



COOS COUNTY CONDITIONAL USE LAND USE 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

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)

Date Received: 12-20-2024 Receipt #: 252886 Amount: \$1,680.00 Received by: M.Hill, G.Hite

This application shall be filled out electronically. If you need assistance please contact staff.

Applications shall be submitted by the property owner or a purchaser under a recorded land sale contract. "Property owner" means the owner of record, including a contract purchaser.

The application shall include the signature of all owners of the property.

A legal representative may sign on behalf of an owner upon providing evidence of formal legal authority to sign.

LAND INFORMATION

A. Property Owner(s) Kyle R. Cox

Mailing address: 1461 Kingwood Ave. Coos Bay, OR 97420

Phone: 541-808-5011

Email: Tarheelaluminum@gmail.com

Township: 26S Range: 13W Section: 4 1/4 Section: Select 1/16 Section: Select Tax lots: 100

Select Select Select Select Select

Tax Account Number(s): 5039.07

Zone: Select Zone Forest (F)

Tax Account Number(s)

Please Select

B. Special Districts and Services

Water On-Site (Well or Spring)

Sewage Disposal On-Site Septic

School Coos Bay

Fire District Coos Forest Protective Association

C. Type of Application (s) please consult with staff to determine prior to submittal

- Administrative Conditional Use for single family
Hearings Body Conditional Use for
Historical, Cultural and Archaeological Resources, Natural Areas of Wilderness
Beaches and Dunes
Non-Estuarine Shoreland Boundary
Significant Wildlife Habitat
Natural Hazards Flood Landslide Liquefaction Erosion Wildfires
Airport Surfaces Overlay
Variance to which standard

Include the supplemental application with all criteria addressed. If you require assistance with the criteria please contact a land use attorney or professional consultant. Property information may be obtained from a tax statement or can be found on the County Assessor's web page at the following links:


Map Information Or Account Information

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. **PROPOSAL AND CRITERIA:** A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
1. Project summary and details including timelines.
 2. 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. This shall be addressed on the supplemental criteria page (see staff for criteria).
- II. **PLOT PLAN OR SKETCH PLAN:** A detailed drawing delineating the following:
- Owner's name, address, and phone number, map and Tax lot number
 - North Arrow and Scale - using standard engineering scale.
 - Accurate shape and dimensions of parcel, development site, including the lengths of the all property lines.
 - Any adjacent public or private roads, all easements and/or driveway locations. Include road names. Driveway location and parking areas, including the distance from at least one property line to the intersection of the driveway and the road (apron area);
 - All natural features, which may include, but are not limited to water features, wetlands, ravines, slope and distances from features to structures.
 - Existing and proposed structures, water sources, sewage disposal system and distances from these items to each other and the property boundaries.
- III. **DEED:** A copy of the current deed, including the legal description, of the subject property.
- IV. **CERTIFICATION:** 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 this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit. If the property owner would like staff to contact a legal representative or consultant please provide the contact information using a consent form.

PROPERTY OWNER SIGNATURES REQUIRED FOR PROCESSING



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: 1923 Idaho Dr. Coos Bay

Type of Access: County Road Name of Access: Idahe Dr.

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.

- Traffic Study completed by a registered traffic engineer.
- Access Analysis completed by a registered traffic engineer
- 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-

SANITATION INFORMATION

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

Water Service Type: On-site Well



Sewage Disposal Type: On-site septic



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

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

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

Staff Signature: _____

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

Additional Comments:

APPLICANT'S EXHIBIT "A"

COX TEMPLATE DWELING
LOCATED IN TOWNSHIP 26 SOUTH, RANGE 13 WEST W.W.,
SECTION 04, TAX LOT 100

SECTION 4.6.110(3)

(b) Template Dwelling

A single-family dwelling on a lot or parcel located within a forest zone may be allowed as a conditional use if:

- x. There are no other dwellings on the tract on which the dwelling will be sited.

RESPONSE: The property is currently vacant with no residential development.

- xi. There are no deed restrictions established on the lots or parcels that make up the tract which do not allow a dwelling.

RESPONSE: A copy of the deed of record has been submitted with the application showing that there are no restrictions prohibiting residential development.

- xii. The lot or parcel on which the dwelling is to be located is predominantly composed of soils that are capable of producing the following cubic feet per acre per year

RESPONSE: The property is composed of soils that are capable of producing 85 Cubic Feet, Per Acre, Per Year of Growth.

In a Research Request (R-10-001) completed by the Coos County Planning Department on January 26, of 2018 (see attached), it was determined that when a 160 acre square template was centered on the center of the subject property, there are 18 parcels and 12 dwellings either touching or within the template. The subject property therefore meets the requirements of the template test.

NOTE: Lots or parcels within urban growth boundaries shall not be used to satisfy the above requirements.

- xiii. If the tract on which the dwelling is to be sited is 60 acres or larger and abuts a road or perennial stream, the measurement shall be made by using a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is to maximum extent possible, aligned with the road or stream. If a road crosses the tract on which the dwelling will be located, at least one of the three required dwellings shall be on the same side of the road as the proposed dwelling. However, one of the three required dwellings shall be on the same side of the road or stream as the tract and:

3) Be located within a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is, to the maximum extent possible aligned with the road or stream. Or

4) Be within one-quarter mile from the edge of the subject tract but not outside the length of the 160-acre rectangle, and on the same side of the road or stream as the tract.

xiv. If a tract abuts a road that existed on January 1, 1993, the measurement may be made by creating a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is to the maximum extent possible, aligned with the road. Road, as used in this subsection, means a public or private way that is created to provide ingress or egress for persons to one or more lots, parcels, areas or tracts of land. This excludes a private way that is created to provide ingress or egress to such land in conjunction with the use of such land for forestry, mining or agricultural purposes.

