



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-23-019

Date Received: 8/10/23 Receipt #: 243809 Received by: C. Carr

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

LAND INFORMATION

A. Land Owner(s) Jerry Southworth

Mailing address: 54380 Rosa Road, Bandon Or. 97411

Phone: 503-739-5277

Email: bmrocket64@gmail.com

Township: 29S Range: 14W Section: 5 1/4 Section: C 1/16 Section: B Tax lot: 1700

Tax Account Number(s): 1203406

Zone: Select Zone Rural Residential-5 (RR-5)

Acreage Prior to Adjustment: 1.68

Acreage After the Adjustment 2.91

B. Land Owner(s) Mary Kemp

Mailing address: 54378 Rosa Road, Bandon Or. 97411

Phone: 541-260-4378

Email: marykemp@gmail.com

Township: 29S Range: 14W Section: 5 1/4 Section: C 1/16 Section: B

Tax Account Number(s) 1203405

Zone Rural Residential-5 (RR-5)

Acreage Prior to Adjustment: 2.46

Acreage After the Adjustment 1.10

C. Surveyor James Terrel

Mailing Address 3460 Doerner Cutoff Road, Roseburg Or. 97471

Phone #: 541-670-0745

Email: propertylinesurveying@gmail.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:

Mary Kemp can no longer physically take care of that portion of her property and wants to sell it
to Jerry Southworth who is physically capable of taking care of the property.

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 shall also show the approximate location of all structures within ten (10) feet of the proposed adjusted line.

A current property report (less than 6 months old) indicating any taxes, assessment or other liens against the property, easements, restrictive covenants and rights-of-way, and ownerships of the property of the proposed development. A title report is acceptable. The Planning Director may waive any portion of this requirement if the property is large and does not have a lien holder.

A notice of application and decision will be provided to any and all lien holders of record for the property that will be affected by the proposed adjustment. Applicants should consult with any and all such lien holders prior to submittal of an application.

Please list all Lien Holders Names & Addresses:

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 minimum parcel/lot size? Yes No

All parcels will retain any on-site septic system and associated repair area on the parcel it serves. The plot plan shall contain the location of on-site septic systems and location associated drain field and repair areas. For assistance please contact Oregon Department of Environmental Quaility.

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.

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.

It shall be the duty of the Planning Director or his/her authorized representative to enforce the provisions of the Coos County Zoning and Land Development Ordinance pertaining to zoning, land use, the construction, erection, location or enlargement of any structure and land divisions including the relocation of boundary lines within Coos County under the jurisdiction of this Ordinance. Therefore, if any violations of the ordinance are found to exist the application will not be processed unless other resolutions are possible.

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

Jerry Soethworth
Mary Kemp

[Handwritten Signature] 7/23/23
[Handwritten Signature] 7/24/23



Plot Plan Instructions

FAILURE TO INCLUDE ALL INFORMATION IN THIS CHECKLIST WILL RESULT IN A DELAY OF YOUR PERMIT OR APPLICATION REVIEW.

The following information and elements must be on your plot plan map. The Plot Plan MUST be drawn on white paper that is 8½" x 11". Multiple pages may be used. Please verify that your plot plan contains each of the following elements listed below.

General Information

1. Owner's name, address and phone number
2. Assessor's map and tax lot number
3. North arrow
4. Scale – using standard engineering scale
5. Accurate shape and dimensions of parcel or development site. Draw the property lines in a solid black line
6. Lengths of all property lines
7. Any adjacent public or private roads, all easements and/or driveway locations – including road names
8. All natural features on the entire property, which may include but are not limited to creeks, rivers, ponds, lakes, wetlands, ravines, and slopes.
9. 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)

Existing Structure(s)

1. Clearly label *all* existing structures on the property and indicate if these structures will remain or be removed. Existing Structures include: all commercial and non-commercial buildings, dwellings, shops, garages, barns, porches, barns, equine facilities, sheds, propane tanks, pump houses, etc.
2. Show distances to all property lines. If you have a large property you may want to submit a insert map.
3. Location of existing water source (ie. well, lake, pond, etc.) and distance from property lines and development.
4. Location of existing sewage facility (ie. tank, lines, replacement area, etc.) and distance from property lines and development.
5. Show the distances from all Natural Features to the existing development.

