



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-23-013

Date Received: 5/11/23 Receipt #: 239940 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) Bandon Gateway, LLC

Mailing address: 4518 N. 3rd Street, Phoenix, AZ 85018

Phone: 602-284-5093

Email: mark_norris_2000@yahoo.com

Township: Range: Section: 1/4 Section: 1/16 Section: Tax lot: 29S 15W 1 C C 05700

Tax Account Number(s): 2955672 Zone: Select Zone Controlled Development (CD)

Acreage Prior to Adjustment: 0.27 Acreage After the Adjustment 0.37

B. Land Owner(s) Bandon Gateway, LLC

Mailing address: 4518 N. 3rd Street, Phoenix, AZ 85018

Phone: 602-284-5093

Email: mark_norris_2000@yahoo.com

Township: Range: Section: 1/4 Section: 1/16 Section: 29S 15W 1 C C 05800

Tax Account Number(s) 2955671 Zone Controlled Development (CD)

Acreage Prior to Adjustment: 0.47 Acreage After the Adjustment 0.37

C. Surveyor Troy Rambo

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

Phone #: 541-751-8900

Email: mandrllc@frontier.com

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

Submittal Requirements:

An application for a line adjustment or elimination shall be filed by the owners of all units of land affected. The application shall be accompanied by an appropriate fee and contain the following information:

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

Criteria:

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

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

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

Property Owner Signatures

Bandon Gateway LLC Norris

03/31/2023

DFC

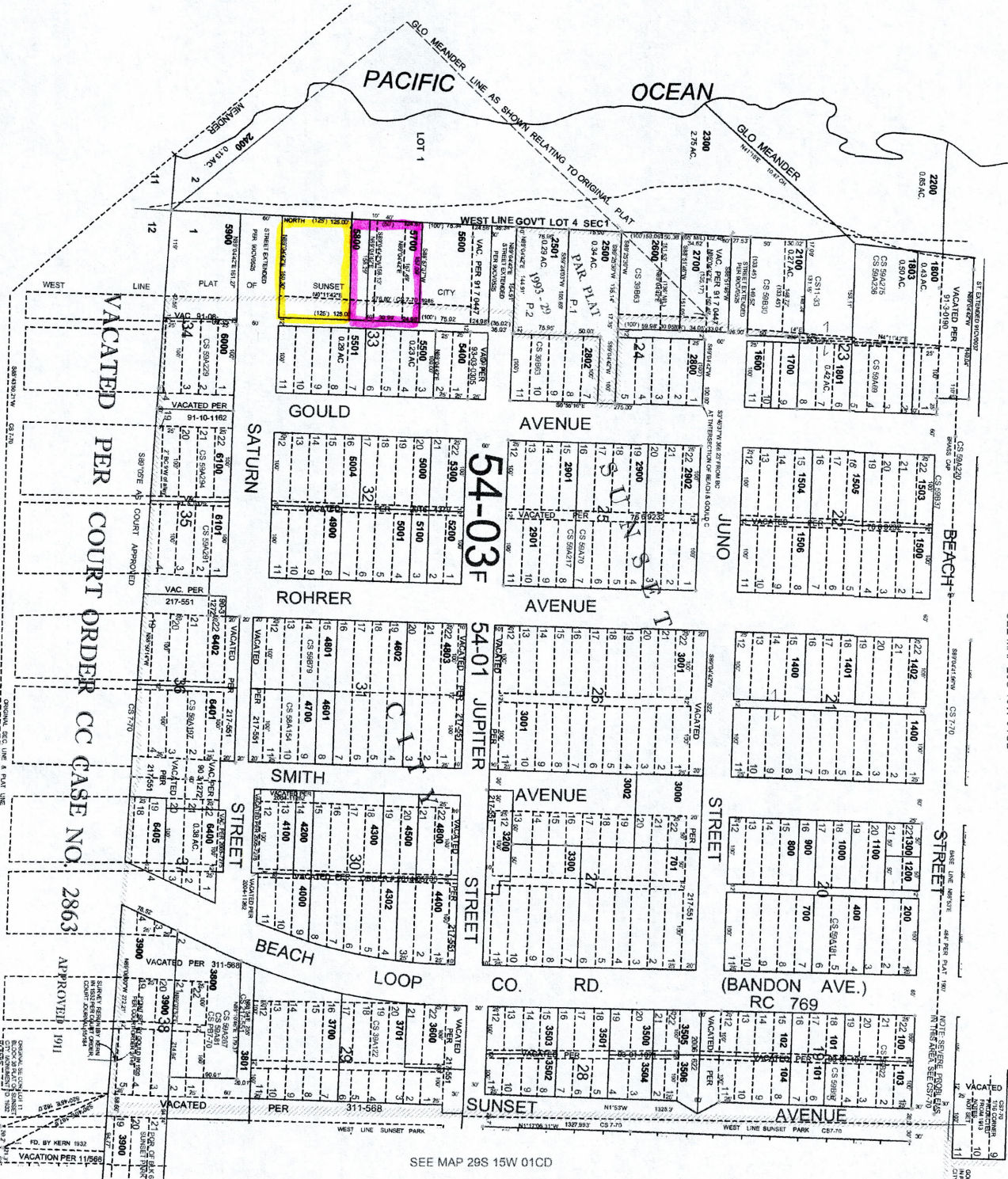
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SW1/4 SW1/4 SEC. 1 T29S R15W W.M. COOS COUNTY