RESPONSE: The provisions above (xiii, 3, 4, or xiv) do not apply.

vi. A proposed "template" dwelling under this ordinance is not allowed if:

1) It is prohibited by or will not comply with the requirements of the acknowledged comprehensive plan, acknowledged land use regulations, or other provisions of law;

RESPONSE: This application is only intended to address the provisions for a forest template dwelling pursuant to the Coos County Zoning and Land Development Ordinance (CCZLDO). The applicant will further be responsible for compliance with other special consideration or natural hazard overlays that may apply to the property, to assure compliance with the acknowledged comprehensive plan.

2) Unless it complies with the requirements of Section 4.6.130.6 through 8 Section 4.6.140.8 through 16.

SECTION 4.6.130 ADDITIONAL CRITERIA FOR ALL ADMINISTRATIVE AND HEARINGS BODY APPLICATION REVIEW:

6. As a condition of approval, if road access to the dwelling is by a road owned and maintained by a private party or by the Oregon Department of Forestry, the United States Bureau of Land Management, or the United States Forest Service, then the applicant shall provide proof of a long-term road access use permit or agreement. The road use permit may require the applicant to agree to accept responsibility for road maintenance.

RESPONSE: Access to the subject property is from a private easement (see attached) via a dedicated public road. Access does not cross state or federal lands.

7. Approval of a dwelling shall be subject to the following additional requirements:

a. Approval of a dwelling requires the owner to plant a sufficient number of trees on the tract to demonstrate that the tract is reasonably expected to meet Department of Forestry stocking requirements at the time specified in Department of Forestry administrative rules.

b. The Planning Department shall notify the County Assessor of the above condition at the time the dwelling is approved.

c. If the lot or parcel is more than 10 acres, the property owner shall submit a stocking survey report to the County Assessor and the Assessor will verify that the minimum stocking requirements have been met by the time required by Department of Forestry Rules. The Assessor will inform the Department of Forestry in cases where the property owner has not submitted a stocking survey report of where the survey report indicates that minimum stocking requirements have not been met.

d. Upon notification by the Assessor the Department of Forestry will determine whether the tract meets minimum stocking requirements of the Forest Practices Act. If the Department of Forestry determines that the tract does not meet those requirements, it will notify the owner and Assessor that the land is not being managed as forest land. The Assessor will then remove the forest land designation pursuant to ORS 321.359 and impose the additional tax pursuant to ORS 321.372.

e. The county governing body or its designate shall require as a condition of approval of a single-family dwelling under ORS 215.213, 215.383 or 215.284 or otherwise in a farm or forest zone, that the landowner for the dwelling sign and record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

RESPONSE: The subject property is exclusively managed for forest use and currently exceeds ODF stocking requirements. As a requirement of approval, the owner will be responsible for submitting a stocking report with the Coos County Assessor showing that the subject property meets stocking requirements. As a requirement of approval the applicant shall also record a non-remonstrative deed restriction to farm and forest practices.

This section contain all of the development standards for uses (unless otherwise accepted out by a use review) and all of the siting standards for development.

SECTION 4.6.140 DEVELOPMENT AND SITING CRITERIA:

This section contain all of the development standards for uses (unless otherwise accepted out by a use review) and all of the siting standards for development.

8. The Planning Director may authorize alternative forms of fire protection when it is determined that these standards are impractical that shall comply with the following:

a. The means selected may include a fire sprinkling system, onsite equipment and water storage or other methods that are reasonable, given the site conditions;

b. If a water supply is required for fire protection, it shall be a swimming pool, pond, lake, or similar body of water that at all times contains at least 4,000 gallons or a stream that has a continuous year round flow of at least one cubic foot per second;

c. The applicant shall provide verification from the Water Resources Department that any permits or registrations required for water diversion or storage have been obtained or that permits or registrations are not required for the use; and

d. Road access shall be provided to within 15 feet of the water's edge for firefighting pumping units. The road access shall accommodate the turnaround of firefighting equipment during fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.

9. Fire Siting Standards for New Dwellings:

a. The property owner shall provide and maintain a water supply of at least 500 gallons with an operating water pressure of at least 50 PSI and sufficient ¾ inch garden hose to reach the perimeter of the primary fuel-free building setback.

b. If another water supply (such as a swimming pool, pond, stream, or lake) is nearby, available, and suitable for fire protection, then road access to within 15 feet of the water's edge shall be provided for pumping units. The road access shall accommodate the turnaround of firefighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.

10. Firebreak:

a. A firebreak shall be established and maintained around all structures, including decks, for a distance of at least 30 feet in all directions.

b. This firebreak will be a primary safety zone around all structures. Vegetation within this primary safety zone 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.

c. Sufficient garden hose to reach the perimeter of the primary safety zone shall be available at all times.

d. The owners of the dwelling shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break on land surrounding all structures and clear and maintain a secondary fuel-free break area on land surrounding the dwelling that is owned or controlled by the owner in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by Oregon Department of Forestry and shall demonstrate compliance with Table 1.

| <i>Table 1 – Minimum Primary Safety Zone Slope</i> | Feet of Primary Safety Zone | Feet of Additional Primary Safety Zone Down Slope |
|--|------------------------------------|--|
| 0% | 30 | 0 |
| 10% | 30 | 50 |
| 20% | 30 | 75 |
| 25% | 30 | 100 |
| 40% | 30 | 150 |

11. All new and replacement structures shall use non-combustible or fire resistant roofing materials, as may be approved by the certified official responsible for the building permit.

12. If a water supply exceeding 4,000 gallons is suitable and available (within 100 feet of the driveway or road) for fire suppression, then road access and turning space shall be provided for fire protection pumping units to the source during fire season. This includes water supplies such as a swimming pool, tank or natural water supply (e.g. pond).

RESPONSE: As a "Requirement of Approval" to this application, the owner at the time of development shall be responsible for compliance with the provisions of subsections 8 through 12 above. The property owner shall be responsible for implementing and maintaining said requirements.

