



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

FILE NUMBER: PLA-24-007

Date Received: 7/21/24 Receipt #: 24 8132 Received by: C. Carr

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) Shane Miller

Mailing address: P.O. Box 296, Riley, KS 66531

Phone: 785-485-2092 (Kansas), 541-266-7393 (Oregon) Email: millersm@coosnet.com

Township: 24S Range: 11W Section: 30 ¼ Section: C 1/16 Section: Select Tax lot: 800

Tax Account Number(s): 108500 Zone: Select Zone Forest Mixed Use (FMU)

Acreage Prior to Adjustment: 8.70 Acreage After the Adjustment 7.10

B. Land Owner(s) Bob Little

Mailing address: 93594 Easy Lane, Coos Bay, OR 97420

Phone: 425-281-5823 Email: rpittle@gmail.com

Township: 24S Range: 11W Section: 30 ¼ Section: C 1/16 Section: Select Tax lot: 700

Tax Account Number(s) 108700 Zone Forest Mixed Use (FMU)

Acreage Prior to Adjustment: 27.92 Acreage After the Adjustment 29.52

C. Surveyor Troy Rambo

Mailing Address P.O. Box 809, North Bend, OR 97459

Phone #: 541-751-8900 Email: mandrllc@frontier.com

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

Submittal Requirements:

An application for a line adjustment or elimination shall be filed by the owners of all units of land affected.

The application shall be accompanied by an appropriate fee and contain the following information:

- a. A property line adjustment must include a tentative map drawn on 8 ½" x 11" or 11" x 17" size paper. The map shall contain the following information:
 - i. North arrow and Scale – The property boundaries and any other required detail shall be provided to scale.
 - ii. Existing and proposed property line dimensions and size in square feet or acres of the lawfully established units of land that are subject of the application. The existing and proposed property configurations will be shown on separate sheets of paper as before and after maps and shall contain acreage before and after adjustments.
 - iii. Identification, size, and dimensions of the area(s) proposed to be adjusted from one property to the other.
 - iv. Roads abutting and located within the subject properties, including names and road right-of-way or easement widths, and labeled as either public or private.
 - v. Location of on-site wastewater treatment systems or name of sanitary sewer district. This includes drain field and repair areas. All on-site wastewater improvements are to remain on the same unit of land as the structure it is serving.
 - vi. Easements, shown with dimensions, type, labeled as existing or proposed, and specifically noting to whom they benefit
 - vii. Existing structures and the distance from each structure to the existing and proposed property lines. Setbacks for all structures within 50 feet of the proposed property line (130 feet if property is zoned Forest or Forest Mixed Use) must be verified on a site plan prepared and stamped by an Oregon registered professional land surveyor. If no structures exist within the specified area, the surveyor can submit a stamped letter so stating.
- b. A preliminary title report or title search for each property, to determine ownership and any recorded deed restrictions.
- c. Evidence to show that the units of land are lawfully created pursuant to Section 6.1 Lawfully Created. If the conformance of the unit of land is unknown, then a Lawfully Created Determination application will be required either prior or in conjunction with a property line adjustment application. If a Lawfully Created Unit of Land Determination is required, then this will be treated as an Administrative Action.
- d. Upon completion of the Property Line Adjustment Review the mapping and filing requirements of Section 6.3.157 shall be followed.

Criteria:

1. General Criteria - A Property Line Adjustment requires application pursuant to Ministerial Application (Type I) procedures according to Article 5.0, unless otherwise specified by this section. An application for multiple property line adjustments can be made under one application, so long as the deeds are recorded in the correct sequence. All property line adjustments are subject to the following standards and criteria, unless previously stated in this section:
 - a. The property line adjustment cannot:
 - i. Create an additional unit of land; or
 - ii. Violate any applicable specific conditions of previous land use approvals or recorded deed restrictions. An example would be if parcels were required to meet a minimum acreage or have an accessory structure and adjustment would remove the primary use or structure.
 - b. All properties affected by the proposed adjustment are legal units of land unless this adjustment is to correct an improperly formed unit of land or to correct an encroachment issue.
 - c. A property line adjustment is subject to the minimum lot or parcel size standards of the applicable zoning district, except in the following circumstances:
 - i. One or both abutting properties are smaller than the minimum lot or parcel size for the applicable zone before the property line adjustment and, after the adjustment, one is as large or larger than the minimum lot or parcel size for the applicable zone; or
 - ii. Both abutting properties are smaller than the minimum lot or parcel size for the applicable zone before and after the property line adjustment.
 - d. Split-zoned properties: The adjustment will not create a split-zoned unit of land that does not comply with the standards for creation of a parcel in each zone unless the property owner provides for the recording of a restrictive covenant in the deed records for the subject property that prohibit the property from being partitioned along the zoning boundary until such time as each parcel would comply with the minimum standards for the creation of a unit of land (meeting the criteria for land division) in each zone. If a split-zone unit of land is created, it shall not be used to justify a rezone in the future.
 - e. All required setback for the applicable zoning districts has been mapped as required and comply. An encroachment of existing or planned structures will not be created within required setbacks as a result of the line adjustment
2. Resource Zoned Properties: In addition to the General Criteria in subsection 3 the following additional criteria is required to be addressed.
 - a. All property line adjustments that are less than 200 acres (before and after the property line adjustment) are subject to an Administrative Action (Type II Review). If there is no structural development on either unit of land and the purpose of the application is not to qualify for a dwelling then it can be reviewed as a Ministerial Action (Type I).
 - b. A property line adjustment cannot be used to:
 - i. Separate a temporary hardship dwelling, relative farm help dwelling, home occupation, or processing facility from the primary residential or other primary use without land use approval to change the accessory use to a primary use; or
 - ii. As prohibited by ORS 92.192(4)(a) through (c), in a manner that would:
 1. Decrease the size of a lawfully established unit of land that, before the relocation or elimination of the common property line, is smaller than the minimum lot or parcel size for the applicable zone and contains an existing dwelling or is approved for the construction of a dwelling, if another lawfully established unit of land affected by the property line adjustment would be increased to a size as large as or larger than the minimum lot or parcel size required to qualify the other affected lawfully established unit of land for a dwelling;

2. Decrease the size of a lawfully established unit of land that contains an existing dwelling or is approved for construction of a dwelling to a size smaller than the minimum lot or parcel size, if another lawfully established unit of land affected by the property line adjustment would be increased to a size as large as or larger than the minimum lot or parcel size required to qualify the other affected lawfully established unit of land for a dwelling.
3. Allow an area of land used to qualify a lawfully established unit of land for a dwelling based on an acreage standard to be used to qualify another lawfully established unit of land for a dwelling if the land use approval would be based on an acreage standard. Or
4. Allow for change in configuration to qualify for a Forest Template Dwelling. The adjustment may require a template test prior and after any adjustments made after January 1, 2019 at the time a Forest Template Dwelling Application is received.

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

Property Owner Signatures

Sharon M. Miller

[Signature]



1495 NW Garden Valley Blvd., Roseburg, OR 97471
PHONE (541) 672-6651 FAX (541) 672-5793

STATUS OF RECORD TITLE

Troy Rambo
Mulkins & Rambo, LLC
PO Box 809
North Bend, OR 97459
Your Reference No.

June 20, 2024
Title Number: 638446AM
Title Officer: Chris Watson
Fee: \$200.00

We have searched the status of record title as to the following described property:

See attached Exhibit 'A'

Vestee:

Bob P. Little

and dated as of **June 6, 2024** at 7:30 a.m.

Said property is subject to the following on record matters: Tax Information:

Taxes assessed under Code No. 00961 Account No. 108700 Map No. 24-11W-30C-00700

NOTE: The 2023-2024 Taxes: \$164.07, are Paid

1. The assessment roll and the tax roll disclose that the Land herein described were specially assessed as Forest Land. If the Land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five (5) or lesser number of years in which the Land was subject to the special land use assessment.
2. Lack of a right of access to and from the Land.
3. Rights of the public and governmental bodies in and to that portion of the Land now or at any time lying below the high water line of West Fork Millicoma River and unnamed streams, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water line.

Such rights and easements for navigation and fishing as may exist over that portion of the property now or at any time lying beneath the waters of West Fork Millicoma River and unnamed streams.

