



PROPERTY LINE ADJUSTMENT

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

FILE NUMBER: PLA-23-011

Date Received: 4/20/23 Receipt #: 239917 Received by: MB

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

LAND INFORMATION

A. Land Owner(s) Louise Schnitz-Nelson

Mailing address: 71492 Heavy Horse Road, Lakeside, OR 97449

Phone: 541-217-4614 Email: louise.schintz.nelson55@gmail.com

Township: 23S Range: 12W Section: 15 1/4 Section: Select 1/16 Section: Select Tax lot: 402

Tax Account Number(s): 21603 Zone: Select Zone Forest (F)

Acreage Prior to Adjustment: 52.30 Acreage After the Adjustment 43.44

B. Land Owner(s) Louise Schnitz-Nelson

Mailing address: 71492 Heavy Horse Road, Lakeside, OR 97449

Phone: 541-217-4614 Email: louise.schintz.nelson55@gmail.com

Township: 23S Range: 12W Section: 15 1/4 Section: Select 1/16 Section: Select Tax lot: 499

Tax Account Number(s) 21605 Zone Forest (F)

Acreage Prior to Adjustment: 0.04 Acreage After the Adjustment 8.90

C. Surveyor Stephan Stys

Mailing Address PO Box 778, Coos Bay, OR 97420

Phone #: 541-294-6915 Email: stephan@estabrooklandsurveying.com

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

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

**Purpose of the Property Line Adjustment:**

The purpose of this property line adjustment is to add property to tax lot 499 by adjusting into tax lot 402.

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

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

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

Please list all Lien Holders names and addresses:

Property 1: Please see attached.

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Property 2: Please see attached.

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**Please answer the following:**

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

Was property one created through a land division? Yes  No

Was property two created through a land division? Yes  No

Are there structures on the property? Yes  No

If there are structures please provide how far they are in feet from the adjusted boundary line:

>30 feet

Is there a sanitation system on the one or both properties, if so, please indicate the type of system  
Yes  No   
Onsite Septic System  Public Sewer

Is property one going to result in less than an acre and contain a dwelling? Yes  No

Is property two going to result in less than an acre and contain a dwelling? Yes  No

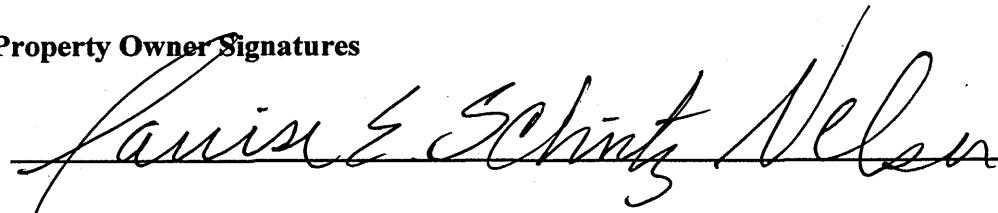
Is one or both properties zoned Exclusive Farm Use or Forest? Yes  No

Will the property cross zone boundaries? If so, a variance request will be required. Yes  No

Will the property line adjustment change the access point? Yes  No

**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**

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Section 5.0.150 Application Requirements:**

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

## **Property 1**

The 2019-2020 Taxes: \$1,845.86, plus interest, unpaid.

The 2020-2021 Taxes: \$1,938.72, plus interest, unpaid.

The 2021-2022 Taxes: \$1,997.36, plus interest, unpaid.

Western Mercantile Agency Inc.

165 S 5th St A, Coos Bay, OR 97420

Quick Collect Inc.

5500 NE 107TH Ave Vancouver, WA, 98662

Ray Klein Inc., doing business as Professional Credit Services

400 International Way STE 100, Springfield, OR 97477

Chambers Plumbing and Heating

225 W Lockhart Ave, Coos Bay, OR 97420

LVNV Funding LLC

6801 S. Cimarron Road, Suite 424-J, Las Vegas, Nevada 89113

## **Property 2**

The 2021-2022 Taxes: \$4.37, plus interest, unpaid.

Western Mercantile Agency Inc.

165 S 5th St A, Coos Bay, OR 97420

Quick Collect Inc.