13. The dwelling shall not be sited on a slope of greater than 40 percent.

RESPONSE: The dwelling will be sited on a relatively flat bench area as shown on the submitted plot plan. The average slope in the general vicinity of the home site is approximately 5 percent and does not exceed 10 percent in any specific area.

14. If the dwelling has a chimney or chimneys, each chimney shall have a spark arrester.

15. The dwelling shall be located upon a parcel within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district.

16. Except for private roads and bridges accessing only commercial forest uses, public roads, bridges, private roads and driveways shall be constructed so as to provide adequate access for firefighting equipment.

17. Access to new dwellings shall meet road and driveway standards in Chapter VII.

RESPONSE: RESPONSE: As a "Requirement of Approval" to this application, the owner at the time of development shall be responsible for compliance with the provisions of subsections 14 through 17 above. The property owner shall be responsible for implementing and maintaining said requirements.



Coos County Planning Department
Coos County Courthouse Annex, Coquille, Oregon 97423
Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, OR 97423
Physical Address: 225 N. Adams, Coquille, Oregon 97423
(541) 396-7770
FAX (541) 396-1022 / TDD (800) 735-2900
planning@co.coos.or.us
Jill Rolfe, Planning Director

January 26, 2018.

Kyle Cox
63003 Crown Point Rd.
Coos Bay, OR 97420

RE: Research Request R-18-001 on property located at Township 26S, Range 13W, Section 04, Tax Lot 100

Mr. Cox:

Pursuant to your research request, a forest template dwelling test was conducted for the parcel located west of the City of Coos Bay. The purpose of the test was to determine if the parcel would qualify for a dwelling based on the relevant Coos County Zoning and Land Development Ordinance ("CCZLDO") provisions.

The applicable CCZLDO criteria for the template test are:

Section 4.6.110(3) – Residential Uses [in the Forest Zone]

b. **TEMPLATE DWELLING.** A single-family dwelling on a lot of parcel located within a forest zone may be allowed as a conditional use if:

iii. The lot of parcel on which the dwelling is to be located is predominantly composed of soils that are capable of producing the following cubic feet per acre per year:

| | Cf/Ac/Yr of Growth | | |
|---|--------------------|--------------|------------|
| | <u>0-49</u> | <u>50-85</u> | <u>85+</u> |
| Required minimum number of lots or parcels or portions thereof existing on January 1, 1993, within a 160-acre square centered on the subject tract. | 3 | 7 | 11 |
| Required minimum number of dwellings existing on January 1, 1993, on the lots or parcels. | 3 | 3 | 3 |

NOTE: Lots or parcels within urban growth boundaries shall not be used to satisfy the above requirements.

iv. If the tract on which the dwelling is to be sited is 60 acres or larger and abuts a road or perennial stream, the measurement shall be made by using a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is to maximum extent possible, aligned with the road or stream. If a road crosses the

tract on which the dwelling will be located, at least one of the three required dwellings shall be on the same side of the road as the proposed dwelling. However, one of the three required dwellings shall be on the same side of the road or stream as the tract and:

- 1) Be located within a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is, to the maximum extent possible aligned with the road or stream. or*
 - 2) Be within one-quarter mile from the edge of the subject tract but not outside the length of the 160-acre rectangle, and on the same side of the road or stream as the tract.*
- v. If a tract abuts a road that existed on January 1, 1993, the measurement may be made by creating a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is to the maximum extent possible, aligned with the road. Road, as used in this subsection, means a public or private way that is created to provide ingress or egress for persons to one or more lots, parcels, areas or tracts of land. This excludes a private way that is created to provide ingress or egress to such land in conjunction with the use of such land for forestry, mining or agricultural purposes.*

As the property is not 60 acres or larger and does not abut a road or perennial stream the square template was used and results are as follows:

Square Template

| | |
|--|--------------------|
| Minimum of eleven (11) required pre-1993 parcels within a 160 acre square: | MET (18 parcels) |
| Minimum of three (3) required pre-1993 dwellings within a 160 acre square: | MET (12 dwellings) |

This test shows that, in an application for an Administrative Conditional Use Permit for a Forest Template Dwelling, CCZLDO Section 4.6.110 (B)(3)(iii through v) would be satisfied using the property's current configuration. If the configuration were to change, such as through a partition or property line adjustment, or if additional discrete parcels are discovered within the test area, this test will no longer be valid and a new test will be required.

If there are any questions regarding this test, please contact the Planning Department.