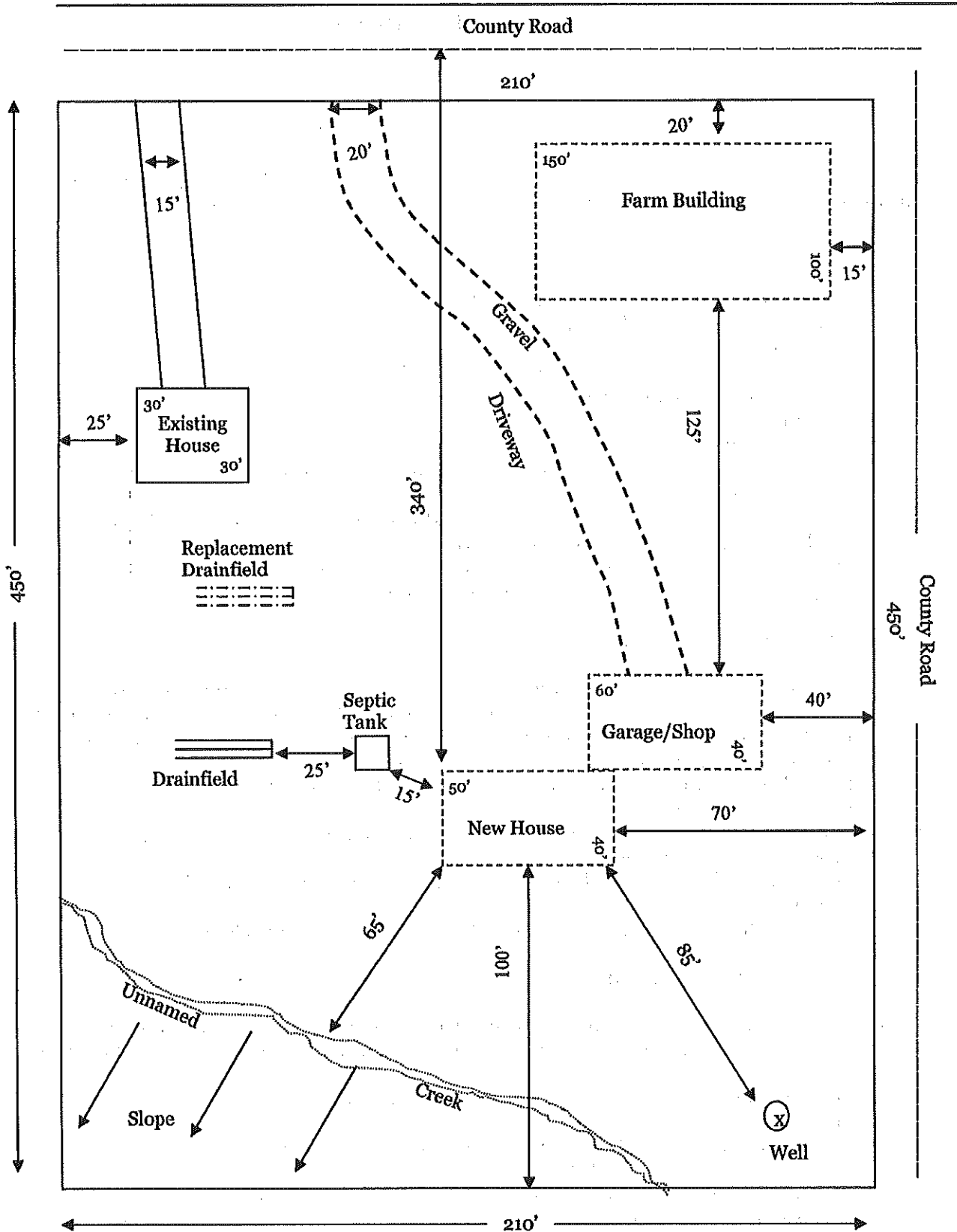
Proposed Structure(s)

