued: June 23, 2022

ss. Interest to: July 15, 2022

Coos County, Oregon **2022-07786**

\$16.00

08/18/2022 01:03 PM

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RANDLE BROS. CONSTRUCTION, INC.
C/O SEAN RANDLE
1084 S 2ND ST
COOS BAY OR 97420-1407



00155361202200077860010016

Diris D. Murphy, Coos County Clerk

The above named appears as owning or having possession or control of certain personal property on the accounts listed below. Taxes lawfully assessed, levied, and charged on said personal property have not been paid and are delinquent for the years and in the respective amounts specified.

This warrant is issued to enforce payment of these taxes pursuant to Oregon Revised Statute 311.610.

The description of the personal property as it appears in the latest tax roll, the year(s) for which taxes are delinquent, the principal amount for delinquent taxes for each year plus interest to the date of issuance of this warrant, and service charges, are as follows:

Description of Personal Property			Tax Year	Amount of Taxes	Amount Due	
Code Area	Account Number	Kind of Property			Interest	Total
6962	99919829	PERSONAL PROPERTY	2021	2,955.10	197.01	3,152.11
			2020	228.67	42.69	271.36
Total Amount of Taxes to be Recorded				Total Taxes and Interest		3,423.47
				Service Charges		62.00
				TOTAL Due		\$3,485.47

The amount due on this warrant is the sum of total taxes due, interest on all past due installments at the rate of 1.3333 percent per month until paid (ORS 311.505), and the service charges.

SERVICE OF WARRANT

A duplicate of this warrant was served on the person named by:

Certified Mail (ORS 311.620) June 23, 2022
Date Mailed

The cost of such service is \$ 62

RELEASE OF LIEN

Coos County, Oregon **2022-06089**

\$16.00

06/23/2022 02:06 PM

Pgs=1

This warrant has been satisfied in full, and the lien is fully released.