Sincerely,

Amy Dibble

Amy Dibble, Planner II
Coos County Planning Department

Encl: Template Test Map -- Square Test

C: File



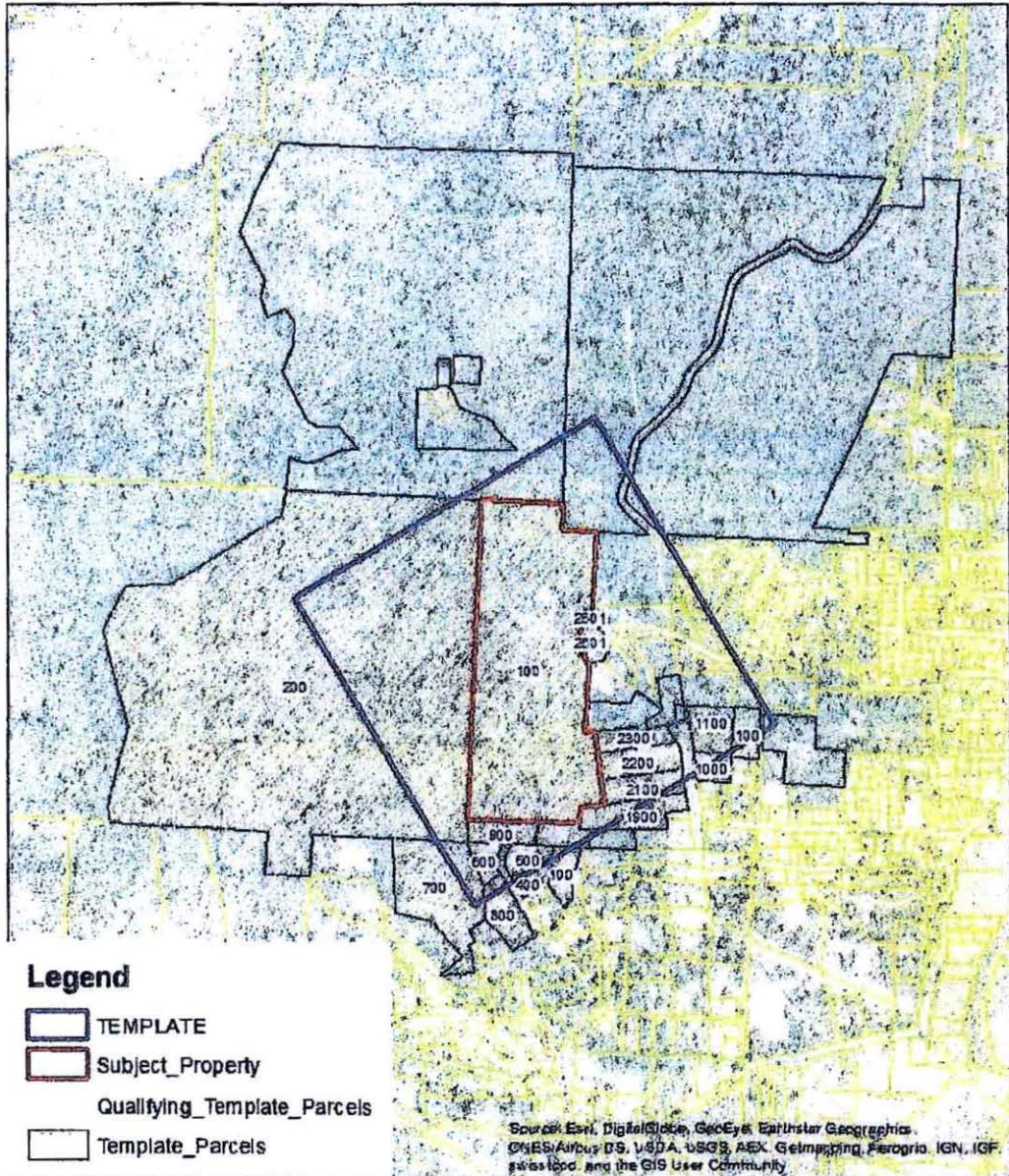
COOS COUNTY PLANNING DEPARTMENT

Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, Oregon 97423

Physical Address: 225 N. Adams, Coquille Oregon

Phone: (541) 396-7770

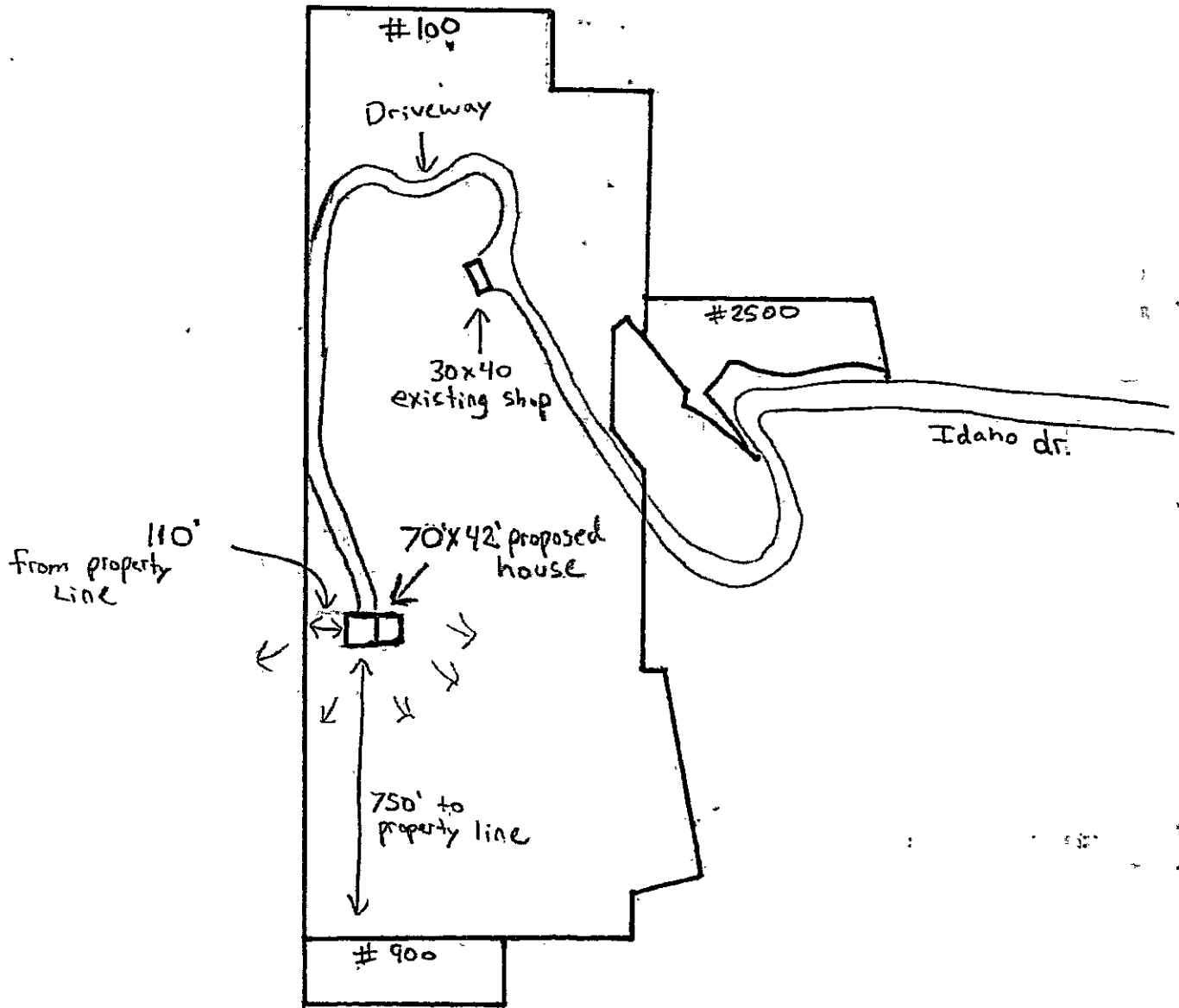
Fax: (541) 396-1022/TDD (800) 735-2900



I own 2 Lots
26S13W04 Lot # 100
~~26S13W03BB Lot # 2500~~ Sold
26S13W04 Lot # 900