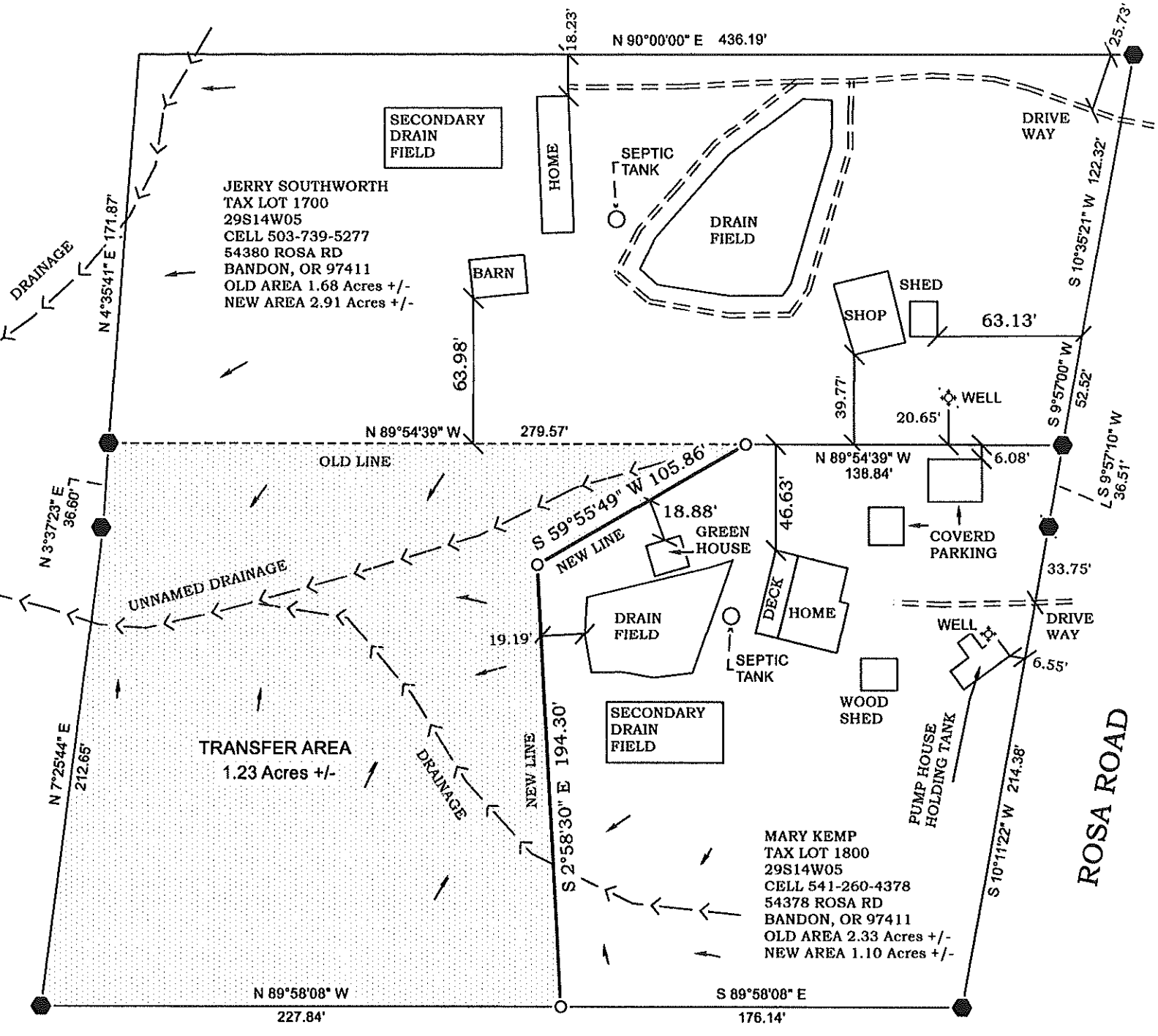
1. Location of proposed structure showing distances to property lines and natural features. These proposed structures can be shown by dashed lines. Indicate dimensions of structures.
2. Distance of proposed development from roadways, water sources and sewage facilities.
3. Location of the proposed structure from existing development.
4. Direction and location of all slopes.
5. Location and dimension of all proposed water sources and sewage facilities.
6. Confirm that all setbacks have been met for the proposed development and project