All matters arising from any shifting in the course of West Fork Millicoma River and unnamed streams including but not limited to accretion, reliction and avulsion.

4. Memorandum of Agreement, including the terms and provisions thereof,
Recorded: December 12, 2023
Instrument No.: [2023-08481](#)

5. Deed Declaration-Forest Management Covenant&Acknowledgement of Conditional Use, including the terms and provisions thereof,
Recorded: May 7, 2024
Instrument No.: [2024-02756](#)
6. Rights of tenants under existing leases or tenancies.

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: This report does not include a search for financing statements filed in the office of the Secretary of State in this or any other State, or in a county other than the county wherein the Land is situated, and no liability is assumed if a financing statement is filed in the office of the County Clerk (Recorder) covering timber on the Land wherein the lands are described other than by metes and bounds or under the rectangular survey system.

NOTE: This report does not include a search for financing statements filed in the office of the Secretary of State in this or any other State, or in a county other than the county wherein the Land is situated, and no liability is assumed if a financing statement is filed in the office of the County Clerk (Recorder) covering fixtures on the Land wherein the Land is described other than by metes and bounds or under the rectangular survey system by recorded lot and block.

THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

"Superior Service with Commitment and Respect for Customers and Employees"

EXHIBIT 'A'

File No. 638446AM

Beginning at a point on the West boundary of the SE 1/4 of the SW 1/4 of Section 30, Township 24 South, Range 11 West of the Willamette Meridian, Coos County, Oregon, 317 feet North of the Southwest corner thereof, said point being the Northwest corner of parcel conveyed to James W. Gaines, et ux, in Book 241, Page 549, Deed Records of Coos County, Oregon; thence Southeasterly along Gaines' North line to the Millicoma River; thence Northerly along said river to the North boundary of the S 1/2 of the S 1/2 of said Section 30, thence West along said boundary to the Northwest corner of said SE 1/4 of the SW 1/4; thence South along the said West boundary to the point of beginning.

RECORDING COVER SHEET *(Please Print or Type)*
This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Oregon Department of State Lands

775 Summer St. NE, Ste 100

Salem, OR 97301-1279

Coos County, Oregon

\$121.00

2023-08481

12/12/2023 10:16 AM

Pgs=8



00172568202300084810080086

Julie A. Broeke, Coos County Clerk

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Memorandum of Agreement

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

The State of Oregon, acting by and through its Department of Forestry ("ODF") on behalf of the Board of Forestry

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

The State of Oregon, acting by and through its Department of State Lands ("DSL") on behalf of the State Land Board

4) TRUE AND ACTUAL CONSIDERATION
ORS 93.030(5) – Amount in dollars or other

\$ 0.00

Other

5) SEND TAX STATEMENTS TO:

Oregon Department of State Lands

775 Summer St. NE, Ste 100

Salem, OR 97301-1279

6) SATISFACTION of ORDER or WARRANT
ORS 205.125(1)(e)

CHECK ONE: FULL
(If applicable) PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$ _____

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____

TO CORRECT _____

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE/INSTRUMENT NUMBER _____."

Space above this line for recorder's use

After Recording, return to:
Oregon Department of State Lands
775 Summer St. NE, Ste 100
Salem, OR 97301-1279

MEMORANDUM OF AGREEMENT

DATE: November 20, 2023

PARTIES: The State of Oregon, acting by and through its Department of State Lands
("DSL") on behalf of the State Land Board

The State of Oregon, acting by and through its Department of Forestry
("ODF") on behalf of the Board of Forestry

Pursuant to that certain Elliott State Forest Easement Transfer Agreement entered into by DSL and ODF, effective August 15, 2023 (the "Transfer Agreement"), and except as otherwise provided therein, ODF assigned all of its rights and delegated all of its duties to DSL under certain commercial access easements and right of way permits within the Elliott State Forest in Coos and Douglas Counties, Oregon (collectively, the "Easements"), and DSL accepted the assignment and assumption of ODF's rights and duties thereunder. The Easements are more particularly described in Exhibit A, attached hereto and by this reference made a part hereof.

This Memorandum of Agreement is being executed and recorded in the Official Records of Coos and Douglas Counties, Oregon, to give notice of the provisions of the Transfer Agreement, and will not be deemed or construed to define, limit, or modify the Transfer Agreement in any manner.

[Signatures on following page]

STATE OF OREGON acting by and through its Department of State Lands

STATE OF OREGON acting by and through its Department of Forestry

By: Christopher Castelli
CHRISTOPHER CASTELLI
ACTING DEPUTY DIRECTOR
Oregon Department of State Lands

By: Michael Wilson
Michael Wilson
State Forests Division Chief
Oregon Department of Forestry

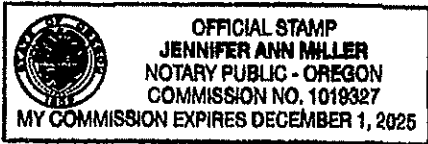
Date: 11/20/2023

Date: 10/31/2023

Conveyance accepted pursuant to ORS 93.808

STATE OF Oregon)
) ss.
County of Marion)

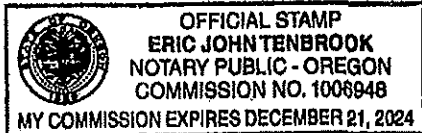
This instrument was acknowledged before me on November 20, 2023, by Christopher Castelli, as Acting Deputy Director of the Oregon Department of State Lands.



Jennifer Ann Miller
Notary Public for Oregon
My commission Expires December 1, 2025

STATE OF OREGON)
) ss.
County of MARION)

This instrument was acknowledged before me on October 31, 2023, by Michael Wilson, as State Forests Division Chief, for the Oregon Department of Forestry.



Eric John Tenbrook
Notary Public for Oregon
My commission Expires December 21, 2024

EXHIBIT A
(Easements and Right of Way Permits)

(Coos County)

Right of Way Permit

Recorded: 6/29/65 in Book 318, Page 211
From: BLM
In Favor of: Board of Forestry
For: Roadway access over portions of Sections 25 & 35, including public roadway use in Township 22 South, Range 10 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: 7/12/1965 in Volume 318, Page 380, Instrument No. 62123
From: Harold House, Glae C. Gould, and Evelyn L. Gould
In Favor of: Board of Forestry
For: Roadway access over portions of Section 30 in Township 24 South, Range 11 West, Willamette Meridian, Coos County, Oregon

Easement

Recorded: 5/15/1975
From: Coos Head Timber Company
In Favor of: Board of Forestry
For: Roadway access over portions of Section 30 in Township 24 South, Range 11 West, Willamette Meridian, Coos County, Oregon

Easement

Recorded: 8/21/1984 in Volume 813, Page 3676
From: Brunell and Kronsteiner
In Favor of: Board of Forestry
For: Roadway access over portions of Sections 17 & 20 in Township 24 South, Range 11 West, Willamette Meridian, Coos County, Oregon

Easement

Recorded: 4/28/1988 in Volume 4, Page 1628, Microfilm Reel No. 88-4-1628
From: Dorothy Vaughan
In Favor of: Board of Forestry
For: Roadway access over portions of Section 3 in Township 24 South, Range 11 West, Willamette Meridian, Coos County, Oregon

(Douglas County)

Easement

Recorded: Volume 301, Page 108, Instrument No. 288659
From: Oliver and Sybil Walker
In Favor of: Board of Forestry
For: Roadway access over portions of Section 14 in Township 22 South, Range 12 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: Volume 301, Page 116, Instrument No. 288660
From: Kenneth C. Walker
In Favor of: Board of Forestry
For: Roadway access over portions of Section 13 in Township 22 South, Range 12 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: 2/10/1961 in Volume 301, Page 125, Instrument No. 288661
From: Cascades Plywood Corporation
In Favor of: Board of Forestry
For: Roadway access over portions of Section 13 in Township 22 South, Range 12 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: Volume 301, Page 130, Instrument No. 288662
From: Walker, Bartow, Hamilton, Rabinsky, Tollefson, and Leach
In Favor of: Board of Forestry
For: Roadway access over portions of Section 18 in Township 22 South, Range 11 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: 2/10/1961 in Volume 301, Page 148, Instrument No. 288663
From: Rabinsky and Hamilton
In Favor of: Board of Forestry
For: Roadway access over portions of Section 17 in Township 22 South, Range 11 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: Volume 301, Page 156, Instrument No. 288664
From: Grace N. Walker Bartow
In Favor of: Board of Forestry
For: Roadway access over portions of Section 18 in Township 22 South, Range 11 West, in Willamette Meridian, Douglas County, Oregon