Exhibit "A"

Kyle Cox
1461 Kingwood Ave.
Coos Bay, OR



I am looking to build a single family home 2700 sq ft
4 bed 2 bath with garage at this site

The Oregon Map

New Directions



RECORDING REQUESTED BY:



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

GRANTOR'S NAME:
Williams Family Trust

GRANTEE'S NAME:
Kyle R. Cox

AFTER RECORDING RETURN TO:
Order No.: 360618022428-SL
Kyle R. Cox
63003 Crown Point Road
Coos Bay, OR 97420

SEND TAX STATEMENTS TO:
Kyle R. Cox
63003 Crown Point Road
Coos Bay, OR 97420

COOS COUNTY, OREGON 2018-02481
\$66.00 03/15/2018 01:45:01 PM
DEBBIE HELLER, CEA, COOS COUNTY CLERK Pg#5

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Caroline M. Williams, Surviving Trustee of the Williams Family Trust, Grantor, conveys and warrants to Kyle R. Cox, a married man, 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 TWO HUNDRED NINETY-NINE THOUSAND AND NO/100 DOLLARS (\$299,000.00). (See ORS 93.030).

Subject to:

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.830, 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.

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

Dated: 3/14/2018

Williams Family Trust

BY: Caroline M. Williams, Trustee
Caroline M. Williams, Surviving Trustee

State of Oregon
County of Coos

This instrument was acknowledged before me on March 14, 2018 by Caroline M. Williams, Surviving Trustee of The Williams Family Trust.

Michelle Kay Lindsey
Notary Public - State of Oregon

My Commission Expires: July 21, 2018



EXHIBIT "A"
Legal Description

PARCEL 1: A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 3, Township 28 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows: Beginning at a point on the Westerly right of way line of the Bonneville Power Line, said point being located North 18° 54' 10" West 1950.07 feet from the Southeast corner of the West 1/2 of the NW 1/4 of said Section 3; thence along said Westerly right of way line, North 7° 18' West 63.69 feet to the true point of beginning; thence North 77° 41' 30" West 63.82 feet; thence South 76° 24' West 107.92 feet; thence North 75° 44' West 224.91 feet; thence South 33° 26' 30" West 96.49 feet; thence South 37° 23' East 215.08 feet to the Northeasterly boundary line of a tract conveyed to Lewis S. Soverns et ux by Deed recorded October 13, 1985 bearing County Clerk's Microfilm Reel No. 65-10-2276, Records of Coos County, Oregon; thence along the Northeasterly boundary line of said Soverns tract, North 57° 03' West 164.27 feet to the most Northerly corner thereof; thence South 3° 05' West 145.45 feet; thence South 25° 52' East 74.68 feet; thence South 67° 03' East 181.75 feet to the Southerly corner of said Soverns tract; thence leaving said tract South 57° 03' East 40.00 feet to the most Northerly corner of the property sold on Contract to Herbert McCall, as described in Book 294, Page 441, Deed Records of Coos County, Oregon; thence along the Northwesterly line of said McCall Tract, South 21° 25' West 75.00 feet, more or less, to the South line of the NW 1/4 of the NW 1/4 of said Section 3; thence along said South line Westerly 365.00 feet, more or less, to the Southwest corner of said quarter quarter Section; thence along the West line of said quarter quarter Section, Northerly 725.00 feet, more or less, to the Northwest corner of the property conveyed to Wallace W. Dunn et ux as described in Book 235, Page 391, Deed Records of Coos County, Oregon; thence along the North line of said Dunn property, South 89° 49' East 618.00 feet, more or less, to the Westerly right of way line of said Bonneville Power Line; thence along said right of way line South 7° 18' East 222.31 feet, more or less, to the true point of beginning, being in the NW 1/4 of the NW 1/4 of said Section 3.

SAVE AND EXCEPT THAT property conveyed by Warranty Deed recorded January 12, 1976 bearing Microfilm Reel No. 76-1-1582, Records Coos County, Oregon.

SAVE AND EXCEPT THAT property conveyed by Warranty Deed recorded July 26, 1984 bearing Microfilm Reel No. 84-4-0231, Records Coos County, Oregon.

PARCEL 2: Beginning at the corner of Sections 33 and 34, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, and Sections 3 and 4, Township 28 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence South along the Section line between Sections 3 and 4, said Township and Range, to a point which lies South 82° 42' West of the Northwest corner of the property described in Contract of Sale to Willard Judd, et ux, in Book 31, Page 600, Deed Records of Coos County, Oregon; thence North 82° 42' East 125 feet, more or less, to Judd's Northwest corner; thence South 7° 18' East along the West boundary of various parcels sold 533.70 feet, more or less, to the Northerly boundary of the property conveyed to Donald E. Sack in Book 247, Page 558, Deed Records of Coos County, Oregon; thence South 82° 42' West along Sack's North boundary 213.64 feet, more or less, to the Section line between Sections 3 and 4 aforesaid; thence South along said Section line to a point that is 181 feet North of the South boundary of the William Duke Donation Land Claim #42; thence West on a line parallel to and 180 feet North of said South boundary to the Northwest corner of property conveyed to Elton R. Fullerton and Vida M. Fullerton in Book 279, Page 461, Deed Records of Coos County, Oregon; thence South along Fullerton's West boundary 181 feet to the South boundary of said Donation Land Claim; thence West to the Southwest corner of said Donation Land Claim; thence North to the Northwest corner of said Donation Land Claim; thence East along the North boundary of said Donation Land Claim and the North boundary extended, to the Section line between Sections 33 and 34, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence South along said Section line to the point of beginning.