SEE MAP 29S 15W 01C8

1" = 100'

29S 15W 01CC



AFTER ADJUSTMENT

SEE MAP 29S 15W 12

SEE MAP 29S 15W 01C8

CANCELLED NO

- 3100
- 3000
- 300
- 600
- 300
- 2199
- 2999
- 3400
- 2801
- 2701
- 2801
- 5601
- 1902
- 6300
- 1901
- 2000
- 3802
- 6403
- 6404
- 5701
- 1802
- 5002
- 5003
- 3702
- 3703
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- 4303
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- 4804

06-20-2022

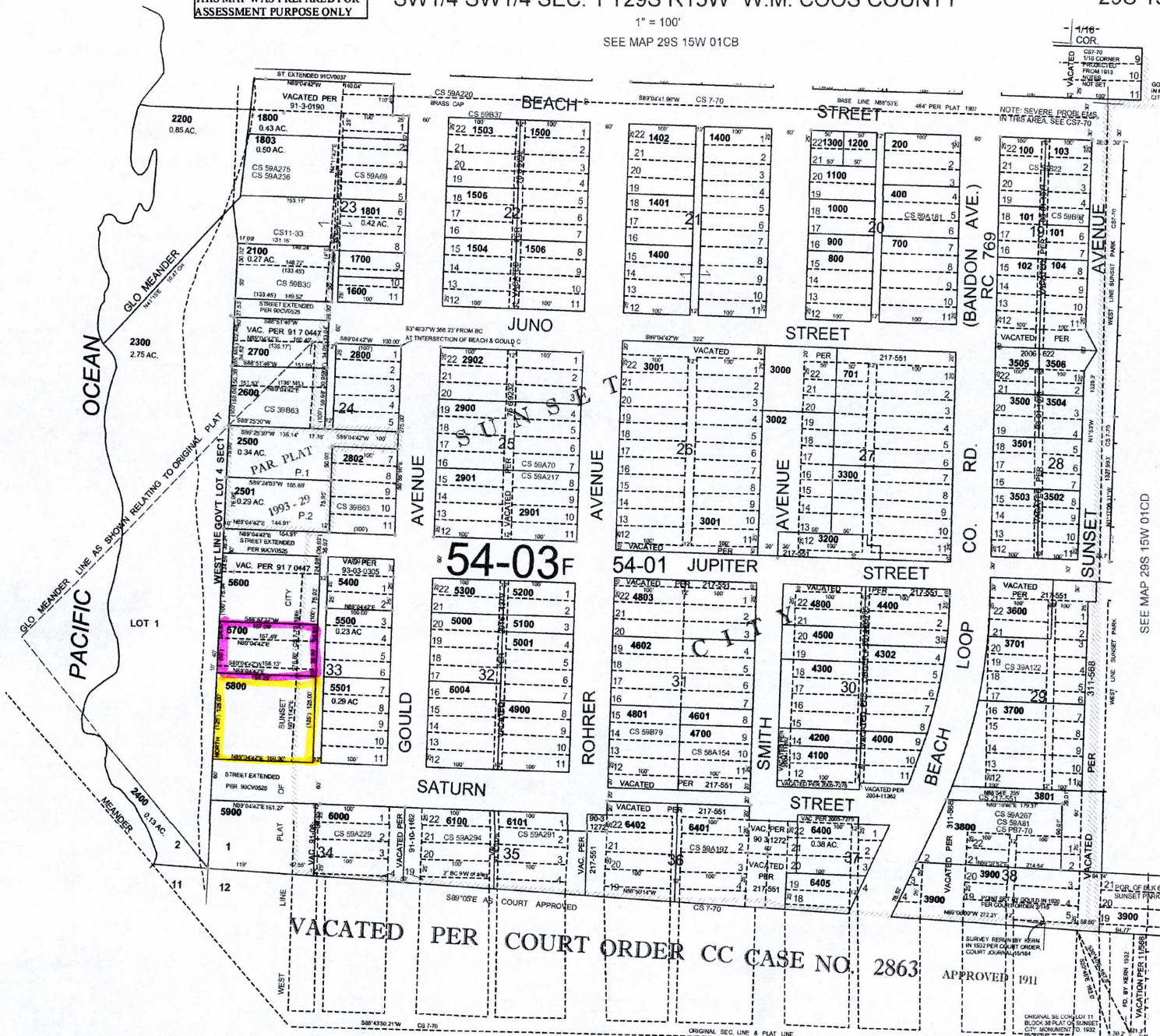
29S 15W 01CC

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SW1/4 SW1/4 SEC. 1 T29S R15W W.M. COOS COUNTY

29S 15W 01CC

1" = 100'
SEE MAP 29S 15W 01CB



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 - 3703
 - 4600
 - 5005
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 - 4301
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 - 4804