Easement

Recorded: 2/10/1961 in Volume 301, Page 161, Instrument No. 288665
From: Alured T. Walker
In Favor of: Board of Forestry
For: Roadway access over portions of Section 20 in Township 22 South, Range 11 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: 3/15/1961 in Volume 302, Page 201, Instrument No. 289995
From: Thornton Oar Creek Timber Co.
In Favor of: Board of Forestry
For: Roadway access over portions of Section 25 in Township 22 South, Range 12 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: 7/16/1963 in Volume 325, Page 706, Instrument No. 325776
From: O.H. Hinsdale and Ane F. Hinsdale
In Favor of: Board of Forestry
For: Roadway access over portions of Section 3 in Township 22 South, Range 11 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: 6/18/1964 in Book 335, Page 946, Instrument No. 340919
From: Oregon State Highway Commission
In Favor of: Board of Forestry and Steven D. Vaughn and Sophia L. Vaughn
For: Roadway access over portions of Section 17 in Township 22 South, Range 10 West, Willamette Meridian, Douglas County, Oregon

Right of Way Permit

Recorded: 7/7/1965 in Volume 352, Page 625
From: BLM
In Favor of: Board of Forestry
For: Roadway access over portions of Sections 25 & 35, including public roadway use in Township 22 South, Range 10 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: 8/4/1965 in Volume 354, Page 357
From: International Paper Company
In Favor of: Board of Forestry
For: Roadway access over portions of Section 36 in Township 22 South, Range 10 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: 8/28/1969 in Volume 432, Page 554, Instrument No. 69-9498
From: U.S. Plywood – Champion Papers, Inc.
In Favor of: Board of Forestry
For: Use of existing roads in portions of Section 26 in Township 23 South, Range 10 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: April 30, 1970 in Volume 444, Page 361, Instrument No. 70-4276
From: Moore Oregon Lumber Co.
In Favor of: Board of Forestry
For: Roadway access over portions of Sections 22, 26, and 27 in Township 22 South, Range 12 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: 5/5/1970, in Book 444, Page 557, Instrument No. 70-4436
From: International Paper Company
In Favor of: Board of Forestry
For: Roadway access over portions of Section 26 in Township 22 South, Range 12 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: 5/12/1970, in Volume 444, Page 977, Instrument No. 70-4695
From: Thornton Oar Creek Timber Co.
In Favor of: Board of Forestry
For: Roadway access over portions of Section 25 in Township 22 South, Range 12 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: Book 637, Page 18, Instrument No. 77-10110
From: Thornton Oar Creek Timber Co.
In Favor of: Board of Forestry
For: Roadway access over portions of Section 25 in Township 22 South, Range 12 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: 3/25/1982 in Book 814, Page 668, Instrument No. 82-02892
From: Thornton Oar Creek Timber Co.
In Favor of: Board of Forestry
For: Roadway access over portions of Section 25 in Township 22 South, Range 12 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: 2/20/1990 in Book 1090, Page 316, Instrument No. 90-02122
From: Champion International Corporation
In Favor of: Board of Forestry
For: Roadway access over portions of Section 17 in Township 22 South, Range 11 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: 10/13/1980 in Volume 769, Page 801, Instrument No. 80-14435
From: Thornton Oar Creek Timber Co.
In Favor of: Board of Forestry
For: Roadway access over portions of Section 26 in Township 22 South, Range 12 West, Willamette Meridian, Douglas County, Oregon

After Recording Return to:
LITTLE, BOB P.
93594 EASY LN
COOS BAY, OR 97420-6408

Coos County, Oregon 2024-02756
\$81.00 05/07/2024 04:16 PM
Page=2



Julie A. Brooke, Coos County Clerk

AKA Robert P. Little

DEED DECLARATION

Forest Management Covenant & Acknowledgement of Conditional Use

I, Bob P. Little, the undersigned, being the record owners of all of the real property described in the instrument recorded as 2009-8374 (Volume, Page or Official Record number) of the deed records of Coos County Oregon, do hereby make the following deed declaration(s) for the above-described real property, specifying that the declaration(s) shall constitute covenants to run with all of the land and shall be binding on all persons claiming under such land and that this declaration(s) shall be for the benefit of and limitation upon all future owners of said real property.

The following deed declaration(s) hereafter bind the subject property:

"Declarant and Declarant's heirs, legal representatives, assigns, and lessees hereby acknowledge and agree to accept by the placement of this covenant or the acceptance and recording of this instrument that the property herein described is situated on or near forest or farm land, and as such may be subject to common, customary, and accepted forest or farm practices which ordinarily and necessarily produce truck and heavy machinery traffic and noise, dust, smoke, and other types of visual, odor, and noise pollution which Declarant accepts as normal and necessary forest or farm management practices, and as part of the risk of purchasing, constructing, or placing a residential structure in a resource area. This covenant also prohibits the Declarant, Declarant heirs, legal representing assigns, lessees, and all future owners from pursuing a claim for relief or cause of action alleging injury from farming of forest practices for which no action or claim is allowed under ORS 30.936 or 30.937. In addition, fire prevention authorities may require curtailment of certain activities during fire season. Coos County shall be a party to this declaration which cannot be removed or modified without written consent of the County for so long as the subject property or adjoining property is zoned resource land. "

"The record owners, their heirs, legal representatives, assigns, and lessees hereby acknowledge and agree to accept by the placement of this covenant or the acceptance and recording of this instrument, that at the time of transfer of this property, the record owners, their heirs, legal representatives, assigns, and lessees are responsible for providing any purchaser of the property a copy of the land use approval containing all conditions or restrictions understands the obligation and agrees to fulfill the conditions, unless a modification is approved as provided in the Coos County Zoning and Land Development Ordinance. The property owner is responsible for ensuring compliance with any land use authorization. The application filed with the Coos County Planning Department is referenced as File ACU-23-063 for a Forest Template Dwelling. The restriction imposed under this paragraph is irrevocable unless a statement of release is signed by the county planning director of Coos County indicating that the comprehensive plan or land use regulations applicable to the parcel have been changed so that the parcel is no longer subject to this requirement"

The deed declaration(s) shall not be modified or terminated except by the express written consent of the owners of the land at the time, and Coos County Development Services, as hereafter provided.

COOS COUNTY, a political subdivision of the State of Oregon, shall be considered a party to this deed declaration and shall have the right, if it so desires, to enforce any or all of the declaration(s) contained herein by judicial or administrative proceeding. This declaration is made pursuant to the provisions of the Coos County Zoning and Land Development Ordinance.

Dated this 7th day of May, 2024.
Bob P Little (AKA Robert P. Little)

Printed Name of Record Owner

Signature of Record Owner

Printed Name of Record Owner

Signature of Record Owner

See Next Page

RECORDING REQUESTED BY:

GRANTOR'S NAME:
Harold D. Mast

GRANTEE'S NAME:
Bob P. Little

SEND TAX STATEMENTS TO:
Bob P Little

67765 N Bay Road
North Bend, OR 97459

AFTER RECORDING RETURN TO:
Bob P Little
Same as above
Escrow No: 360609000853-TTCCO06

000853
AFTER RECORDING
RETURN TO
Ticor Title Insurance
300 West Anderson Ave - Box 1075
Coos Bay, OR 97420-0233

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Harold D. Mast, Grantor, conveys and warrants to

Bob P. Little, 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 attached legal description
Subject to and excepting:

subject to those encumbrances of record

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. 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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$140,000.00. (See ORS 93.030)

DATED: 8-14-09

Harold D. Mast
Harold D. Mast

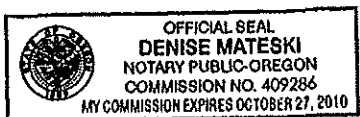
State of OREGON

COUNTY of Coos

This instrument was acknowledged before me on August 14, 20 09

by Harold D. Mast

[Signature], Notary Public - State of Oregon
My commission expires: 10-27-10



LEGAL DESCRIPTION**Parcel I:**

Beginning at a point on the West boundary of the SE 1/4 of the SW 1/4 of Section 30, Township 24 South, Range 11 West of the Willamette Meridian, Coos County, Oregon, 317 feet North of the Southwest corner thereof, said point being the Northwest corner of parcel conveyed to James W. Gaines, et ux, in Book 241, Page 549, Deed Records of Coos County, Oregon; thence Southeasterly along Gaines' North line to the Millicoma River; thence Northerly along said river to the North boundary of the S 1/2 of the S 1/2 of said Section 30; thence West along said boundary to the Northwest corner of said SE 1/4 of the SW 1/4; thence South along the said West boundary to the point of beginning.