SAVE AND EXCEPT THAT property conveyed by Warranty Deed recorded January 12, 1976 bearing Microfilm Reel No. 84-4-0231, Records Coos County, Oregon.

SAVE AND EXCEPT a parcel of land located along the South 181 feet of the William Duke Donation Land Claim #42 more particularly described as follows: Beginning at the Southwest corner of the said William Duke Donation Land Claim #42; thence North along the West line of said Claim #42 to a point that is 181 feet North of the South line of said Claim #42; thence East parallel with the South line of Claim #42, a distance of 516.30 feet, more or less, to the Northwest corner of that parcel described in Book 279, Page 461, Deed Records of Coos County, Oregon; thence South along the West line of said parcel a distance of 181 feet, more or less, to the South line of Claim #42; thence West along the said South line to the point of beginning.

PARCEL 3: A parcel of land located along the South 181 feet of the William Duke Donation Land Claim #42 more particularly described as follows: Beginning at the Southwest corner of the said William Duke Donation Land Claim #42; thence North along the West line of said Claim #42 to a point that is 181 feet North of the South line of said Claim #42; thence East parallel with the South line of Claim #42, a distance of 516.30 feet, more or less, to the Northwest corner of that parcel described in Book 279, Page 461, Deed Records of Coos County, Oregon; thence South along the West line of said parcel a distance of 181 feet, more or less, to the South line of Claim #42; thence West along the said South line to the point of beginning.

EXHIBIT "B"
Exceptions

Subject to:

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.

Rights of the public to any portion of the Land lying within the area commonly known as public streets, roads, alleys, highways.

Rights and easements for navigation and fishery which may exist over that portion of said Land lying beneath the waters of unnamed creek.

The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the Land herein described, lying below the high water line of the unnamed creek.

The right, title and interest of the State of Oregon in and to any portion lying below the high water line of unnamed creek.

Terms and Provisions of Appurtenant Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Doyle R. Williams and Nancy L. Williams, husband and wife
Purpose: Ingress and egress
Recording Date: September 9, 1975
Recording No: 75-09-118522

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

Reserved by: Frank A. Williams and Barbara E. Williams, husband and wife
Purpose: right of way
Recording Date: September 9, 1975
Recording No: 75-09-118522

Any Interest in any oil, gas and/or minerals, as disclosed by document

Entitled: Quitclaim Deed
Recording Date: September 9, 1975
Recording No: 75-09-118522

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

Any rights incidental to the ownership and development of the mineral interest excepted or reserved in the document

Entitled: Quitclaim Deed
Dated: December 2, 1974
Recording Date: September 9, 1975
Recording No: 75-09-118522

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

Granted to: City of Coos Bay and City of North Bend
Purpose: water main and access road
Recording Date: January 12, 1976
Recording No: 76-01-1583

Terms and provisions of appurtenant easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Doyle R. Williams, SR
Purpose: Ingress and egress across existing roadway
Recording Date: July 26, 1984
Recording No: 84-4-0233

EXHIBIT "B"
Exceptions

An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Oil and Gas Lease
Lessor: Coos County, a political subdivision of the State of Oregon
Lessee: Coos Bay Energy LLC, a Nevada limited liability company
Recording Date: April 20, 2017
Recording No: 2017-03543

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.

Rights of the public to any portion of the Land lying within the area commonly known as public streets, roads, alleys, highways.

Rights and easements for navigation and fishery which may exist over that portion of said Land lying beneath the waters of unnamed creek.

The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the Land herein described, lying below the high water line of the unnamed creek.

The right, title and interest of the State of Oregon in and to any portion lying below the high water line of unnamed creek.

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

Granted to: United States of America
Purpose: right of way
Recording Date: May 27, 1959
Recording No: Book 271 Page 693 Deed Records
Affects: Tax Lot 2500

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

Reserved by: Wallace W. Dunn and Mary B. Dunn, husband and wife
Purpose: right of way
Recording Date: May 2, 1968
Recording No: 68-05-28129

Any interest in any oil, gas and/or minerals, as disclosed by document

Entitled: Deed
Recording Date: May 2, 1968
Recording No: 68-05-28129
Affects: Tax Lot 2500

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

Any rights incidental to the ownership and development of the mineral interest excepted or reserved in the document

Entitled: Warranty Deed
Dated: May 1, 1968
Recording Date: May 2, 1968
Recording No: 68-05-28129
Affects: Tax Lot 2500

Terms and Provisions of Appurtenant Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Doyle R. Williams and Nancy L. Williams, husband and wife
Purpose: ingress and egress
Recording Date: September 9, 1975
Recording No: 75-09-118522

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

Reserved by: Frank A. Williams and Barbara E. Williams, husband and wife
Purpose: right of way
Recording Date: September 9, 1975
Recording No: 75-09-118522

EXHIBIT "B"
Exceptions

Any interest in any oil, gas and/or minerals, as disclosed by document

Entitled: Quitclaim Deed
Recording Date: September 9, 1975
Recording No: 75-09-118522

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

Any rights incidental to the ownership and development of the mineral interest excepted or reserved in the document

Entitled: Quitclaim Deed
Dated: December 2, 1974
Recording Date: September 9, 1975
Recording No: 75-09-118522

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

Granted to: City of Coos Bay and City of North Bend
Purpose: water main and access road
Recording Date: January 12, 1976
Recording No: 76-01-1583