5500 NE 107TH Ave Vancouver, WA, 98662

Ray Klein Inc., doing business as Professional Credit Services

400 International Way STE 100, Springfield, OR 97477

Chambers Plumbing and Heating

225 W Lockhart Ave, Coos Bay, OR 97420

LVNV Funding LLC

6801 S. Cimarron Road, Suite 424-J, Las Vegas, Nevada 89113

STATUTORY WARRANTY DEED

RICHARD A. PROULX AND HELEN H. PROULX, TRUSTEES OR THE SUCCESSOR TRUSTEE NAMED UNDER THE PROULX FAMILY TRUST DATED FEBRUARY 29, 1988 Grantor, conveys and warrants to ROBERT A. NELSON AND LOUISE E. SCHINTZ, NOT AS TENANTS IN COMMON BUT WITH RIGHT OF SURVIVORSHIP 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' SHOWN ON EXHIBIT 'A' ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

Being re-recorded to correct legal description. Previously recorded at REF# 97-09-0946 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 30.0930. The said property is free from encumbrances except SEE ATTACHED EXHIBIT "B"

The true consideration for this conveyance is \$169,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 16 day of Sept. 1997

REPUBLIC OF IRELAND COUNTY AND CITY OF DUBLIN EMBASSY OF THE UNITED STATES OF AMERICA | SS

Richard A. Proulx RICHARD A. PROULX Helen H. Proulx HELEN H. PROULX

REPUBLIC OF IRELAND COUNTY AND CITY OF DUBLIN EMBASSY OF THE UNITED STATES OF AMERICA | SS The foregoing instrument was acknowledged before me this 16 day of September, 1997 by \_\_\_\_\_ President and \_\_\_\_\_ Secretary of \_\_\_\_\_ a \_\_\_\_\_ corporation, on behalf of the corporation.

The foregoing instrument was acknowledged before me this 16 day of September, 1997 by Helen H. Proulx and Richard A. Proulx

Notary Public for Oregon My commission expires: Indefinite Steven J. Wangness Consul Of the United States of America

Notary Public for Oregon My commission expires: indefinite Steven J. Wangness Consul Of the United States of America

STATUTORY WARRANTY DEED

GRANTOR: RICHARD A. PROULX GRANTEE: ROBERT A. NELSON

Until a change is requested, all tax statements shall be sent to the following address:

ROBERT A. NELSON 2640 NORTH LAKE ROAD LAKESIDE, OREGON 97449

AFTER RECORDING RETURN TO Ticor Title Insurance 131 N 3rd - Box 1075 Coos Bay, OR 97420-0233

Escrow No. 6-69-892 Title No. 6-69-892

After recording return to: ROBERT A. NELSON 2640 NORTH LAKE ROAD LAKESIDE, OREGON 97449

Ticor Title Insurance Company

This Space Reserved for Recorder's Use

RECORDING # 97090946 I, Mary Ann Wilson, Coos County Clerk, certify the within instrument was filed for record at



4:56 PM ON 09/22/1997 By J. WILSON Deputy # pages 4 Fee \$ 48.00

**TICOR TITLE INSURANCE**

**RE-RECORDED 97 10 0405**  
**EXHIBIT 'A'**

~~97-09-0946~~

**LEGAL DESCRIPTION**

**PARCEL I:** That portion of the following described parcel lying South of the County Road:

The SE 1/4 of the NW 1/4 and the E 1/2 of the SW 1/4 of Section 15, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

EXCEPT the following described tract: A parcel of land located in the Southeast portion of the SE 1/4 of the SW 1/4 of Section 15, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, described as follows: Beginning at the South quarter section corner of said Section 15, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; run thence North 89° 24' West 1033.68 feet along the South Section line of said Section 15; thence North 00° 52' 29" East 140.82 feet; thence North 81° 24' 34" East 139.31 feet to a point on the top of a dirt fill along the West edge of an old log truck road; thence meander up the bottom of a gully to a point which bears North 74° 56' 21" East 116.22 feet from the last mentioned point; thence continue to meander up the bottom of said gully to a point at the "head" of said gully which bears North 55° 56' 13" East 433.23 feet from the last mentioned point; thence South 89° 05' 05" East 23.24 feet to a point in the centerline of the existing rocked road which extends from the county road to the house on the parcel being described; thence continue South 89° 05' 05" East 172.44 feet; thence South 75° 29' 16" East 246.50 feet to a point on the North-South quarter section line through the center of said Section 15, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South 01° 45' 30" West 380.48 feet along said North-South quarter section line to the point of beginning.

EXCEPTING therefrom a 40 foot wide strip of land for a road, the centerline of which is described as follows:

Beginning at a point on said Section line on the South side of Section 15, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, which point is located North 89° 24' West 452.59 feet from said South quarter section corner of said Section 15; thence run North 37° 26' 35" East 95.76 feet to point of curvature of a curve to the left; thence on said curve; which has a delta angle of 78° 47' 43" a tangent of 40.00 feet and a length of 66.97 feet to point of tangency of said curve; thence North 41° 21' 08" West 53.27 feet to point of curvature of a curve to the right; thence on said curve which has a delta angle of 21° 30' 33", a tangent of 20.00 feet and a length of 39.53 feet to the point of tangency of said curve; thence North 19° 50' 35" West, 30.40 feet to point of curvature of a curve to the right; thence on said curve which has delta angle of 32° 30' 50", a tangent of 20.00 feet and a length of 38.92 feet to point of tangency; thence North 12° 40' 15" East 86.44, to point of curvature of a curve to the right; thence on said curve which has a delta angle of 26° 48' 52", a tangent of 30 feet and a length of 58.91 feet to point of tangency, which is in the centerline of the existing rocked road; thence North 39° 29' 07" East 32.10 feet along the centerline of said rocked road to a point where it intersects the North boundary line of the above described parcel.