ALSO: Beginning at a point on the Southerly line of the West Fork of the Millicoma River County Road #47, said point being 716.59 feet South and 838.54 feet East of the Northwest corner of the NE 1/4 of the SW 1/4 of Section 30, Township 24 South, Range 11 West of the Willamette Meridian, Coos County, Oregon; thence South 32° 55' 20" West 719.35 feet to a point on the South line of the said NE 1/4 of the SW 1/4 of Section 30, said point also being the true beginning of parcel being described; thence South 88° 32' West 33.80 feet; thence North 32° 53' 15" East to the centerline of the West Fork of the Millicoma River; thence Easterly and downstream along the centerline of the said river to its intersection with the South line of the NE 1/4 of the SW 1/4 of Section 30; thence South 88° 32' West to the true point of beginning.

Parcel II:

Together with a 30 foot wide easement located in the S 1/2 of the SE 1/4 of the SW 1/4, Section 30, Township 24 South, Range 11 West of the Willamette Meridian, Coos County, Oregon. Said easement is for driveway and utilities and follows along an existing road beginning on the Northwest boundary of the West Fork Millicoma River County Road No. 47; thence Northwesterly to the West Fork of the Millicoma River.

FDOR0562.rdw

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

08/18/2009 #2009-8374
02:57PM 2 OF 2



1495 NW Garden Valley Blvd., Roseburg, OR 97471
PHONE (541) 672-6651 FAX (541) 672-5793

STATUS OF RECORD TITLE

Troy Rambo
Mulkins & Rambo, LLC
PO Box 809
North Bend, OR 97459
Your Reference No.

June 17, 2024
Title Number: 638444AM
Title Officer: Chris Watson
Fee: \$200.00

We have searched the status of record title as to the following described property:

See attached Exhibit 'A'

Vestee:

Shane M. Miller

and dated as of **May 30, 2024** at 7:30 a.m.

Said property is subject to the following on record matters: Tax Information:

Taxes assessed under Code No. 0961 Account No. 108500 Map No. 24-11W-30C-00800

NOTE: The 2023-2024 Taxes: \$2,002.90, are Paid

1. Taxes deferred, as disclosed by the tax roll, the Landherein described have been zoned or classified for farm use. At any time that said Land is disqualified for such use the property will be subject to additional taxes or penalties and interest.
2. The assessment roll and the tax roll disclose that the Land herein described were specially assessed as Forest Land. If the Land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five (5) or lesser number of years in which the Land was subject to the special land use assessment.
3. The property lies within and is subject to the levies and assessments of the Millicoma Recreation District.
4. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
5. Rights of the public and governmental bodies in and to that portion of the Land now or at any time lying below the high water line of West Fork Millicoma River and unnamed creeks, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water line.

Such rights and easements for navigation and fishing as may exist over that portion of the property now or at any time lying beneath the waters of West Fork Millicoma River and unnamed creeks.

All matters arising from any shifting in the course of West Fork Millicoma River and unnamed creeks including but not limited to accretion, reliction and avulsion.

6. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:
Granted To: Coos Head Timber
Recorded: April 19, 1973
Instrument No.: [73-04-84495](#)
7. Easement, including the terms and provisions thereof, Recorded: August 24, 1977 Instrument No.: [77-08-13816](#)
8. Waiver of Right of Object Forest and Farm Practices Management Covenant, including the terms and provisions thereof, Recorded: May 7, 1998 Instrument No.: [98-05-0231](#)
9. Memorandum of Agreement, including the terms and provisions thereof, Recorded: December 12, 2023 Instrument No.: [2023--08481](#)

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: Our examination of the title to the subject property discloses no open Deeds of Trust or Mortgages of record. The accuracy of this conclusion should be confirmed in writing prior to closing of the proposed transaction.

NOTE: This report does not include a search for financing statements filed in the office of the Secretary of State in this or any other State, or in a county other than the county wherein the Land is are situated, and no liability is assumed if a financing statement is filed in the office of the County Clerk (Recorder) covering growing crops or fixtures on the Land wherein the Lands is described other than by metes and bounds or under the rectangular survey system.

NOTE: This report does not include a search for financing statements filed in the office of the Secretary of State in this or any other State, or in a county other than the county wherein the Land is situated, and no liability is assumed if a financing statement is filed in the office of the County Clerk (Recorder) covering timber on the Land wherein the lands are described other than by metes and bounds or under the rectangular survey system.

NOTE: This report does not include a search for financing statements filed in the office of the Secretary of State in this or any other State, or in a county other than the county wherein the Land is situated, and no liability is assumed if a financing statement is filed in the office of the County Clerk (Recorder) covering fixtures on the Land wherein the Land is described other than by metes and bounds or under the rectangular survey system by recorded lot and block.

THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

"Superior Service with Commitment and Respect for Customers and Employees"

EXHIBIT 'A'

File No. 638444AM

Beginning at a point 317 feet North of the Southwest corner of said SE 1/4 of the SW 1/4 of Section 30, Township 24 South, Range 11 West of the Willamette Meridian, Coos County, Oregon, said point being the Northwest corner of parcel conveyed to James W. Gains, et ux, in Book 241, Page 549, Deed Records of Coos County, Oregon; thence Southeasterly along Gains' North line to the Easterly bank of the Millicoma River to the true point of beginning; thence continuing Southeasterly along said line and said line extended to a point 95 feet North of the Section line between Sections 30 and 31, said Township and Range; thence South 95 feet to the South line of Section 30; thence East to the Southeast corner of said SE 1/4 of the SW 1/4; thence North along the East boundary of said quarter to the intersection of the Westerly boundary of the West Fork of the Millicoma River County Road; thence Northerly along the West boundary of said road to the North boundary of the S 1/2 of the S 1/2 of said Section 30; thence West along said North boundary to the East Bank of the Millicoma River; thence Southerly along said river bank to the true point of beginning.

SAVING AND EXCEPTING that property conveyed to Wolfgang Schwarz and Barbara Shameby instrument recorded April 3, 2000 bearing Microfilm Reel No. 2000-3136, Records of Coos County, Oregon.

SAVING AND EXCEPTING that portion conveyed to Robert D. Yesser and Jane L. Cross, asset forth in Property Line Adjustment Deed, Recorded April 29, 2002, bearing Instrument No. 2002-5508, Records of Coos County, Oregon.

73-4-84495

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that IRMA SMITH (formerly named Irma Olson), a widow, the Grantor, has granted, bargained and sold, and by these presents does grant, bargain, sell and convey unto COOS HEAD TIMBER COMPANY, an Oregon corporation, the Grantee, its successors and assigns, all the following bounded and described real property situated in the County of Coos, State of Oregon, to-wit:

The Southwest quarter (SW 1/4) of the Southeast quarter (SE 1/4) of Section Thirty (30), Township Twenty-four (24) South, Range Eleven (11) West of the Willamette Meridian, Coos County, Oregon, EXCEPTING a parcel described below:

Beginning at a point marked by a 3/4" x 36" iron rod which is 340.31 feet South and 325.51 feet East of the true Northwest corner, which falls in the river, of the Southwest quarter (SW 1/4) of the Southeast quarter (SE 1/4) of Section Thirty (30), Township Twenty-four (24) South, Range Eleven (11) West of the Willamette Meridian, Coos County, Oregon. Said point of beginning is also approximately 20 feet East of the center line of the West Fork Millicoma River County Road; thence due East 103.40 feet to a 3/4" x 36" iron rod; thence due North approximately 360 feet to an unmarked point on the North line of the Southwest quarter (SW 1/4) of the Southeast quarter (SE 1/4); thence Westerly along the North line of the Southwest quarter (SW 1/4) of the Southeast quarter (SE 1/4) approximately 435 feet to the true Northwest corner of the Southwest quarter (SW 1/4) of the Southeast quarter (SE 1/4); thence Southerly along the West line of the Southwest quarter (SW 1/4) of the Southeast quarter (SE 1/4) approximately 700 feet to the Southerly right of way of the county road; thence North-easterly along said right of way approximately 490 feet to the point of beginning.