MEGAN SIMMS

Tax Collector

by Jessie Chad 8/17/22
Deputy (MUST be signed to release lien) Date



00152959202200060890010011

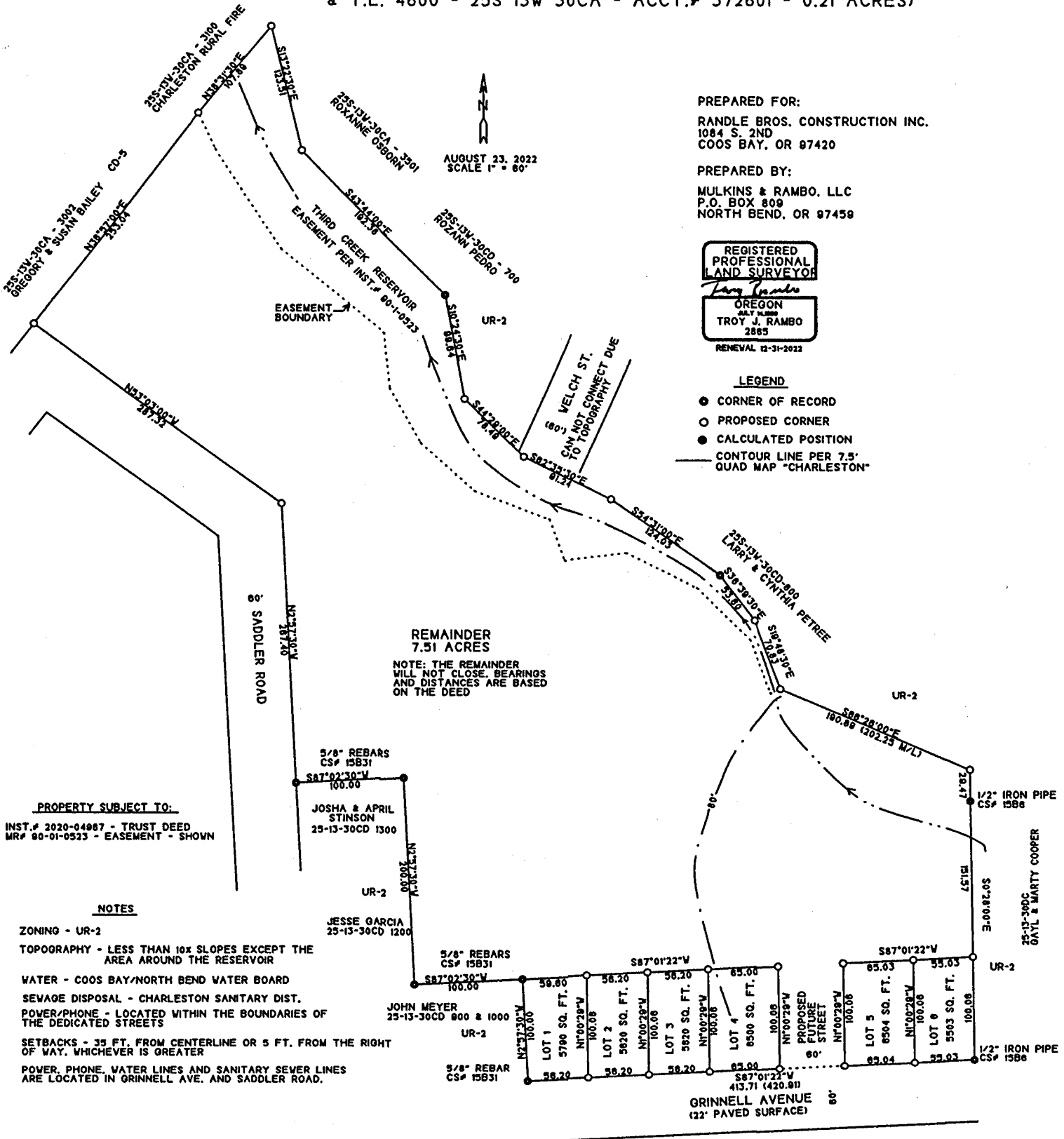
Diris D. Murphy, Coos County Clerk

-- AFTER RECORDING RETURN TO COUNTY TAX COLLECTOR--

250 NORTH BAXTER COQUILLE, OREGON 97423

(541) 396-7725

THIRD CREEK RESERVOIR TENTATIVE SUBDIVISION PLAT - PHASE 1
 LOCATED IN THE SW1/4 OF SECTION 30,
 T.25S., R.13W., W.M., COOS COUNTY, OREGON
 (T.L. 800 - 25S 13W 30CD - ACCT.# 372603 - 10.62 ACRES
 & T.L. 4600 - 25S 13W 30CA - ACCT.# 372601 - 0.21 ACRES)



PREPARED FOR:
 RANDLE BROS. CONSTRUCTION INC.
 1084 S. 2ND
 COOS BAY, OR 97420

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

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Troy J. Rambo
 OREGON
 847 #0000
 TROY J. RAMBO
 2885
 RENEWAL 12-31-2022

- LEGEND**
- CORNER OF RECORD
 - PROPOSED CORNER
 - CALCULATED POSITION
 - CONTOUR LINE PER 7.5' QUAD MAP "CHARLESTON"

REMAINDER
 7.51 ACRES
 NOTE: THE REMAINDER
 WILL NOT CLOSE. BEARINGS
 AND DISTANCES ARE BASED
 ON THE DEED

PROPERTY SUBJECT TO:
 INST.# 2020-04987 - TRUST DEED
 MR# 80-01-0523 - EASEMENT - SHOWN

- NOTES**
- ZONING - UR-2
 - TOPOGRAPHY - LESS THAN 10% SLOPES EXCEPT THE AREA AROUND THE RESERVOIR
 - WATER - COOS BAY/NORTH BEND WATER BOARD
 - SEWAGE DISPOSAL - CHARLESTON SANITARY DIST.
 - POWER/PHONE - LOCATED WITHIN THE BOUNDARIES OF THE DEDICATED STREETS
 - SETBACKS - 35 FT. FROM CENTERLINE OR 5 FT. FROM THE RIGHT OF WAY, WHICHEVER IS GREATER
 - POWER, PHONE, WATER LINES AND SANITARY SEWER LINES ARE LOCATED IN GRINNELL AVE. AND SADDLER ROAD.

GRINNELL AVENUE
 (22' PAVED SURFACE)