**PARCEL II:**

A 40 foot wide strip of land, the centerline of which is described as follows:

9710

Beginning at a point on said Section line on the South side of Section 15, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, which point is located North 89° 24' West 452.59 feet from said South quarter section corner of said Section 15; thence run North 37° 26' 35" East 95.76 feet to point of curvature of a curve to the left; thence on said curve; which has a delta angle of 78° 47' 43" a tangent of 40.00 feet and a length of 66.97 feet to point of tangency of said curve; thence North 41° 21' 08" West 53.27 feet to point of curvature of a curve to the right; thence on said curve which has a delta angle of 21° 30' 33", a tangent of 20.00 feet and a length of 39.53 feet to the point of tangency of said curve; thence North 19° 50' 35" West, 30.40 feet to point of curvature of a curve to the right; thence on said curve which has delta angle of 32° 30' 50", a tangent of 20.00 feet and a length of 38.92 feet to point of tangency; thence North 12° 40' 15" East 86.44, to point of curvature of a curve to the right; thence on said curve which has a delta angle of 26° 48' 52", a tangent of 30 feet and a length of 58.91 feet to point of tangency, which is in the centerline of the existing rocked road; thence North 39° 29' 07" East 32.10 feet along the centerline of said rocked road to a point where it intersects the North boundary line of the above described parcel.

Unofficial  
Copy

RE-RECORDED 97 10 0105 ~~97 09 0946~~  
**TICOR TITLE INSURANCE**

1. 1997-98 taxes which are a lien, but not yet payable.  
Tax Acct. No. 216.03 & 216.05 Code 13.02
2. 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.
3. Rights of the public in and to that portion lying within streets, roads and highways.
4. Easement, including the terms and provisions thereof,  
To: General Telephone Company of the Northwest Inc., a corporation  
Recorded: January 11, 1971  
Microfilm Reel No. 71-1-55019  
Records of Coos County, Oregon.
5. Easement as reserved in Special Warranty Deed, including the terms and provisions thereof,  
From: Margaret L. Harris, widow  
To: Alfred Lively and Ruby E. Lively, husband and wife, and Terry Picknell and Ruth Picknell, husband and wife  
Dated: August 5, 1972  
Recorded: September 11, 1972  
Microfilm Reel No. 72-9-76081  
Records of Coos County, Oregon.
6. Easement, including the terms and provisions thereof,  
From: Alfred Lively et ux, et al  
To: Margaret L. Harris  
Recorded: September 11, 1972  
Microfilm Reel No. 72-9-76083 and re-recorded March 9, 1976 bearing Microfilm Reel No. 76-3-4085  
Records of Coos County, Oregon.
7. Easement as disclosed in instrument, including the terms and provisions thereof,  
From: Alfred J. Lively et ux, et al  
To: Jesse R. Goodroad and Linda C. Goodroad, husband and wife  
Dated: March 6, 1971  
Recorded: March 26, 1975  
Microfilm Reel No. 75-3-112105  
Records of Coos County, Oregon.
8. Easement, including the terms and provisions thereof,  
To: Central Lincoln People's Utility District, a municipal corporation  
Recorded: May 24, 1979  
Microfilm Reel No. 79-2-7831  
Records of Coos County, Oregon.
9. Easement, including the terms and provisions thereof,  
To: Central Lincoln People's utility District, a municipal corporation  
Recorded: April 13, 1981  
Microfilm Reel No. 81-2-4931  
Records of Coos County, Oregon.