Also a perpetual non-exclusive right-of-way and easement over and across the SE 1/4 of the SW 1/4 of said Section 30 along the existing roadway as a means of ingress and egress to and from the real property hereinabove described.

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

TO HAVE AND TO HOLD the above described and granted premises unto the said COOS HEAD TIMBER COMPANY, an Oregon corporation, its successors and assigns forever.

And the Grantor above named does covenant to and with the

above named Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of the above granted premises; that the above granted premises are free from all liens and encumbrances; and Grantor further covenants that she will, and her heirs, executors and administrators shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

The true and actual consideration for this deed is \$12,500.00.

IN WITNESS WHEREOF, the Grantor above named has hereunto set her hand and seal this 11th day of December, 1969.

Irma Smith (SEAL)

STATE OF OREGON)
) ss.
County of Coos)

December 11, 1969.

Personally appeared the above named IRMA SMITH, a widow, and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:

SHARON I. KOTSOVOS
NOTARY PUBLIC - OREGON
My Commission Expires 12-22-72

(notarial seal)

Sharon I. Kotsovos
Notary Public for Oregon
My Commission Expires: Dec. 22, 1972

73-4-84495
31 State of Oregon) ss.
County of Coos)
I hereby certify that the within instrument was filed for record

APR 19 9 43 AM '73

and recorded in Book of Records
Microfilm Reel No.
73-4-84495-6
of said County.
WITNESS my hand and Seal of County affixed.
Ray F. Crabtree, Coos County Clerk
By Ray F. Crabtree Deputy

Return to Irma Smith

Fee 4.00

Coos Wood Lumber Co.
116 Box 750
Coos Bay, Or 97720

77-8-13816

E A S E M E N T

KNOW ALL MEN BY THESE PRESENTS, that IRMA LEE SMITH, hereinafter called grantor, in consideration of \$10.00 and other valuable consideration to her paid by ROBERT YESSER, SR. and JUNE YESSER, husband and wife, hereinafter called the grantees, does hereby bargain, sell, transfer, convey and grant unto said grantees, as tenants by the entirety, for the purpose of keeping, laying and maintaining a water line over and upon the following described premises:

The pre-existing water line running from Fall Creek to the residence of the grantees crossing the following described property:

PARCEL A: Beginning at a point on the West boundary of the SE 1/4 of the SW 1/4 of Section 30, Township 24 South, Range 11 West of the Willamette Meridian, Coos County, Oregon, 317 feet North of the Southwest corner thereof, said point being the Northwest corner of parcel conveyed to James W. Gaines, et ux, in Book 241, Page 549, Deed Records of Coos County, Oregon; thence Southeasterly along Gaines' North line to the Millicoma River; thence Northerly along said river to the North boundary of the S 1/2 of the S 1/2 of said Section 30; thence West along said boundary to the Northwest corner of said SE 1/4 of the SW 1/4; thence South along said West boundary to the point of beginning.

PARCEL B: Beginning at a point 317 feet North of the Southwest corner of said SE 1/4 of the SW 1/4 of Section 30, Township 24 South, Range 11 West of the Willamette Meridian, Coos County, Oregon, said point being the Northwest corner of parcel conveyed to James W. Gaines, et ux, in Book 241, Page 549, Deed Records of Coos County, Oregon; thence Southeasterly along Gaines' North line to the Easterly bank of the Millicoma River; thence continuing Southeasterly along said line and said line extended to a point 95 feet North of the section line between Sections 30 and 31, said Township and Range; thence South 95 feet to the South line of Section 30; thence East to the Southeast corner of said SE 1/4 of the SW 1/4; thence North along the East boundary of said quarter corner to the intersection of the Westerly boundary of the West Fork of the Millicoma River County Road; thence Northerly along the West boundary of said road to the North boundary of the S 1/2 of the S 1/2 of said Section 30; thence West along said North boundary to the East Bank of the Millicoma River; thence Southerly along said river bank to the point of beginning.

6-20 PR

77-8-13817

Such easement shall not be in gross but shall be appurtenant to the following described property of the grantees:

Beginning at a point 317 feet North of the Southwest corner of the Southeast quarter of the Southwest quarter of Section 30, Township 24 South, Range 11 West of the Willamette Meridian, Coos County, Oregon, being the Northwest corner of a parcel conveyed to James W. Gaines, et ux, by deed recorded in Book 241, Page 549, Deed Records of Coos County, Oregon; thence Southeasterly along Gaines' North line 630 feet, more or less, to the Westerly boundary of the County Road; thence Southwesterly along said County Road 50 feet; thence Northwesterly in a straight line to a point 130 feet South of the beginning; thence North 130 feet to the point of beginning.

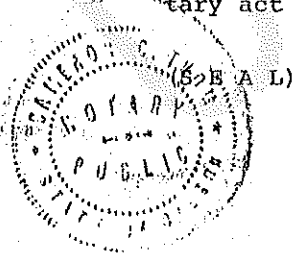
TO HAVE AND TO HOLD the same unto the said ROBERT YESSER, SR. and JUNE YESSER, husband and wife, as tenants by the entirety, the heirs of the survivor the their assigns, forever.

DATED: August 22, 1977

Irma Lee Smith

STATE OF OREGON)
) ss.
County of Coos)

Before me this 22nd day of August, 1977, personally appeared the above named IRMA LEE SMITH, and acknowledged the foregoing instrument to be her voluntary act and deed.



Pamela M...
Notary Public for Oregon
My commission expires: 3-6-81

3986 ✓
430
State of Oregon
County of Coos
I hereby certify that the within instrument was filed for record in the Coos County Deed Records.
WITNESS my hand and seal of County affixed:
MARY ANN WILSON
Coos County Clerk
By *C. W. ...* deputy
Return to *M. ...*
P.O. Box 1117
Carol Berry
Fee: 6

WAIVER OF RIGHT TO OBJECT FOREST AND FARM PRACTICES MANAGEMENT COVENANT

HAROLD D. MAST here in called grantor(s)
(Property Owner's Name)
are the owners of real property described as follows: Microfilm Reel No. 94-08-1086 & 94-07-0879

Township 24 S, Range 11 W.W.M., Section 30C TL 700/800

In accordance with the conditions set forth in the decision of the Coos County Planning Department, dated 5/1/98, approving a Property Line Adjustment for the above described property and in consideration of such approval, grantor(s) hereby grant to Coos County a perpetual non-exclusive forest and farm practices management covenant as follows:

1. Grantors, their heirs, successors and assigns hereby acknowledge that the above described property is situated within a forest or farm zone, or adjacent of near a forest or farm zone in Coos County, Oregon, and may be subjected to conditions resulting from commercial forest or agricultural operations being undertaken on adjacent lands. Such operations include, but are not limited to, management and harvesting of timber, disposal of slash, reforestation, application of chemicals, road construction and maintenance, management of farm and animals and farm lands and other accepted and customary forest and farm management activities conducted in accordance with state laws. Said forest and farm management activities ordinarily and necessarily produce noise, dust, smoke, odor and other conditions that may conflict with grantors' use of grantors' property for residential or other land uses not related to commercial forestry or farm management. Grantors hereby waive all common law rights to object to normal, necessary and non-negligent forest or farm management activities legally conducted on adjacent lands that may conflict with grantors' use of grantors' property for residential or other land uses not related to commercial forestry or farm management purposes and for the benefit of adjacent property owners for the resultant impact on grantors' property that may be caused by non-negligent forest and farm management activities occurring on adjacent lands.

2. Grantors shall comply with all restrictions and conditions for maintaining residences on rural lands that may be required by state and local land use laws and regulations. Grantors shall comply with all fire safety regulations set forth in the Coos County Zoning & Land Development Ordinance which are applicable to the subject property.

3. Grantors shall comply with all restrictions and conditions for maintaining residences in farm zones, pursuant to state and local laws and regulations if a farm-use dwelling has been approved for the subject property.