SEE MAP 29S 15W 01CD

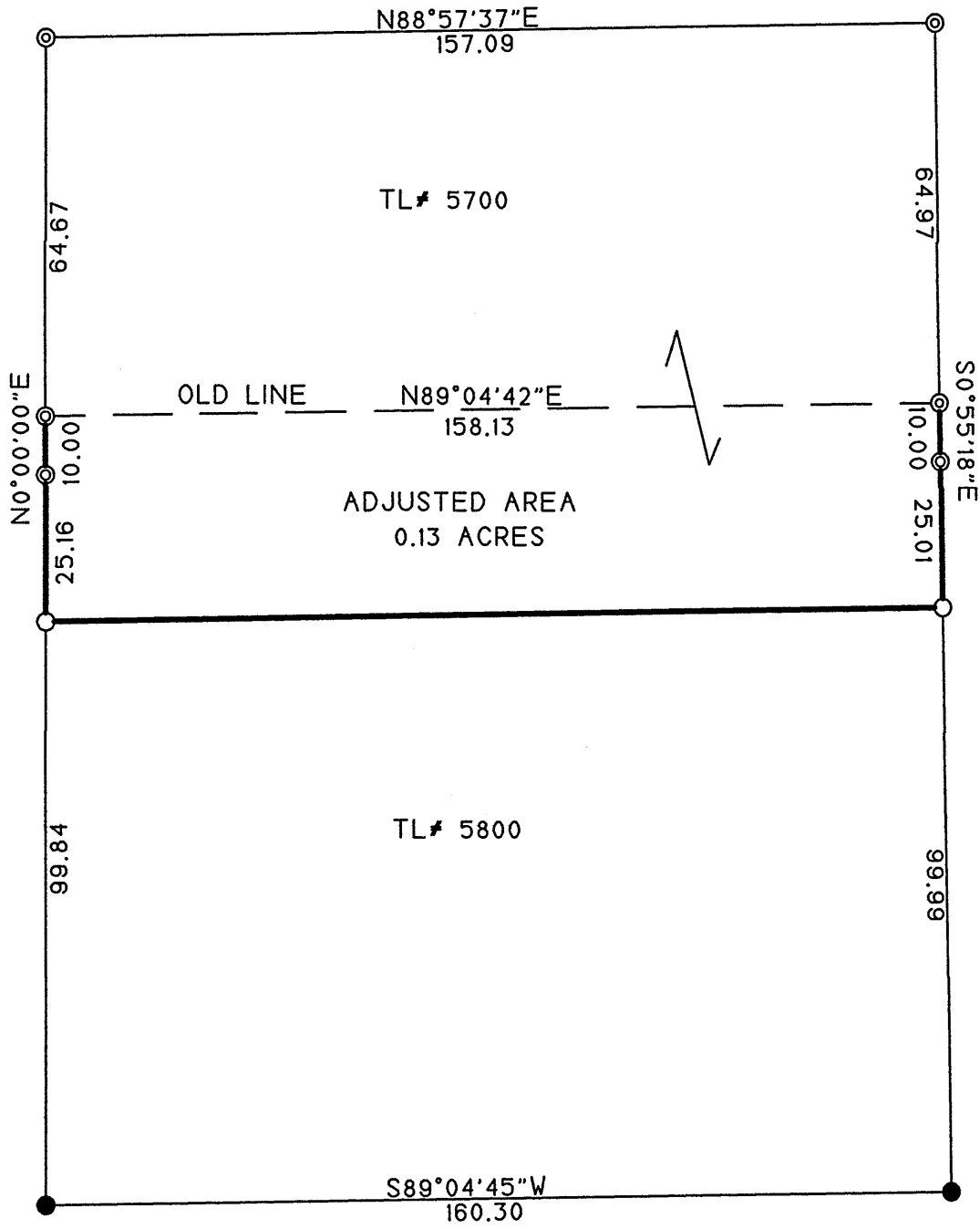
SEE MAP 29S 15W 12

1/8 COR. SET BY GOLD IN 1907
CORNER USED IN MARCH 1899. PLAT OF SUNSET CITY
CORNER USED IN SEPT 1906. PLAT OF SUNSET PARK
CO. 1922 BY KEENE

06-20-2022

29S 15W 01CC

BEFORE ADJUSTMENT



BANDON GATEWAY, LLC
 4518 n. 3RD sT.
 PHOENIX, AZ 85018

TAX LOTS 5700 & 5800
 29S 15W 01CC

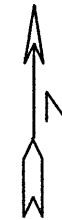
LEGEND

⊙ RECORD CORNERS
 PER CS# 39B63

○ PROPOSED CORNER

— OLD LINE

— ADJUSTED LINE



Scale 1"=30Feet



201 Central Avenue
(541)269-5127

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

To ("Customer"): Bandon Gateway, LLC
4518 N. 3rd Street
Pheonix, AZ 85018

Customer Ref.: _____
Order No.: 360623041807
Effective Date: March 21, 2023 at 08:00 AM
Charge: \$600.00

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

THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.

Part One - Ownership and Property Description

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

Bandon Gateway, LLC

Premises. The Property is:

(a) Street Address:

No Address, Bandon, OR 97411

(b) Legal Description:

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

Part Two - Encumbrances

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

EXCEPTIONS

1. Rights of the public to any portion of the Land lying within the area commonly known as roads and highways.
2. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Pacific Ocean.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Pacific Ocean.

Rights of public and of governmental bodies in that portion of the subject land lying below the mean high water line of the Pacific Ocean and lying within the ocean shore and the dry sand area as declared under the provisions of ORS 390.605 through 390.770 and as found in Thornton v. Hay, 254 Or 584, 462 P2d 671 (1969).