RE-RECORDED

RECORDING # 97100405  
I, Mary Ann Wilson,  
Coos County Clerk, certify  
the within instrument  
was filed for record at



11:02 ON 10/10/1997  
H. WILSON

By \_\_\_\_\_ Deputy

# pages 4 Fee \$ 20.00

972





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

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April 12, 2023  
File Number: 557201AM  
Report No.: 2  
Title Officer: Teddi Underhill  
Escrow Officer: Lisa Summa

**PRELIMINARY TITLE REPORT**

**Property Address: 71492 Heavy Horse Road, Lakeside, OR 97449**

<b><u>Policy or Policies to be issued:</u></b>	<b><u>Liability</u></b>	<b><u>Premium</u></b>
OWNER'S STANDARD COVERAGE	\$117,000.00	\$493.00
Proposed Insured: <b>Juniper Properties LLC, an Oregon Corporation</b>		

We are prepared to issue ALTA (06/17/06) title insurance policy(ies) of Old Republic National Title Insurance Company, in the usual form insuring the title to the land described as follows:

**Legal description attached hereto and made a part hereof marked Exhibit "A"**

and dated as of 10th day of April, 2023 at 7:30 a.m., title is vested in:

**Robert A. Nelson and Louise E. Schintz, not as tenants in common, but with right of survivorship**

The estate or interest in the land described or referred to in this Preliminary Title Report and covered herein is:

FEE SIMPLE

**Except for the items properly cleared through closing, Schedule B of the proposed policy or policies will not insure against loss or damage which may arise by reason of the following:**

**GENERAL EXCEPTIONS:**

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

**EXCEPTIONS 1 THROUGH 5 ABOVE APPLY TO STANDARD COVERAGE POLICIES AND MAY BE MODIFIED OR ELIMINATED ON AN EXTENDED COVERAGE POLICY.**

**SPECIAL EXCEPTIONS:**

6. Taxes assessed under Code No. 1302 Account No. 21603 Map No. 23-12W-15-00402  
The 2019-2020 Taxes: \$1,845.86  
Balance Due: \$.23, plus interest, unpaid.
7. The 2020-2021 Taxes: \$1,938.72, plus interest, unpaid.
8. The 2021-2022 Taxes: \$1,997.36, plus interest, unpaid.
9. The 2022-23 Taxes: \$1,860.99, plus interest, unpaid.
10. INTENTIONALLY DELETED
11. INTENTIONALLY DELETED
12. The assessment roll and the tax roll disclose that the premises 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.
13. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.

14. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: General Telephone Company of the Northwest Inc., a corporation  
Recorded: January 11, 1971  
Instrument No.: [71-1-55019](#)
15. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:  
Recorded: September 11, 1972  
Instrument No.: [72-9-76081](#)
16. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Ruth Picknell  
Recorded: September 11, 1972  
Instrument No.: [72-9-76083](#)  
  
Re-recorded: March 9, 1976  
Instrument No.: [76-3-4085](#)
17. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as disclosed in instrument:  
Recorded: March 25, 1975  
Instrument No.: [75-3-112108](#)
18. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Central Lincoln People's Utility District, a municipal corporation  
Recorded: May 24, 1979  
Instrument No.: [79-2-7831](#)
19. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Central Lincoln People's Utility District, a municipal corporation  
Recorded: April 13, 1981  
Instrument No.: [81-2-4931](#)
20. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: Central Lincoln People's Utility District, a municipal corporation  
Recorded: February 2, 1999  
Instrument No.: [1999-1340](#)
21. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount: \$186,918.10  
Trustor/Grantor: Robert A. Nelson and Louise E. Schintz  
Trustee: Key Title Company  
Beneficiary: Associates Financial Services Company of Oregon, Inc.  
Recorded: May 22, 2000  
Instrument No.: [2000-5047](#)

The beneficial interest under said Deed of Trust was assigned by successive assignments of record to PRWT, by assignment  
Recorded: July 6, 2007  
Instrument No.: [2007-9020](#)

Appointment of Successor Trustee as disclosed by instrument,  
Recorded: July 30, 2003  
Instrument No.: [2003-11293](#)  
New Trustee: Pacific Continental Bank, doing business as Pacific Continental Finance

Appointment of Successor Trustee as disclosed by instrument,  
Recorded: July 6, 2007  
Instrument No.: [2007-9020](#)  
New Trustee: PRWT

NOTE: We do not find an Assignment of Beneficial Interest from Associates Financial Services Company of Oregon, Inc., to CitiFinancial. An assignment will need to be placed in public records.

22. Judgment in the State Circuit Court, County of Coos, for the amount herein stated and any other amounts due.  
Creditor: Western Mercantile Agency Inc.  
Debtor: Louise Elizabeth Nelson, formerly known as Louise Elizabeth Schintz, doing business as Zeppelin Farm and Robert Allen Nelson, also known as Bob A. Nelson  
Amount: \$874.41 plus interest & costs  
Case No.: 06BC0403T  
Entered: April 7, 2006

Transcribed: May 8, 2006  
Renewed: April 17, 2016

23. Judgment in the State Circuit Court, County of Coos, for the amount herein stated and any other amounts due.  
Creditor: Western Mercantile Agency Inc.  
Debtor: Louise Elizabeth Nelson, formerly known as Louise Elizabeth Schintz, formerly doing business as Zeppelin Farm  
Amount: \$220.19 plus interest & costs  
Case No.: 07BC0483T  
Entered: April 26, 2007