John Doe (541)555-1111
12345 Hawk Hill Lane
23-13-26-000

Sample Plot Plan

1" = 40'





REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

James Dean Terrel

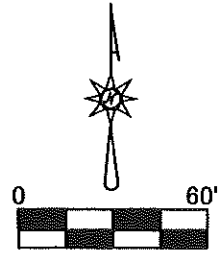
OREGON
 SEPTEMBER 14, 2021
 JAMES DEAN TERREL
 65473PLS

LEGEND

- PROPOSED CORNER
- Found pin
- ⊙ WELL
- ← DRAINAGE FLOW

FILE NAME
 2023034 SOUTHWORTH.TRV

SCALE 60 Ft/in	DATE 7-31-2023	DRAWN BY JDT
JOB 2023019	REVISION 1/1	SHEET 1/1



THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION 5 T29S R14W W.M.
COOS COUNTY

29S 14W 05
CANCELLED NO.

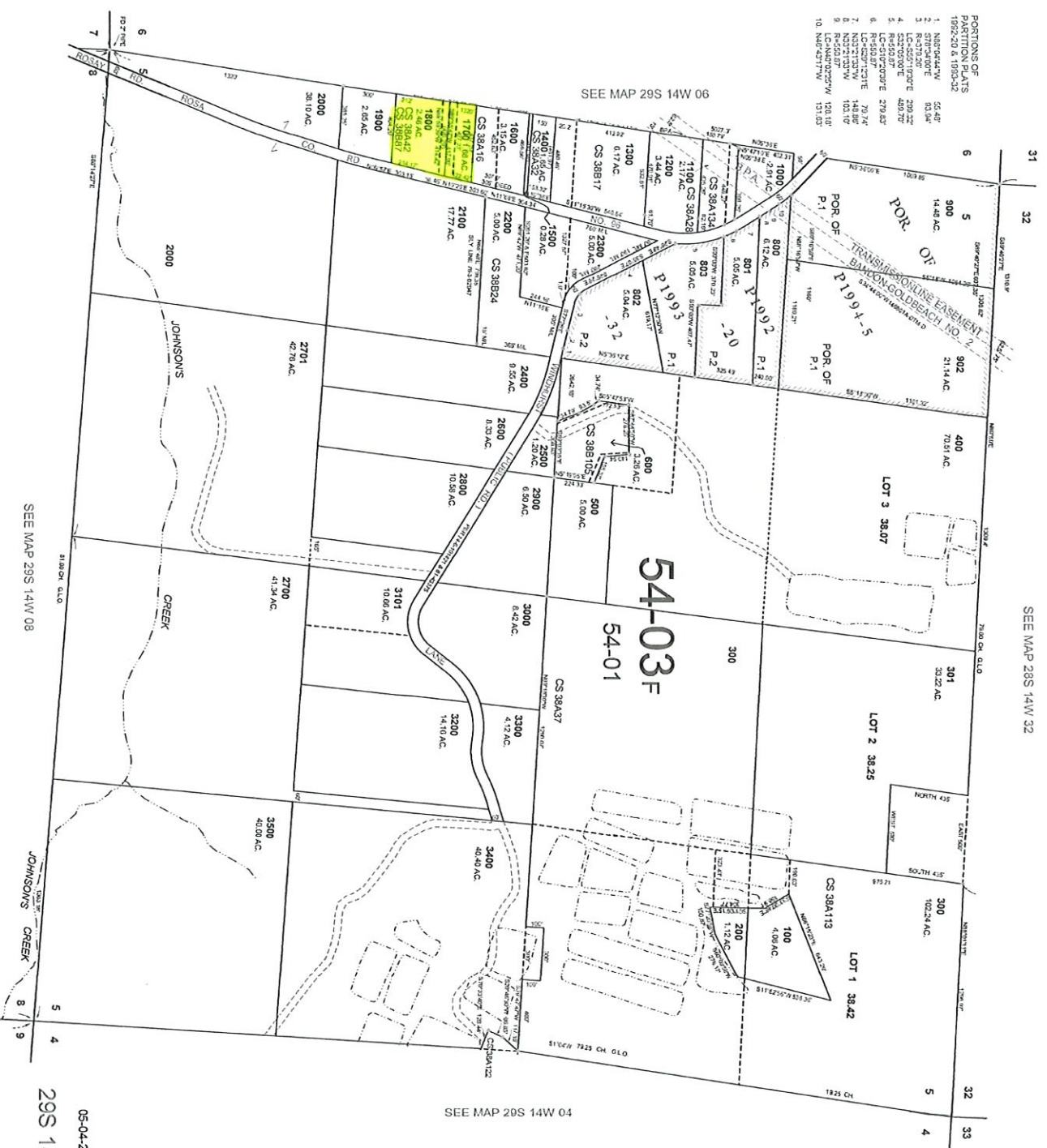
1" = 400'