Terms and provisions of appurtenant easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Doyle R. Williams, SR
Purpose: ingress and egress across existing roadway
Recording Date: July 26, 1984
Recording No: 84-4-0233

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

Granted to: Schads Family Trust dated June 10, 1998
Purpose: Ingress, egress and utilities
Recording Date: March 5, 2014
Recording No: 2014-01650

Terms and Provisions of Appurtenant Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Doyle R. and Carolyn M. Williams
Purpose: Ingress, egress and utilities
Recording Date: March 5, 2014

An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Oil and Gas Lease
Lessor: Coos County, a political subdivision of the State of Oregon
Lessee: Coos Bay Energy LLC, a Nevada limited liability company
Recording Date: April 20, 2017
Recording No: 2017-03543

BLO

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

Kyle Cox
63003 Crown point rd
Coos Bay, Or 97420
Grantor's Name and Address
Kyle Cox and Natasha Cox
63003 Crown point rd
Coos Bay, Or 97420
Grantee's Name and Address

After recording, return to (Name and Address):
Kyle Cox
63003 Crown point rd
Coos Bay, Or 97420

Until requested otherwise, send all tax statements to (Name and Address):
Kyle Cox
63003 Crown point rd
Coos Bay, Or 97420

COOS COUNTY, OREGON 2019-00234

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DEBBIE HELLER, CCC, COOS COUNTY CLERK

COOS COUNTY, OREGON 2019-00633

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DEBBIE HELLER, CCC, COOS COUNTY CLERK

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Kyle Cox, a Married Man
also known as Kyle R Cox
 hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Kyle Cox and
Natasha Cox, as tenants by the entirety.
 hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
 that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
 situated in Coos County, State of Oregon, described as follows (legal description of property):

See attached exhibit "A"

RERECORDED AT THE REQUEST OF:
Kyle R Cox
 TO CORRECT grantors Name & ex "B"
 PREVIOUSLY RECORDED AS INSTRUMENT
 # _____

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
 And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized
 in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): None
See attached exhibit "B"

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 100.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the (indicate which) consideration. (The sentence between the symbols ϕ , if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, grantor has executed this instrument on 11 January 2019; any signature on behalf of a business or other entity is made with the authority of that entity.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.361 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 655, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 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 655, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATE OF OREGON, County of COOS

This instrument was acknowledged before me on 11th January 2019 ss.

by Kyle Cox

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Monika Mack Churchhill
 Notary Public for Oregon
 My commission expires 11/22/2019

EXHIBIT "A"
Legal Description

PARCEL 1: A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 3, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows: Beginning at a point on the Westerly right of way line of the Bonneville Power Line, said point being located North 18° 54' 10" West 1950.07 feet from the Southeast corner of the West 1/2 of the NW 1/4 of said Section 3; thence along said Westerly right of way line, North 7° 18' West 63.69 feet to the true point of beginning; thence North 77° 41' 30" West 83.82 feet; thence South 78° 24' West 107.92 feet; thence North 75° 44' West 224.91 feet; thence South 33° 26' 30" West 96.49 feet; thence South 37° 23' East 215.08 feet to the Northeasterly boundary line of a tract conveyed to Lewis S. Soverns et ux by Deed recorded October 13, 1965 bearing County Clerk's Microfilm Reel No. 85-10-2276, Records of Coos County, Oregon; thence along the Northeasterly boundary line of said Soverns tract, North 57° 03' West 164.27 feet to the most Northerly corner thereof; thence South 3° 05' West 145.45 feet; thence South 25° 52' East 74.68 feet; thence South 57° 03' East 181.75 feet to the Southerly corner of said Soverns tract; thence leaving said tract South 57° 03' East 40.00 feet to the most Northerly corner of the property sold on Contract to Herbert McCall, as described in Book 294, Page 441, Deed Records of Coos County, Oregon; thence along the Northwesterly line of said McCall Tract, South 21° 25' West 75.00 feet, more or less, to the South line of the NW 1/4 of the NW 1/4 of said Section 3; thence along said South line Westerly 365.00 feet, more or less, to the Southwest corner of said quarter quarter Section; thence along the West line of said quarter quarter Section, Northerly 725.00 feet, more or less, to the Northwest corner of the property conveyed to Wallace W. Dunn et ux as described in Book 236, Page 391, Deed Records of Coos County, Oregon; thence along the North line of said Dunn property, South 89° 49' East 618.00 feet, more or less, to the Westerly right of way line of said Bonneville Power Line; thence along said right of way line South 7° 18' East 222.31 feet, more or less, to the true point of beginning, being in the NW 1/4 of the NW 1/4 of said Section 3.

SAVE AND EXCEPT THAT property conveyed by Warranty Deed recorded January 12, 1976 bearing Microfilm Reel No. 76-1-1582, Records Coos County, Oregon.

SAVE AND EXCEPT THAT property conveyed by Warranty Deed recorded July 26, 1984 bearing Microfilm Reel No. 84-4-0231, Records Coos County, Oregon.

PARCEL 2: Beginning at the corner of Sections 33 and 34, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, and Sections 3 and 4, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence South along the Section line between Sections 3 and 4, said Township and Range, to a point which lies South 82° 42' West of the Northwest corner of the property described in Contract of Sale to Willard Judd, et ux, in Book 31, Page 600, Deed Records of Coos County, Oregon; thence North 82° 42' East 125 feet, more or less, to Judd's Northwest corner; thence South 7° 18' East along the West boundary of various parcels sold 533.70 feet, more or less, to the Northerly boundary of the property conveyed to Donald E. Sack in Book 247, Page 558, Deed Records of Coos County, Oregon; thence South 82° 42' West along Sack's North boundary 213.64 feet, more or less, to the Section line between Sections 3 and 4 aforesaid; thence South along said Section line to a point that is 181 feet North of the South boundary of the William Duke Donation Land Claim #42; thence West on a line parallel to and 180 feet North of said South boundary to the Northwest corner of property conveyed to Ellen R. Fullerton and Vida M. Fullerton in Book 279, Page 461, Deed Records of Coos County, Oregon; thence South along Fullerton's West boundary 181 feet to the South boundary of said Donation Land Claim; thence West to the Southwest corner of said Donation Land Claim; thence North to the Northwest corner of said Donation Land Claim; thence East along the North boundary of said Donation Land Claim and the North boundary extended, to the Section line between Sections 33 and 34, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence South along said Section line to the point of beginning.