Transcribed: May 10, 2007  
Renewed: March 3, 2017

24. Judgment in the State Circuit Court, County of Coos, for the amount herein stated and any other amounts due.  
Creditor: Quick Collect Inc.  
Debtor: Louise E. Nelson and Robert A. Nelson  
Amount: \$748.37 plus interest & costs  
Case No.: 07BC0337T  
Entered: May 21, 2007

As disclosed by Lien Abstract Record,  
Recorded: May 29, 2007  
Instrument No.: [2007-6809](#)

Transcribed: May 21, 2007  
Renewed: December 30, 2017

25. Judgment in the State Circuit Court, County of Coos, for the amount herein stated and any other amounts due.  
Creditor: Western Mercantile Agency Inc.  
Debtor: Louise Elizabeth Nelson, formerly known as Louise Elizabeth Schintz, doing business as Zeppelin Farm and Robert Allen Nelson, also known as Bob A. Nelson  
Amount: \$683.31 plus interest & costs  
Case No.: 08BC1039T  
Entered: July 7, 2008

Transcribed: July 9, 2008  
Renewed: June 21, 2018

26. Judgment in the State Circuit Court, County of Coos, for the amount herein stated and any other amounts due.  
Creditor: Ray Klein Inc., doing business as Professional Credit Services  
Debtor: Louise Nelson and Robert Nelson  
Amount: \$1,055.66 plus interest  
Case No.: 07BC1656T  
Entered: June 6, 2017

Transcribed: March 27, 2009

27. Judgment in the State Circuit Court, County of Coos, for the amount herein stated and any other amounts due.  
Creditor: Western Mercantile Agency Inc.  
Debtor: Louise Elizabeth Nelson, formerly known as Louise E. Schintz, also known as Louise E. Schintz-Nelson, doing business as Zeppelin Farms and Robert Allen Nelson, also known as Bob A. Nelson, also known as Rob A. Nelson  
Amount: \$167.17 plus interest, costs & fees  
Case No.: 09BC2198  
Entered: January 14, 2010

Transcribed: January 19, 2010  
Renewed: December 19, 2019

28. Judgment in the State Circuit Court, County of Coos, for the amount herein stated and any other amounts due.  
Creditor: Western Mercantile Agency Inc.  
Debtor: Louise Elizabeth Nelson, also known as Louise E. Schintz-Nelson, formerly known as Luise E. Schntz, doing business as Zeppelin Farms and Robert Allen Nelson, also known as Bob A. Nelson, also known as Rob A. Nelson  
Amount: \$456.47 plus interest & costs  
Case No.: 10BC0680T  
Entered: June 3, 2010

Transcribed: June 3, 2010  
Renewed: April 21, 2020

29. Judgment in the State Circuit Court, County of Coos, for the amount herein stated and any other amounts due.  
Creditor: Western Mercantile Agency Inc.  
Debtor: Louise Elizabeth Nelson, also known as Louise Nelson-Schintz, also known as Louise Schnitz-Nelson, doing business as Zeppelin Farms  
Amount: \$821.50 plus interest & costs  
Case No.: 11BC1232T  
Entered: August 22, 2011

Transcribed; August 23, 2011  
Renewed: July 29, 2021

30. Judgment in the State Circuit Court, County of Coos, for the amount herein stated and any other amounts due.  
Creditor: Chambers Plumbing and Heating  
Debtor: Robert Nelson  
Amount: \$1,056.09  
Case No.: 01BC2044T  
Entered: October 26, 2011
31. Judgment in the State Circuit Court, County of Coos, for the amount herein stated and any other amounts due.  
Creditor: LVNV Funding LLC  
Debtor: Robert A. Nelson  
Amount: \$775.31 plus interest, costs & fees  
Case No.: 12CV0336  
Entered: July 12, 2012
32. Judgment in the State Circuit Court, County of Coos, for the amount herein stated and any other amounts due.  
Creditor: Western Mercantile Agency Inc.  
Debtor: Louise Elizabeth Nelson, also known as Louise E. Schintz, also known as Louise E. Schintz-Nelson, doing business as Zepplin Farms and Robert Allen Nelson, also known as Bob A. Nelson  
Amount: \$404.84 plus interest, costs & fees  
Case No.: 16SC10998  
Entered: May 2, 2016

Transcribed: May 2, 2016

33. Judgment in the State Circuit Court, County of Coos, for the amount herein stated and any other amounts due.  
Creditor: Western Mercantile Agency, Inc.  
Debtor: Robert Allen Nelson and Louise Elizabeth Schintz-Nelson, also known as Louise E. Nelson, also known as Louise E. Nelson-Schintz, formerly known as Louise E. Schintz, doing business as Zepplin Farms  
Amount: \$119.60 plus interest, costs & fees  
Case No.: 21SC07175  
Entered: May 3, 2021

Transcribed: May 3, 2021

34. The Company will require a copy of the Operating Agreement (including any approvals of withdrawal of member(s) or acceptance of new member(s)) and the Articles of Organization of Juniper Properties LLC, an Oregon Corporation for its examination prior to closing. Any conveyance or encumbrance of the Limited Liability Company's property must be executed by all of the members unless otherwise provided for in the Operating Agreement.