SEE MAP 29S 14W 32

SEE MAP 29S 14W 04

SEE MAP 29S 14W 06

- PORTIONS OF
T29S20 R14W05
T29S20 R14W06
T29S20 R14W07
T29S20 R14W08
T29S20 R14W09
T29S20 R14W10
T29S20 R14W11
T29S20 R14W12
T29S20 R14W13
T29S20 R14W14
T29S20 R14W15
T29S20 R14W16
T29S20 R14W17
T29S20 R14W18
T29S20 R14W19
T29S20 R14W20



SEE MAP 29S 14W 08

29S 14W 05

05-04-2022



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"): Property Line Surveying LLC
3460 Doerner Cutoff Road
Roseburg, OR 97471

Customer Ref.: _____
Order No.: 360623042835A
Effective Date: July 20, 2023 at 12:00 AM
Charge: \$ _____

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:

Jerry Southworth, as to Parcel I
Mary T. Kemp, as to Parcel II

Premises. The Property is:

(a) Street Address:

54380 Rosa Road, Bandon, OR 97411
54378 Rosa Rd, Bandon, OR 97411

(b) Legal Description:

PARCEL I:

A parcel of land located in the NW 1/4 of the SW 1/4 of Section 5, Township 29 South, Range 14 West, Willamette Meridian, Coos County, Oregon, being more particularly described as follows: Beginning at a point on the West line of said Section 5, said point being North 5° 38' East 512 feet from the Southwest corner of the NW 1/4 of the SW 1/4 of said Section 5; thence East 420.9 feet; thence North 9° 57' East 88.98 feet; thence North 10° 25' East 122.42 feet; thence West 437.29 feet to the West line of said Section 5; thence South 5° 38' West 212 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that property conveyed by Property Line Adjustment Deed recorded April 4, 2007 as

microfilm no. 2007-4263, Deed Records of Coos County, Oregon.

PARCEL II:

A parcel of land located in the Northwest quarter of the Southwest quarter of Section 5, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, as follows:

Beginning at a point on the West line of said Section 5, said point being North 5° 3' East 300 feet from the Southwest corner of the Northwest quarter of the Southwest quarter of said Section 5; thence East 404.29 feet; thence North 9° 57' East 214.17 feet; thence West 420.29 feet to the West line of said Section 5; thence South 9° 57' East 212 feet, more or less, to the point of beginning.

TOGETHER WITH that property conveyed by Property Line Adjustment Deed recorded April 4, 2007 as microfilm no. 2007-4263, Deed Records of Coos County, Oregon.

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

EXCEPTIONS AS TO PARCEL I:

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2023-2024.
2. Rights of the public to any portion of the Land lying within the area commonly known as roads and highways.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Recording Date: October 10, 1953
Recording No: Book:229, Page 729
4. Manufactured homes are personal property unless exempted from title and registration requirements pursuant to ORS 446.561 to 446.646 and the related regulations. The manufactured home located on the herein described property is not so exempted. Accordingly, no manufactured housing endorsement (OTIRO 207-06, 207.1-06 or 207.2-06) may be issued.