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

Fiscal Year: 2022-2023
Amount: \$3,387.26
Levy Code: 5403
Account No.: 2955672
Map No.: 29-15-01-CC-05700
(Parcel I)

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

Fiscal Year: 2022-2023
Amount: \$2,833.12
Levy Code: 5403
Account No.: 2955671
Map No.: 29-15-01-CC-05800
(Parcel II)

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

Ticor Title Company of Oregon
Order No. 360623041807

End of Reported Information

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

Coos Bay Title

coosbaytitle@ticortitle.com

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

EXHIBIT "A"
Legal Description

PARCEL I:

Beginning at the Southwest corner of Lot 11, Block 33, Plat of Sunset City, Coos county Town Plat Records, Coos County, Oregon; thence South 89° 04' 42" West along the North line of Saturn Street in Sunset City, 12.00 feet to the West line of the alley running through Block 33; thence North 00° 05' 18" West along said West line of said alley, 125.00 feet to an iron rod, said iron rod being the true point of beginning; thence North 00° 55' 18" West 74.97 feet along the West side of said alley; thence South 88° 57' 37" West 157.09 feet to an iron rod on the West line of Section 1, Township 29 South, Range 15 West, Willamette Meridian, Coos County, Oregon; thence South along said section line 74.67 feet; thence North 89° 04' 42" East 158.29 feet to the true point of beginning.

PARCEL II:

Beginning at the Southwest corner of Lot 11, Block 33, Plat of Sunset City, Coos county Town Plat Records, Coos County, Oregon; thence South 89° 04' 42" West along the North line of Saturn Street in Sunset City, 12.00 feet to the West line of the alley running through Block 33, said point being the true point of beginning; thence North 00° 55' 18" West along said West line of said alley, 125.00 feet to an iron rod; thence South 89° 04' 42" West 158.29 feet to the West line of Section 1, Township 29 South, Range 15 West, Willamette Meridian, Coos County, Oregon; thence South along said section line 125.00 feet to Saturn Street; thence North 89° 04' 42" East 160.03 feet along the North line of Saturn Street to the true point of beginning.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

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

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

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

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

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

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

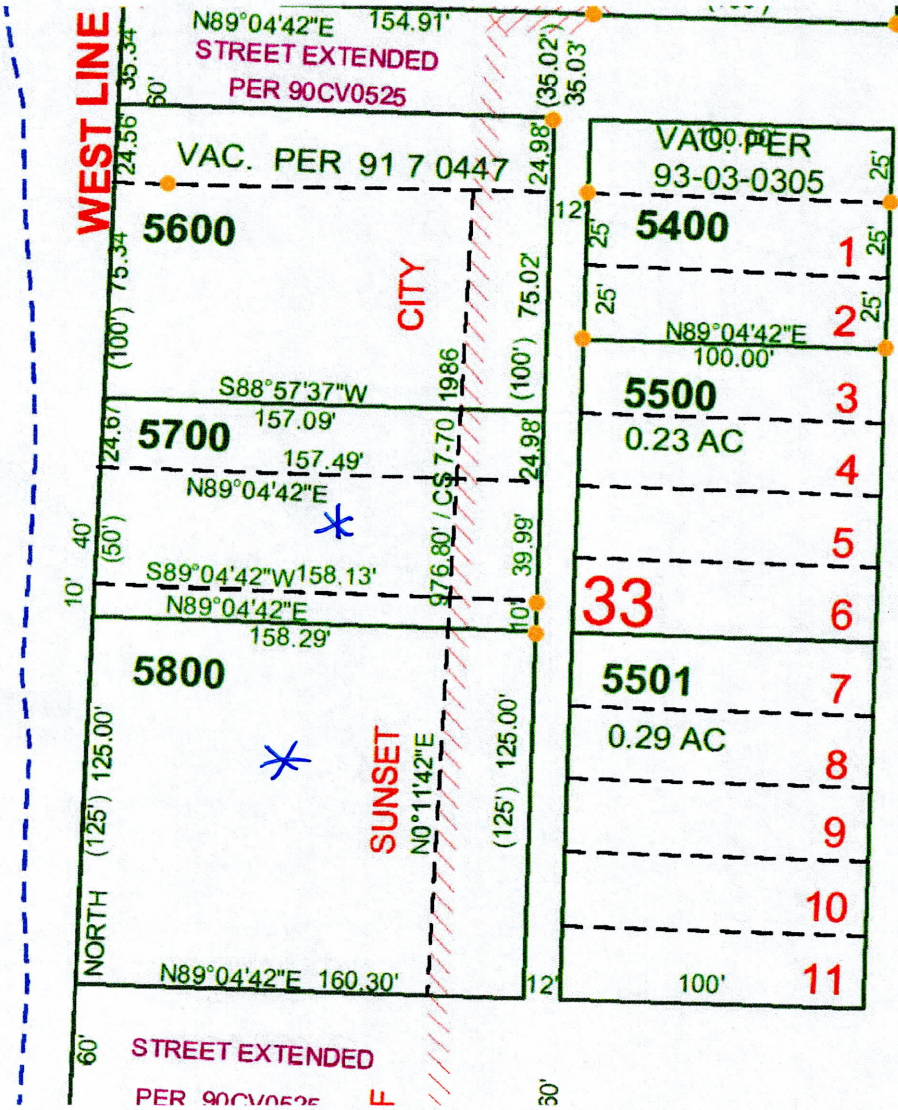
IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT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