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

35. The Company will require verification the Operating Agreement of Juniper Properties LLC, an Oregon Corporation is in full force and effect, includes all amendments and that it has not been revoked or terminated.
36. The Company will require, for its review, an insurable legal description for the Land the subject of this transaction. If a survey is being furnished, the survey must be prepared by a licensed State of Oregon registered land surveyor.

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

**INFORMATIONAL NOTES:**

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 premises are situated, and no liability is assumed if a financing statement is filed in the office of the County Clerk (Recorder) covering timber on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system.

NOTE: Information in possession of the Company indicates that a division of land has occurred or is contemplated in the current transaction involving the Land described in this report. The proposed insured 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 Oregon Revised Statutes 92.010 or 215.010.

NOTE: As of the date hereof, there are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties: **Tax Information: Tax Information:**

Taxes assessed under Code No. 1302 Account No. 21605 Map No. 23-12W-15-00499

NOTE: The 2022-2023 Taxes: \$22.76, are Paid

Juniper Properties LLC, an Oregon Corporation

NOTE: We find no activity in the past 24 months regarding transfer of title to subject property.

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: Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the parties to the transaction must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

NOTE: Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Preliminary Title Report shall automatically be considered null and void and of no force and effect.

**THIS PRELIMINARY TITLE REPORT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.**

This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium paid.

**End of Report**

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



PARCEL 2

A 40 foot wide strip of land, the center line of which is described as follows:

Beginning at a point on said Section line on the South side of Section 15, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, which point is located North 89° 24' West 452.59 feet from said South quarter Section corner of said Section 15; thence run North 37° 26' 35" East 95.76 feet to point of curvature of a curve to the left; thence on said curve; which has a delta angle of 78° 47' 43" a tangent of 40.00 feet and a length of 66.97 feet to point of tangency of said curve; thence North 41° 21' 08" West 53.27 feet to point of curvature of a curve to the right; thence on said curve which has a delta angle of 21° 30' 33", a tangent of 20.00 feet and a length of 39.53 feet to the point of tangency of said curve; thence North 19° 50' 35" West, 30.40 feet to a point of curvature of a curve to the right; thence on said curve which has delta angle of 32° 30' 50", a tangent of 20.00 feet and a length of 38.92 feet to point of tangency; thence North 12° 40' 15" East 86.44 feet, to point of curvature of a curve to the right; thence on said curve which has a delta angle of 26° 48' 52", a tangent of 30 feet and a length of 58.91 feet to point of tangency, which is in the centerline of the existing rocked road; thence North 39° 29' 07" East 32.10 feet along the centerline of said rocked road to a point where it intersects the North boundary line of the above described parcel.

"FOR INFORMATIONAL PURPOSES ONLY, THE FOLLOWING IS INCLUDED"

23-12W-15-00499

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

THE FOLLOWING LEGAL DESCRIPTION WILL CHANGE ONCE A PROPERTY LINE ADJUSTMENT DEED IS RECORDED AND SURVEY PROVIDED:

**PARCEL 1**

That portion of the following described parcel lying South of the County Road:

The Southeast quarter of the Northwest quarter and the East half of the Southwest quarter of Section 15, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

EXCEPT the following described tract: A parcel of land located in the Southeast portion of the Southeast quarter of the Southwest quarter of Section 15, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, described as follows:

Beginning at the South quarter Section corner of said Section 15, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; run thence North  $89^{\circ} 24'$  West 1033.68 feet along the South Section line of said Section 15; thence North  $00^{\circ} 52' 29''$  East 140.82 feet; thence North  $81^{\circ} 24' 34''$  East 139.31 feet to a point on the top of a dirt fill along the West edge of an old log truck road; thence meander up the bottom of a gully to a point which bears North  $74^{\circ} 56' 21''$  East 116.22 feet from the last mentioned point; thence continue to meander up the bottom of said gully to a point at the "head" of said gully which bears North  $55^{\circ} 56' 13''$  East 433.23 feet from the last mentioned point; thence South  $89^{\circ} 05' 05''$  East 23.24 feet to a point in the centerline of the existing rocked road which extends from the County Road to the house on the parcel being described; thence continue South  $89^{\circ} 05' 05''$  East 172.44 feet; thence South  $75^{\circ} 29' 16''$  East 246.50 feet to a point on the North-South quarter Section line through the center of said Section 15, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South  $01^{\circ} 45' 30''$  West 380.48 feet along said North-South quarter Section line to the point of beginning.