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

Fiscal Year: 2022-2023
Amount: \$625.62
Levy Code: 5403
Account No.: 1203406
Map No.: 29-14-05-00-01700

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

Fiscal Year: 2022-2023
Amount: \$248.03
Levy Code: 5403
Account No.: 179438
Map No.: 29-14-05-00-01700

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

EXCEPTIONS AS TO PARCEL II:

5. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2023-2024.
6. Rights of the public to any portion of the Land lying within the area commonly known as roads and highways.
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Ticor Title Company of Oregon
Order No. 360623042835A

Granted to: United States of America
Recording Date: October 10, 1953
Recording No: Book:229, Page 729

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

Fiscal Year: 2022-2023
Amount: \$1,954.76
Levy Code: 5403
Account No.: 1203405
Map No.: 29-14-05-00-01800

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

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

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.

RECORDING REQUESTED BY:



1010 1st Street, Ste 215
Bandon, OR 97411

COOS COUNTY, OREGON 2018-09813
\$91.00 10/12/2018 10:17:03 AM
DEBBIE HELLER, CCC, COOS COUNTY CLERK Pgs=2

GRANTOR'S NAME:
Mary T. Kemp

GRANTEE'S NAME:
Jerry Southworth

AFTER RECORDING RETURN TO:
Order No.: 360618025015-JF
Jerry Southworth
54380 Rosa Road
Bandon, OR 97411

SEND TAX STATEMENTS TO:
Jerry Southworth
54380 Rosa Road
Bandon, OR 97411

APN: 179438 & 1203406
54380 Rosa Road, Bandon, OR 97411

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

Mary T. Kemp also known as Mary Theresa Kemp, an estate in fee simple, Grantor, conveys and warrants to Jerry Southworth, 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:

A parcel of land located in the NW 1/4 of the SW 1/4 of Section 5, Township 29 South, Range 14 West, Willamette Meridian, Coos County, Oregon, being more particularly described as follows: Beginning at a point on the West line of said Section 5, said point being North 5° 38' East 512 feet from the Southwest corner of the NW 1/4 of the SW 1/4 of said Section 5; thence East 420.9 feet; thence North 9° 57' East 88.98 feet; thence North 10° 25' East 122.42 feet; thence West 437.29 feet to the West line of said Section 5; thence South 5° 38' West 212 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that property conveyed by Property Line Adjustment Deed recorded April 4, 2007 as microfilm no. 2007-4263, Deed Records of Coos County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED SIXTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$167,500.00). (See ORS 93.030).

Subject to:

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2018-2019.

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

Manufactured homes are personal property unless exempted from title and registration requirements pursuant to ORS 446.561 to 446.646 and the related regulations. The manufactured home located on the herein described property is not so exempted. Accordingly, no manufactured housing endorsement (OTIRO 207-06, 207.1-06 or 207.2-06) may be issued.

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

Granted to: United States of America
Recording Date: October 10, 1953
Recording No: Book:229, Page 729

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 195.338 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

STATUTORY WARRANTY DEED

(continued)

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: 10/11/2018

Mary T. Kemp
Mary T. Kemp also known as Mary Theresa Kemp

State of OREGON
County of COOS

This instrument was acknowledged before me on October 11th, 2018 by Mary T. Kemp also known as Mary Theresa Kemp.

Jodi Fields
Notary Public - State of Oregon
My Commission Expires: 9/20/20



1-1-74

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That
 * * THOMAS F. PHELAN and KATHLEEN D. PHELAN
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 * ROBERT L. KEMP and MARY T. KEMP, husband and wife, hereinafter called
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and
 assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
 pertaining, situated in the County of Coos and State of Oregon, described as follows, to-wit:

A parcel of land located in the NW 1/4 of the SW 1/4, of Section Five(5)
 Township 29 South, Range 14 West of the Willamette Meridian, Coos County,
 Oregon, being more particularly described as follows:
 Beginning at a point on the West line of said Section 5, said point being
 North 5° 3' East 300 feet from the Southwest corner of the NW 1/4 of the SW 1/4
 of said Section 5; thence East 404.29 feet; thence North 9° 57' East 214.17 feet;
 thence West 420.29 feet to the West line of said Section 5; thence 212 feet,
 more or less, to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
 And said grantor hereby covenants to and with said 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 road easement recorded October 10, 1953 in Book 229 Page 729, records
 of Coos County Oregon,

and that
 grantor will warrant and forever defend the said 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 \$ 16,500.00

However, the actual consideration consists of or includes other property or value given or promised which is
 the whole consideration (indicate which) (The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
 changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28 day of July, 1976;
 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
 order of its board of directors.