SAVE AND EXCEPT THAT property conveyed by Warranty Deed recorded January 12, 1976 bearing Microfilm Reel No. 84-4-0231, Records Coos County, Oregon.

SAVE AND EXCEPT a parcel of land located along the South 181 feet of the William Duke Donation Land Claim #42 more particularly described as follows: Beginning at the Southwest corner of the said William Duke Donation Land Claim #42; thence North along the West line of said Claim #42 to a point that is 181 feet North of the South line of said Claim #42; thence East parallel with the South line of Claim #42, a distance of 515.30 feet, more or less, to the Northwest corner of that parcel described in Book 279, Page 461, Deed Records of Coos County, Oregon; thence South along the West line of said parcel a distance of 181 feet, more or less, to the South line of Claim #42; thence West along the said South line to the point of beginning.

PARCEL 3: A parcel of land located along the South 181 feet of the William Duke Donation Land Claim #42 more particularly described as follows: Beginning at the Southwest corner of the said William Duke Donation Land Claim #42; thence North along the West line of said Claim #42 to a point that is 181 feet North of the South line of said Claim #42; thence East parallel with the South line of Claim #42, a distance of 515.30 feet, more or less, to the Northwest corner of that parcel described in Book 279, Page 461, Deed Records of Coos County, Oregon; thence South along the West line of said parcel a distance of 181 feet, more or less, to the South line of Claim #42; thence West along the said South line to the point of beginning.



Kyle R. Cox and Natasha Cox

63003 Crown point rd.

Coos Bay, OR 97420

Grantor's Name and Address

Kyle R Cox

63003 Crown point rd.

Coos Bay, OR 97420

Grantee's Name and Address

After recording, return to (Name and Address):

Kyle R Cox

63003 Crown point rd

Coos Bay, OR 97420

If requested otherwise, send all tax statements to (Name and Address):

Kyle R Cox

63003 Crown point rd

Coos Bay, OR 97420

COOS COUNTY, OREGON 2019-00634

\$91.00

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DEBBIE HELLER, CCC, COOS COUNTY CLERK

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Kyle R. Cox, a married man and Natasha Cox, a married woman

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Kyle R Cox

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Coos County, State of Oregon, described as follows (legal description of property):

26S13W04 parcel # 100 account # 503907

See attached exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): None

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 100.00. However, the actual consideration consists of or includes other property or value given or promised which is [] the whole [] part of the (indicate which) consideration.

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

IN WITNESS WHEREOF, grantor has executed this instrument on 23rd January 2019; any signature on behalf of a business or other entity is made with the authority of that entity.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 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.

Handwritten signatures of Kyle R. Cox and Natasha Cox.

STATE OF OREGON, County of Coos ss. This instrument was acknowledged before me on 23rd January 2019 by Kyle R. Cox and Natasha Cox. This instrument was acknowledged before me on

by as of

Notary Public for Oregon My commission expires 11/22/2019

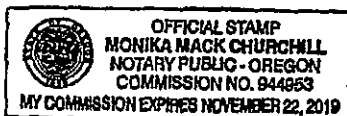


EXHIBIT "A"
Legal Description

PARCEL ■ Beginning at the corner of Sections 33 and 34, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, and Sections 3 and 4, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence South along the Section line between Sections 3 and 4, said Township and Range, to a point which lies South 82° 42' West of the Northwest corner of the property described in Contract of Sale to Willard Judd, et ux, in Book 31, Page 800, Deed Records of Coos County, Oregon; thence North 82° 42' East 125 feet, more or less, to Judd's Northwest corner; thence South 7° 18' East along the West boundary of various parcels sold 533.70 feet, more or less, to the Northerly boundary of the property conveyed to Donald E. Sack in Book 247, Page 558, Deed Records of Coos County, Oregon; thence South 82° 42' West along Sack's North boundary 213.64 feet, more or less, to the Section line between Sections 3 and 4 aforesaid; thence South along said Section line to a point that is 181 feet North of the South boundary of the William Duke Donation Land Claim #42; thence West on a line parallel to and 180 feet North of said South boundary to the Northwest corner of property conveyed to Elton R. Fullerton and Vida M. Fullerton in Book 279, Page 461, Deed Records of Coos County, Oregon; thence South along Fullerton's West boundary 181 feet to the South boundary of said Donation Land Claim; thence West to the Southwest corner of said Donation Land Claim; thence North to the Northwest corner of said Donation Land Claim; thence East along the North boundary of said Donation Land Claim and the North boundary extended, to the Section line between Sections 33 and 34, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence South along said Section line to the point of beginning.

SAVE AND EXCEPT THAT property conveyed by Warranty Deed recorded January 12, 1976 bearing Microfilm Reel No. 84-4-0231, Records Coos County, Oregon.

SAVE AND EXCEPT a parcel of land located along the South 181 feet of the William Duke Donation Land Claim #42 more particularly described as follows: Beginning at the Southwest corner of the said William Duke Donation Land Claim #42; thence North along the West line of said Claim #42 to a point that is 181 feet North of the South line of said Claim #42; thence East parallel with the South line of Claim #42, a distance of 515.30 feet, more or less, to the Northwest corner of that parcel described in Book 279, Page 461, Deed Records of Coos County, Oregon; thence South along the West line of said parcel a distance of 181 feet, more or less, to the South line of Claim #42; thence West along the said South line to the point of beginning.