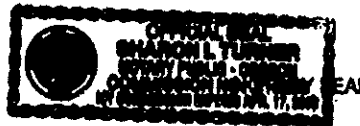
This covenant is appurtenant to all property adjacent to the above described property and shall bind the heirs, successors and assigns of grantors and shall endure for the benefit of the adjacent landowners, their heirs, successors and assigns. Adjacent landowners, their heirs, successors and assigns are hereby expressly granted the right of third party enforcement of this covenant.

IN WITNESS WHEREOF, the grantors have executed this covenant on 5-5-98

Harold Mast (Titleholder's signature)

XXX (Titleholder's signature)

STATE OF OREGON)
COUNTY OF DOUGLAS
Personally appeared the above named HAROLD MAST and NONE and acknowledged the above covenant to be their voluntary act and deed.



Comm. No. 310296

Sharon L. Turner Notary Public for Oregon Commission expires 4-17-02

This covenant is hereby accepted this 7th day of May, 1998.

COOS COUNTY BOARD OF COMMISSIONERS

By: Carol Parker, Assistant Planning Director
Return to: Harold D. Mast, 806 Doyle St, Reedsport OR 97467

RECORDING # 98050231
I, Mary Ann Wilson, Coos County Clerk, certify the within instrument was filed for record at



9:04 AM ON 05/07/1998
By H. BRIGHT Deputy

pages 1 Fee \$ 13.00

RECORDING COVER SHEET (Please Print or Type)
This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Oregon Department of State Lands

775 Summer St. NE, Ste 100

Salem, OR 97301-1279

Coos County, Oregon

2023-08481

\$121.00

12/12/2023 10:16 AM

Pgs=8



Julle A. Brecke, Coos County Clerk

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Memorandum of Agreement

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

The State of Oregon, acting by and through its Department of Forestry ("ODF") on behalf of the Board of Forestry

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

The State of Oregon, acting by and through its Department of State Lands ("DSL") on behalf of the State Land Board

4) TRUE AND ACTUAL CONSIDERATION
ORS 93.030(5) - Amount in dollars or other

\$ 0.00

Other

5) SEND TAX STATEMENTS TO:

Oregon Department of State Lands

775 Summer St. NE, Ste 100

Salem, OR 97301-1279

6) SATISFACTION of ORDER or WARRANT
ORS 205.125(1)(c)

CHECK ONE: FULL
(If applicable) PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____

TO CORRECT _____

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE/INSTRUMENT NUMBER _____"

Space above this line for recorder's use

After Recording, return to:
Oregon Department of State Lands
775 Summer St. NE, Ste 100
Salem, OR 97301-1279

MEMORANDUM OF AGREEMENT

DATE: November 20, 2023

PARTIES: The State of Oregon, acting by and through its Department of State Lands
("DSL") on behalf of the State Land Board

The State of Oregon, acting by and through its Department of Forestry
("ODF") on behalf of the Board of Forestry

Pursuant to that certain Elliott State Forest Easement Transfer Agreement entered into by DSL and ODF, effective August 15, 2023 (the "Transfer Agreement"), and except as otherwise provided therein, ODF assigned all of its rights and delegated all of its duties to DSL under certain commercial access easements and right of way permits within the Elliott State Forest in Coos and Douglas Counties, Oregon (collectively, the "Easements"), and DSL accepted the assignment and assumption of ODF's rights and duties thereunder. The Easements are more particularly described in Exhibit A, attached hereto and by this reference made a part hereof.

This Memorandum of Agreement is being executed and recorded in the Official Records of Coos and Douglas Counties, Oregon, to give notice of the provisions of the Transfer Agreement, and will not be deemed or construed to define, limit, or modify the Transfer Agreement in any manner.

[Signatures on following page]

EXHIBIT A
(Easements and Right of Way Permits)

(Coos County)

Right of Way Permit

Recorded: 6/29/65 in Book 318, Page 211
From: BLM
In Favor of: Board of Forestry
For: Roadway access over portions of Sections 25 & 35, including public roadway use in Township 22 South, Range 10 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: 7/12/1965 in Volume 318, Page 380, Instrument No. 62123
From: Harold House, Glae C. Gould, and Evelyn L. Gould
In Favor of: Board of Forestry
For: Roadway access over portions of Section 30 in Township 24 South, Range 11 West, Willamette Meridian, Coos County, Oregon

Easement

Recorded: 5/15/1975
From: Coos Head Timber Company
In Favor of: Board of Forestry
For: Roadway access over portions of Section 30 in Township 24 South, Range 11 West, Willamette Meridian, Coos County, Oregon

Easement

Recorded: 8/21/1984 in Volume 813, Page 3676
From: Brunell and Kronsteiner
In Favor of: Board of Forestry
For: Roadway access over portions of Sections 17 & 20 in Township 24 South, Range 11 West, Willamette Meridian, Coos County, Oregon

Easement

Recorded: 4/28/1988 in Volume 4, Page 1628, Microfilm Reel No. 88-4-1628
From: Dorothy Vaughan
In Favor of: Board of Forestry
For: Roadway access over portions of Section 3 in Township 24 South, Range 11 West, Willamette Meridian, Coos County, Oregon

(Douglas County)

Easement

Recorded: Volume 301, Page 108, Instrument No. 288659
From: Oliver and Sybil Walker
In Favor of: Board of Forestry
For: Roadway access over portions of Section 14 in Township 22 South, Range 12 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: Volume 301, Page 116, Instrument No. 288660
From: Kenneth C. Walker
In Favor of: Board of Forestry
For: Roadway access over portions of Section 13 in Township 22 South, Range 12 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: 2/10/1961 in Volume 301, Page 125, Instrument No. 288661
From: Cascades Plywood Corporation
In Favor of: Board of Forestry
For: Roadway access over portions of Section 13 in Township 22 South, Range 12 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: Volume 301, Page 130, Instrument No. 288662
From: Walker, Bartow, Hamilton, Rabinsky, Tollefson, and Leach
In Favor of: Board of Forestry
For: Roadway access over portions of Section 18 in Township 22 South, Range 11 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: 2/10/1961 in Volume 301, Page 148, Instrument No. 288663
From: Rabinsky and Hamilton
In Favor of: Board of Forestry
For: Roadway access over portions of Section 17 in Township 22 South, Range 11 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: Volume 301, Page 156, Instrument No. 288664
From: Grace N. Walker Bartow
In Favor of: Board of Forestry
For: Roadway access over portions of Section 18 in Township 22 South, Range 11 West, in Willamette Meridian, Douglas County, Oregon

Easement

Recorded: 2/10/1961 in Volume 301, Page 161, Instrument No. 288665
From: Alured T. Walker
In Favor of: Board of Forestry
For: Roadway access over portions of Section 20 in Township 22 South, Range 11 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: 3/15/1961 in Volume 302, Page 201, Instrument No. 289995
From: Thornton Oar Creek Timber Co.
In Favor of: Board of Forestry
For: Roadway access over portions of Section 25 in Township 22 South, Range 12 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: 7/16/1963 in Volume 325, Page 706, Instrument No. 325776
From: O.H. Hinsdale and Ane F. Hinsdale
In Favor of: Board of Forestry
For: Roadway access over portions of Section 3 in Township 22 South, Range 11 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: 6/18/1964 in Book 335, Page 946, Instrument No. 340919
From: Oregon State Highway Commission
In Favor of: Board of Forestry and Steven D. Vaughn and Sophia L. Vaughn
For: Roadway access over portions of Section 17 in Township 22 South, Range 10 West, Willamette Meridian, Douglas County, Oregon