EXCEPTING THEREFROM a 40 foot wide strip of land for a road, the centerline of which is described as follows:

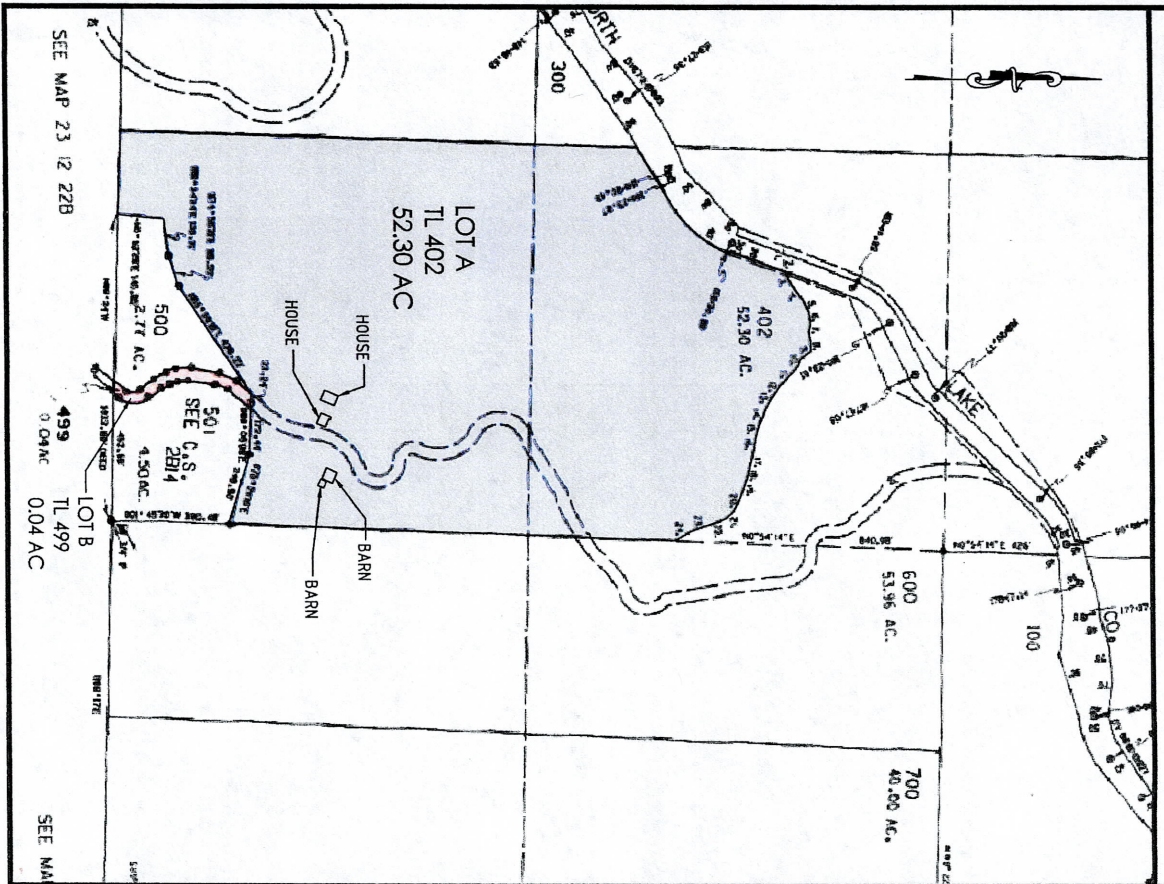
Beginning at a point on said Section line on the South side of Section 15, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, which point is located North  $89^{\circ} 24'$  West 452.59 feet from said South quarter Section corner of said Section 15; thence run North  $37^{\circ} 26' 35''$  East 95.76 feet to point of curvature of a curve to the left; thence on said curve; which has a delta angle of  $78^{\circ} 47' 43''$  a tangent of 40.00 feet and a length of 66.97 feet to point of tangency of said curve; thence North  $41^{\circ} 21' 08''$  West 53.27 feet to point of curvature of a curve to the right; thence on said curve which has a delta angle of  $21^{\circ} 30' 33''$ , a tangent of 20.00 feet and a length of 39.53 feet to the point of tangency of said curve; thence North  $19^{\circ} 50' 35''$  West, 30.40 feet to a point of curvature of a curve to the right; thence on said curve which has delta angle of  $32^{\circ} 30' 50''$ , a tangent of 20.00 feet and a length of 38.92 feet to point of tangency; thence North  $12^{\circ} 40' 15''$  East 86.44 feet, to point of curvature of a curve to the right; thence on said curve which has a delta angle of  $26^{\circ} 48' 52''$ , a tangent of 30 feet and a length of 58.91 feet to point of tangency, which is in the centerline of the existing rocked road; thence North  $39^{\circ} 29' 07''$  East 32.10 feet along the centerline of said rocked road to a point where it intersects the North boundary line of the above described parcel.