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

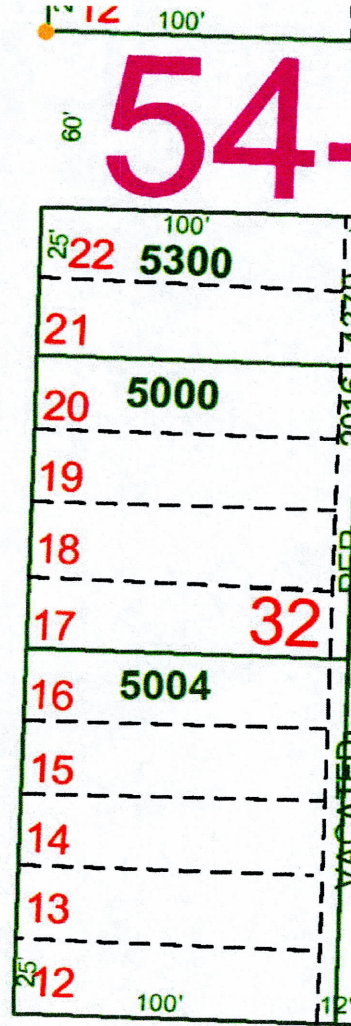
CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL,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

END OF THE LIMITATIONS OF LIABILITY

1



GOULD



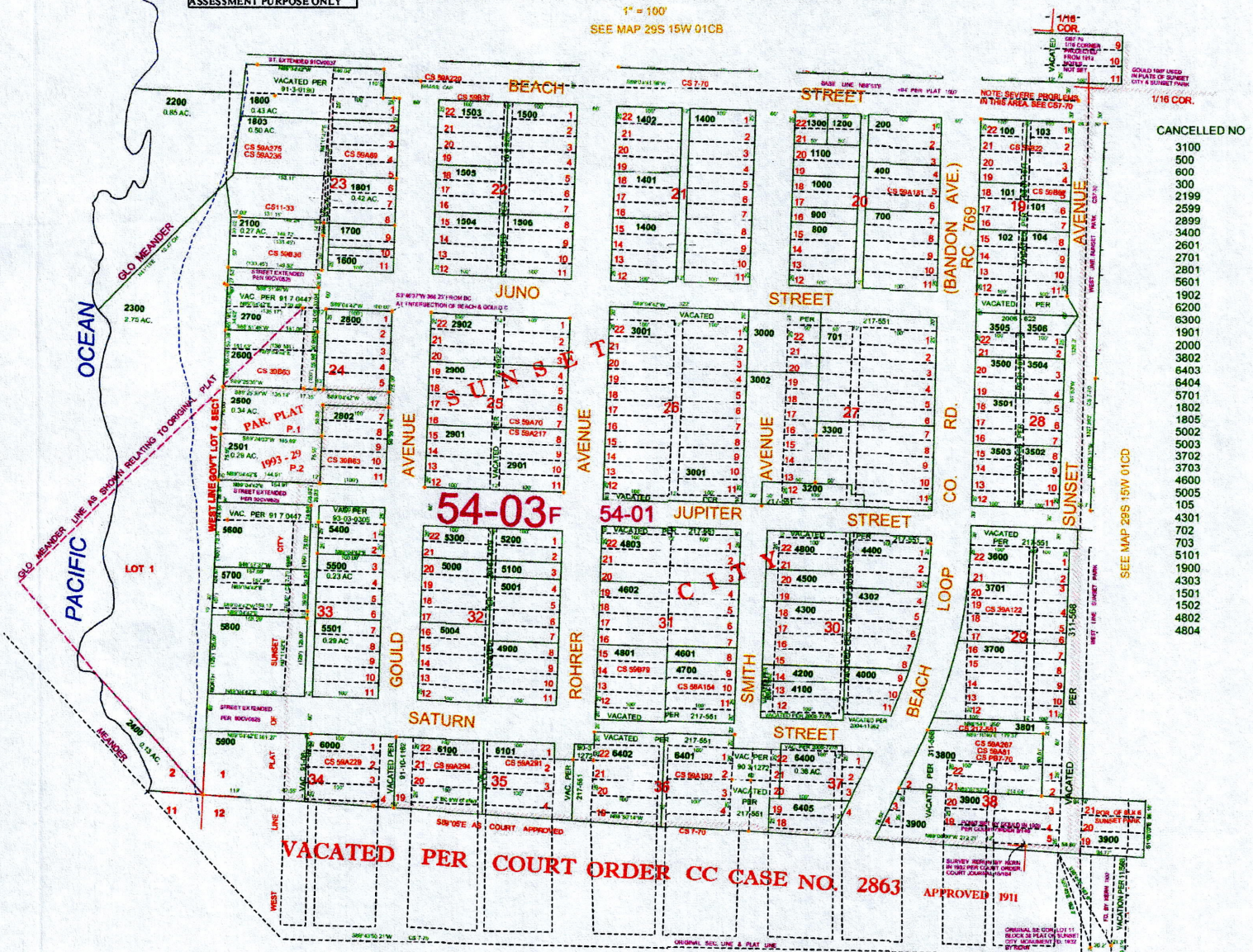
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THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SW1/4 SW1/4 SEC. 1 T29S R15W W.M. COOS COUNTY

29S 15W 01CC

1" = 100'
SEE MAP 29S 15W 01CB



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 - 4600
 - 5005
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 - 4301
 - 702
 - 703
 - 5101
 - 1900
 - 4303
 - 1501
 - 1502
 - 4802
 - 4804

SEE MAP 29S 15W 12

29S 15W 01CC

06-20-2022

WHEN RECORDED RETURN TO:

Whitty, McDaniel, Bodkin & Combs, LLP
P.O. Box 1120
Coos Bay, OR 97420

MAIL TAX STATEMENTS TO:

Bandon Gateway, LLC
1420 E. Missouri #100
Phoenix AZ 85018

CONSIDERATION: There is no consideration for this deed. It is given to place record title in Grantee in connection with the merger of Grantor into Grantee.

WARRANTY DEED

Sunset City, LLC an Arizona limited liability company, Grantor, conveys and warrants to Bandon Gateway, LLC, the real property in Coos County, Oregon, described as follows, free of encumbrances except as specifically set forth herein:

Beginning at the southwest corner of Lot 11, Block 33, Plat of Sunset City, Coos County Town Plat Records, Coos County, Oregon; thence S. 89° 04' 42" W along the north line of Saturn Street in Sunset City, 12.00 feet to the west line of the alley running through Block 33, said point being the TRUE POINT OF BEGINNING; thence N. 00° 55' 18" W along said west line of said alley, 125.00 feet to an iron rod; thence S 89° 04' 42" W 158.29 feet to the west line of Section 1, Twp. 29 S., Rge. 15 W. W. M.; thence south along said section line 125.00 feet to Saturn Street; thence N 89° 04' 42" E 160.03 feet along the north line of Saturn Street to the TRUE POINT OF BEGINNING. Assessor's Tax Account #2955671

Subject to and excepting encumbrances shown on the title insurance policy issued to Grantor at the time Grantor acquired title.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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

WARRANTY DEED - 1

COOS COUNTY CLERK, OREGON
TERRI L. TURI, CCC, COUNTY CLERK
TOTAL \$46.00

03/18/2011 11:52:48AM
PAGE 1 OF 2

2011 2098

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 8 day of March, 2011.