Right of Way Permit

Recorded: 7/7/1965 in Volume 352, Page 625
From: BLM
In Favor of: Board of Forestry
For: Roadway access over portions of Sections 25 & 35, including public roadway use in Township 22 South, Range 10 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: 8/4/1965 in Volume 354, Page 357
From: International Paper Company
In Favor of: Board of Forestry
For: Roadway access over portions of Section 36 in Township 22 South, Range 10 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: 8/28/1969 in Volume 432, Page 554, Instrument No. 69-9498
From: U.S. Plywood – Champion Papers, Inc.
In Favor of: Board of Forestry
For: Use of existing roads in portions of Section 26 in Township 23 South, Range 10 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: April 30, 1970 in Volume 444, Page 361, Instrument No. 70-4276
From: Moore Oregon Lumber Co.
In Favor of: Board of Forestry
For: Roadway access over portions of Sections 22, 26, and 27 in Township 22 South, Range 12 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: 5/5/1970, in Book 444, Page 557, Instrument No. 70-4436
From: International Paper Company
In Favor of: Board of Forestry
For: Roadway access over portions of Section 26 in Township 22 South, Range 12 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: 5/12/1970, in Volume 444, Page 977, Instrument No. 70-4695
From: Thornton Oar Creek Timber Co.
In Favor of: Board of Forestry
For: Roadway access over portions of Section 25 in Township 22 South, Range 12 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: Book 637, Page 18, Instrument No. 77-10110
From: Thornton Oar Creek Timber Co.
In Favor of: Board of Forestry
For: Roadway access over portions of Section 25 in Township 22 South, Range 12 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: 3/25/1982 in Book 814, Page 668, Instrument No. 82-02892
From: Thornton Oar Creek Timber Co.
In Favor of: Board of Forestry
For: Roadway access over portions of Section 25 in Township 22 South, Range 12 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: 2/20/1990 in Book 1090, Page 316, Instrument No. 90-02122
From: Champion International Corporation
In Favor of: Board of Forestry
For: Roadway access over portions of Section 17 in Township 22 South, Range 11 West, Willamette Meridian, Douglas County, Oregon

Easement

Recorded: 10/13/1980 in Volume 769, Page 801, Instrument No. 80-14435
From: Thornton Oar Creek Timber Co.
In Favor of: Board of Forestry
For: Roadway access over portions of Section 26 in Township 22 South, Range 12 West, Willamette Meridian, Douglas County, Oregon

WARRANTY DEED

This Space Reserved for Recorder's Use

GRANTOR: HAROLD D. MAST

GRANTEE: SHANE M. MILLER

Until a change is requested, all tax statements shall be sent to the following address: SHANE M. MILLER P.O. BOX 327 RILEY, KS 66531

Escrow No. 6-78-009 Title No. 6-77-009

After recording return to: SHANE M. MILLER P.O. BOX 327 RILEY, KS 66531 AFTER RECORDING RETURN TO Ticor Title Insurance 131 N 3rd - Box 1075 Coos Bay, OR 97420-0233

STATUTORY WARRANTY DEED

HAROLD D. MAST Grantor, conveys and warrants to SHANE M. MILLER Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in COOS County, Oregon, to wit:

SEE 'LEGAL DESCRIPTION' ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. The said property is free from encumbrances except: SEE ATTACHED EXHIBIT "B"

The true consideration for this conveyance is \$148,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 8th day of May 20 02

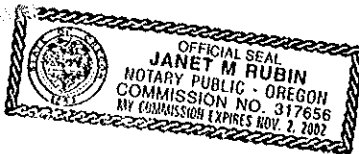
Handwritten signature of Harold D. Mast

HAROLD D. MAST

State of Oregon, County of Coos

The foregoing instrument was acknowledged before me this 8th day of May, 2002 by HAROLD D. MAST

Handwritten signature of Notary Public for Oregon, My commission expires: 11-02-2002



COOS COUNTY, COQUILLE REC \$36.00 TERRI L. TURI, COOS COUNTY CLERK

05/15/2002 #2002-6320 11:46:09AM 1 OF 3

Beginning at a point 317 feet North of the Southwest corner of said SE 1/4 of the SW 1/4 of Section 30, Township 24 South, Range 11 West of the Willamette Meridian, Coos County, Oregon, said point being the Northwest corner of parcel conveyed to James W. Gaines, et ux, in Book 241, Page 549, Deed Records of Coos County, Oregon; thence Southeasterly along Gaines' North line to the Easterly bank of the Millicoma River to the true point of beginning; thence continuing Southeasterly along said line and said line extended to a point 95 feet North of the Section line between Sections 30 and 31, said Township and Range; thence South 95 feet to the South line of Section 30; thence East to the Southeast corner of said SE 1/4 of the SW 1/4; thence North along the East boundary of said quarter quarter to the intersection of the Westerly boundary of the West Fork of the Millicoma River County Road; thence Northerly along the West boundary of said road to the North boundary of the S 1/2 of the S 1/2 of said Section 30; thence West along said North boundary to the East Bank of the Millicoma River; thence Southerly along said river bank to the true point of beginning.

SAVE AND EXCEPT that property conveyed to Wolfgang Schwarz and Barbara Shamet by instrument recorded April 3, 2000 bearing Microfilm Reel No. 2000-3136, Records of Coos County, Oregon.

ALSO SAVE AND EXCEPT that portion conveyed to Robert D. Yesser and Jane L. Cross, as set forth in Property Line Adjustment Deed, Recorded April 29, 2002, bearing Instrument No. 2002-5508, Records of Coos County, Oregon.

ALSO SAVE AND EXCEPT a 30 foot wide easement located in the S 1/2 of the SE 1/4 of the SW 1/4, Section 30, Township 24 South, Range 11 West of the Willamette Meridian, Coos County, Oregon. Said easement is for driveway and utilities and follows along an existing road beginning on the Northwest boundary of the West Fork Millicoma River County Road No. 47; thence Northwesterly to the West Fork of the Millicoma River.

COOS COUNTY, COQUILLE REC \$36.00
TERRI L. TURI, COOS COUNTY CLERK

05/15/2002 #2002-6320
11:46:09AM 2 OF 3

EXHIBIT 'B'

1. As disclosed by the tax rolls, the premises herein described have been zoned or classified as forest lands. At any time that said land is disqualified for such use, the property will be subject to additional taxes or penalties and interest pursuant to the provisions of ORS chapter 321.
2. Rights of the public in and to that portion lying within streets, roads and highways.
3. Rights of the public and governmental bodies in and to any portion of the premises herein described now or at any time lying below high water mark of the West Fork Millicoma River, including any ownership rights which may be claimed by the State of Oregon below the high water mark as it now exists or at any time existed.
4. Any adverse claim based upon the assertion that:

Said land or any part thereof is now or at any time has been below the ordinary high water mark of the West Fork Millicoma River.

Some portion of said land has been created by artificial means or has accreted to such portion so created.

Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the West Fork Millicoma River or has been formed by an accretion to any such portion.
5. The rights of fishing, navigation and commerce in the State of Oregon and the Federal Government and the rights of the public in and to that portion thereof lying below the ordinary high water mark of the West Fork Millicoma River.
6. Rights of the Public in and to that portion of said premises, now or at any time, lying below the ordinary high water line of unnamed creeks as disclosed by tax assessor's map.
7. Any adverse claim based upon the assertion that said land or any portion thereof is now, or at any time has been below high water mark of the unnamed creeks as disclosed by tax assessor's map.
8. The premises herein described are within and subject to the statutory powers, including the power of assessment of Millicoma Recreation District.
9. Easement, including the terms and provisions thereof,
From: Irma Smith
To: Coos Head Timber Company
Recorded: April 19, 1973
Microfilm Reel No. 73-04-84495
Records of COOS County, Oregon.
For: right of way
10. Easement, including the terms and provisions thereof,
To: Robert Yesser, Sr. and June Yesser, husband and wife
Recorded: August 24, 1977
Microfilm Reel No. 77-08-13816

Records of COOS County, Oregon.
For: water line
11. Waiver of right of object Forest and Farm Practices Management Covenant, including the terms and provisions thereof, between Harol D. Mast and Coos County, as set forth in instrument recorded May 7, 1998, bearing Microfilm Reel No. 98-05-0231, Records of Coos County, Oregon.

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SW1/4 SEC.30 T24S R11W W.M.
COOS COUNTY

24S 11W 30C
CANCELLED NO.