ALSO EXCEPTING THEREFROM the Parcels above that property conveyed by Property Line Adjustment Deed, Recorded October 1, 1999, in Recorder's No. 1999-12579, Records of Coos County, Oregon.

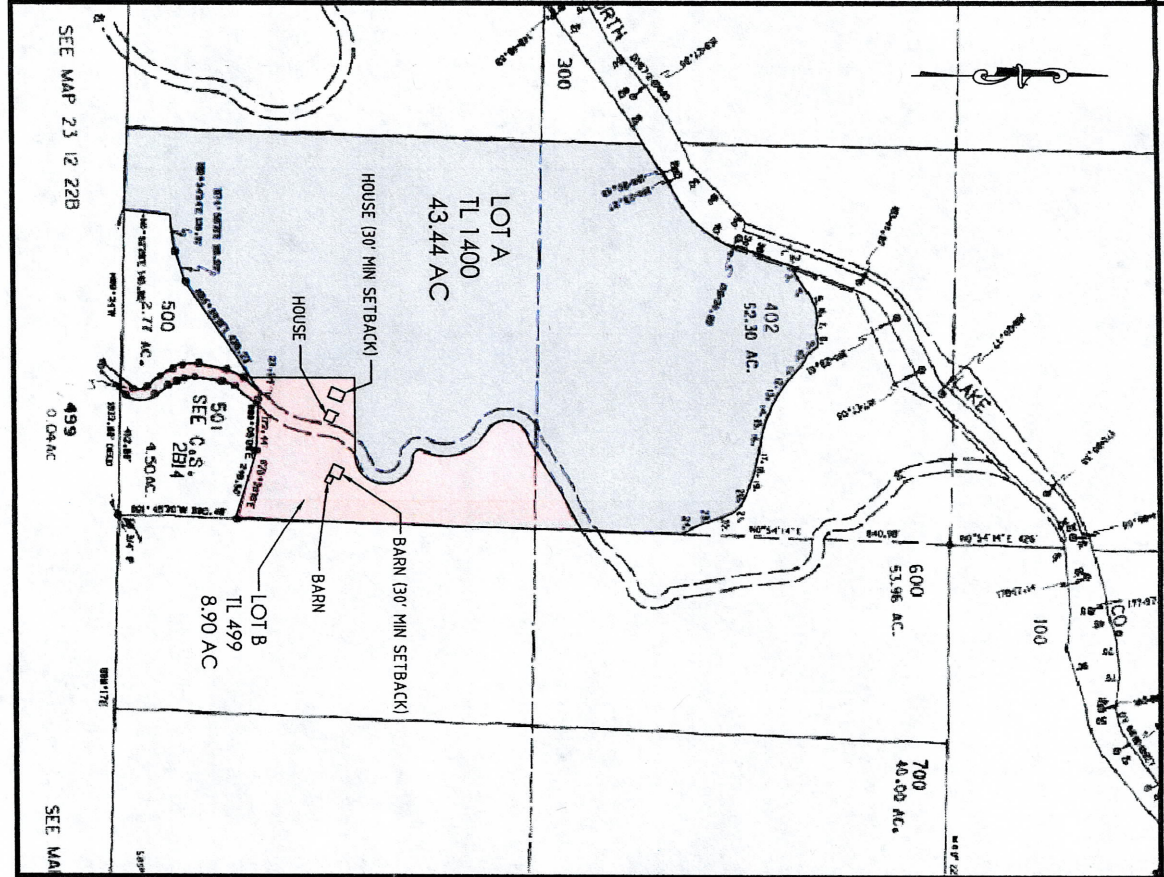
"FOR INFORMATIONAL PURPOSES ONLY, THE FOLLOWING IS INCLUDED"

23-12W-15-00402

BEFORE

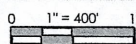


AFTER



**ESTABROOK  
LAND SURVEYING**

Drawn By: SRS  
Date: 3/11/2023



**LONE ROCK - NELSON  
PROPERTY LINE ADJUSTMENT**

**TENTATIVE MAP AND PLOT PLAN**

23S-12W-15-402  
23S-12W-15-499

FIGURE

1