Sunset City, LLC, Grantor

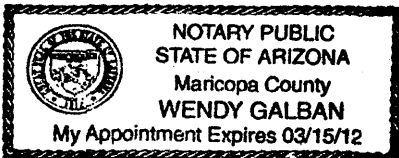
By: David R Picerne
David R. Picerne, Member

By: ACW, LLP, Member of Sunset City, LLC

By: Mark Norris
Mark Norris, General Partner of ACW, LLP

STATE OF ARIZONA)
County of Maricopa) ss.

This instrument was acknowledged before me on March 8, 2011, by David R. Picerne and by ACW, LLP (signing by its General Partner, Mark Norris) as Members of Sunset City, LLC.



Wendy Galban
Notary Public for Arizona
My Commission expires: 3-15-12

WHEN RECORDED RETURN TO:
Whitty, McDaniel, Bodkin & Combs, LLP
P.O. Box 1120
Coos Bay, OR 97420

MAIL TAX STATEMENTS TO:
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Phoenix AZ 85018

CONSIDERATION: There is no consideration for this deed. It is given to place record title in Grantee in connection with the merger of Grantor into Grantee.

WARRANTY DEED

Sunset Coast, LLC an Arizona limited liability company, Grantor, conveys and warrants to Bandon Gateway, LLC, the following described real property in Coos County, Oregon, free of encumbrances except as specifically set forth herein:

Parcel 1: Beginning at the southwest corner of Lot 11, Block 33, Plat of Sunset City, Coos County Town Plat Records, Coos County, Oregon; thence S. 89° 04' 42" W along the north line of Saturn Street in Sunset City, 12.00 feet to the west line of the alley running through Block 33; thence N 00° 55' 18" W along said west line of said alley, 125.00 feet to an iron rod, said iron rod being the TRUE POINT OF BEGINNING; thence N 00° 55' 18" W 74.97 feet along the west side of said alley; thence S 88° 57' 37" W 157.09 feet to an iron rod on the west line of Section 1, Twp. 29 S., Rge. 15 W. W. M.; thence South along said section line 74.67 feet; thence N 89° 04' 42" E 158.29 feet to the TRUE POINT OF BEGINNING. Assessor's account #2955672.

Parcel 2: - Lot 7, Block 2, Averill Addition to Bandon, Coos County, Oregon. Coos County Assessor's Tax Account 2200101.

Subject to and excepting encumbrances shown on the title insurance policy issued to Grantor at the time Grantor acquired title.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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

WARRANTY DEED - 1

COOS COUNTY CLERK, OREGON
TERRI L. TURI, CGC, COUNTY CLERK
TOTAL \$46.00
[RECEIVED BY MAIL FROM THE CLERK'S OFFICE]

03/18/2011 11:52:46AM
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ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE COAST 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 8 day of March, 2011.

Sunset Coast, LLC, Grantor

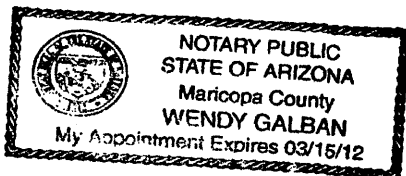
By: David R. Picerno
David R. Picerno, Member

By: ACW, LLP, Member of Sunset Coast, LLC

By: Mark Norris
Mark Norris, General Partner of ACW, LLP

STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument was acknowledged before me on March 8, 2011, by David R. Picerno and by ACW, LLP (signing by its General Partner, Mark Norris) as Members of Sunset Coast, LLC.



Wendy Galban
Notary Public for Arizona
My Commission expires: 3-15-12

WARRANTY DEED - 2