200 501
701
801
1001
1201
802
803

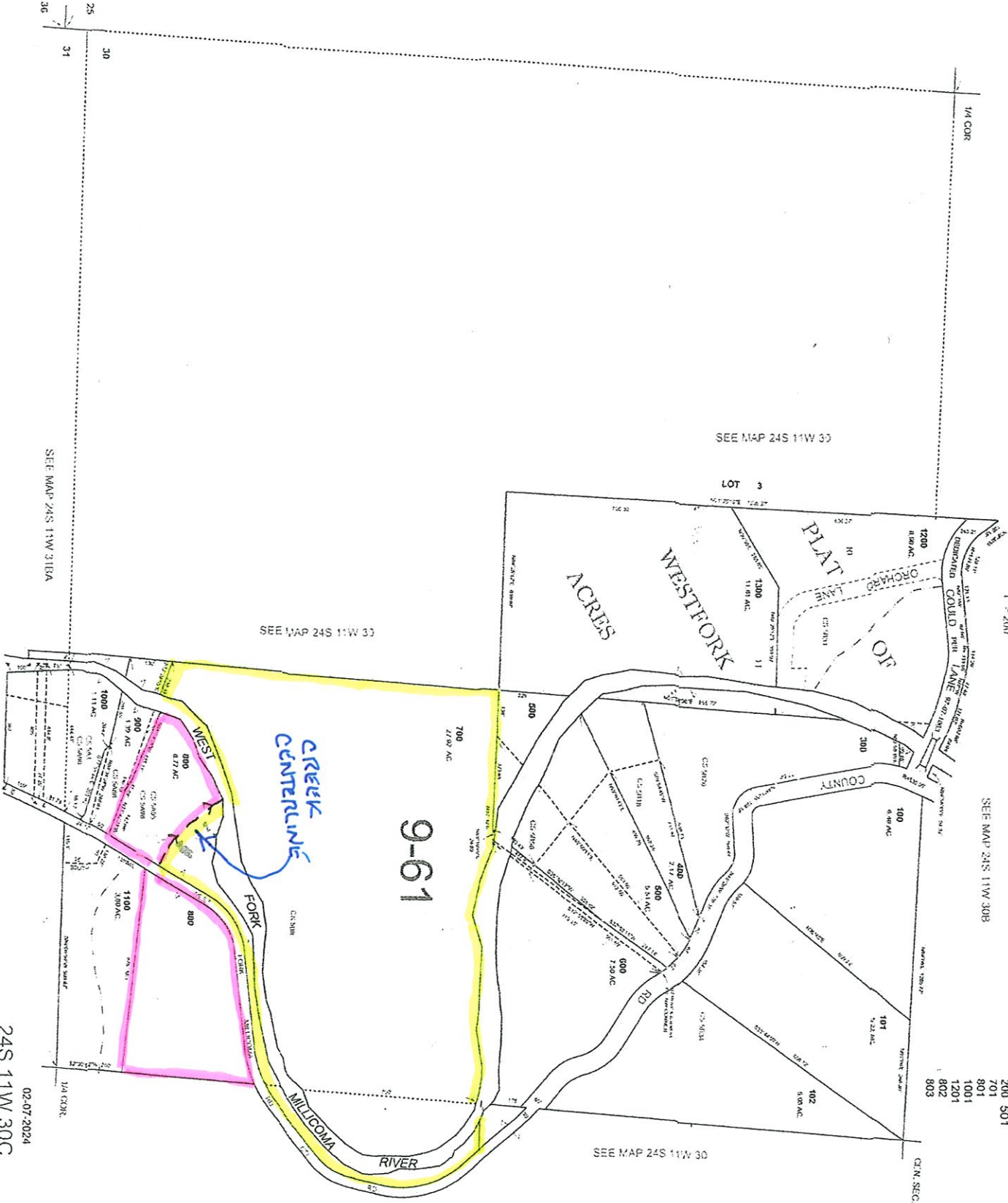
1" = 200'

SEE MAP 24S 11W 30B

SEE MAP 24S 11W 30

CEN. SEC.

1/4 COR



AFTER ADJUSTMENT

SEE MAP 24S 11W 31BA

SEE MAP 24S 11W 30

SEE MAP 24S 11W 30

SEE MAP 24S 11W 30

24S 11W 30C
02-07-2024

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SW1/4 SEC.30 T24S R11W W.M.
COOS COUNTY

24S 11W 30C

CANCELLED NO.

- 200 501
- 701
- 801
- 1001
- 1201
- 802
- 803

1" = 200'

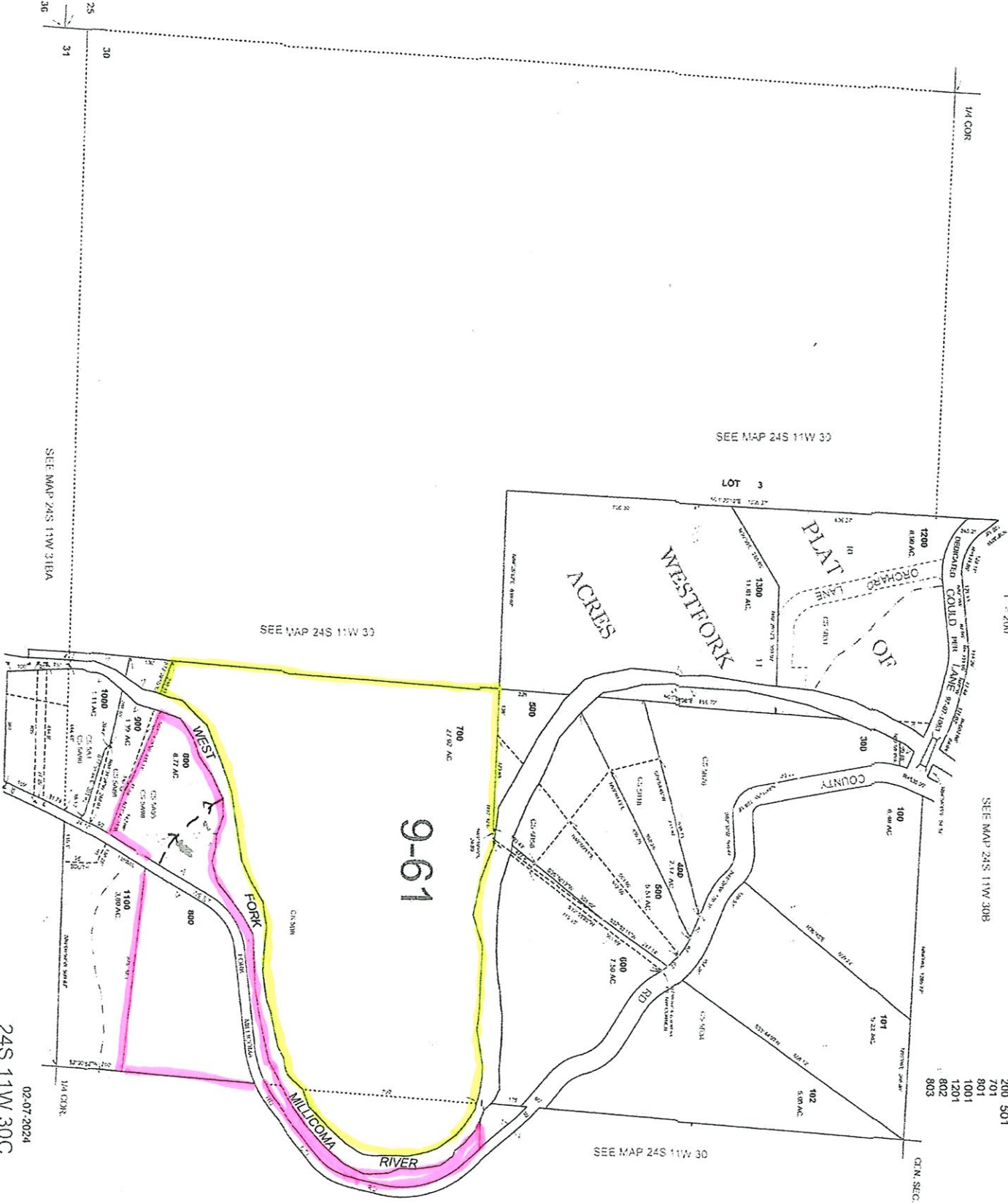
SEE MAP 24S 11W 30B

SEE MAP 24S 11W 30

SEE MAP 24S 11W 30

SEE MAP 24S 11W 30

SEE MAP 24S 11W 31EBA



BEFORE ADJUSTMENT

02-07-2024
24S 11W 30C

PLOT PLAN
PORTION OF TL# 800
24S 11W 30C
ACT# 108500

PROPOSED BOUNDARY
UNNAMED CREEK
12' - 15' CHANNEL