Thomas F. Phelan
Kathleen D. Phelan

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
 County of Coos } ss.
 July 28, 1976

STATE OF OREGON, County of Coos } ss.
 July 28, 1976

Personally appeared the above named
 Thomas F. Phelan and Kathleen
 D. Phelan,

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

Personally appeared _____ and
 _____ who, being duly sworn,
 each for himself and not one for the other, did say that the former is the
 _____ president and that the latter is the
 _____ secretary of _____

_____ a corporation,
 and that the seal affixed to the foregoing instrument is the corporate seal
 of said corporation and that said instrument was signed and sealed in be-
 half of said corporation by authority of its board of directors; and each of
 them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)
[Signature]
 Notary Public for Oregon
 My commission expires May 20, 1977

Notary Public for
 My commission expires

State of Oregon
 County of Coos
 I hereby certify that the within instrument
 was filed for record

76-8-11379

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

NAME, ADDRESS, ZIP

RECORDED BY

PIONEER NATIONAL TITLE INSURANCE

Coos County Branch

6517 ✓ Aug 2 3 42 PM '76

and recorded in Book of Records
 Microfilm Reel No. _____

of said County.
 WITNESS my hand and Seal of County
 affixed.
 Evelyn M. Elliott, Coos County Clerk
 By *[Signature]* Deputy

Return to *[Signature]*

Fee _____

After recording return to:
Robert S. Miller III, Attorney at Law
1010 First Street S.E., Suite 210
Bandon, Oregon 97411

Send tax statements to:
Mary T. Kemp
54378 Rosa Road
Bandon, Oregon 97411

BARGAIN AND SALE DEED

(ORS 93.860)

Grantor: Robert L. Kemp (also known as Robert Leamon Kemp)

Grantee: Mary T. Kemp (also known as Mary Theresa Kemp)

Property: *Legal:* A parcel of land located in the NW ¼ of the SW ¼ of Section 5, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, being more particularly described as follows: Beginning at a point on the West line of said Section 5, said point being North 5° 3' East 300 feet from the SW corner of the NW ¼ of the SW ¼ of said Section 5; thence East 404.29 feet; thence North 9° 57' East 214.17 feet; thence West 420.29 feet to the West line of said Section 5; thence South 9° 57' East 212 feet, more or less, to the point of beginning.

Legal: A parcel of land located in the NW ¼ of the SW ¼ of Section 5, Township 29 South, Range 14 West, Willamette Meridian, Coos County, Oregon, being more particularly described as follows: Beginning at a point on the West line of said Section 5, said point being North 5° 38' East 512 feet from the Southwest corner of the NW ¼ of the SW ¼ of said Section 5; thence East 420.9 feet; thence North 9° 57' East 88.98 feet; thence North 10° 25' East 122.42 feet; thence West 437.29 feet to the West line of said Section 5; thence South 5° 38' West 212 feet, more or less, to the point of beginning.

Consideration: None; the purpose of this instrument is to implement the requirements of that Judgment and Decree of Dissolution of Marriage at paragraph 2, Marital Settlement Agreement paragraph 2(a)(II) and (III), filed as Coos County Circuit Court Case No. 96 DM 0926 on January 14, 1997.

Grantor hereby conveys Property to Grantee for Consideration.

ORS 93.040(2) Statutory Disclaimer. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED

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

04/04/2007 #2007-4262
11:06AM 1 OF 2

USES AND 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 197.352.

So conveyed:

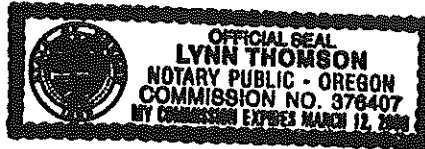
Robert L. Kemp Robert Leamon Kemp
Signature of Robert L. Kemp (also known as Robert Leamon Kemp)

State of OREGON

County of Curry)
ss.

Robert L. Kemp (also known as Robert Leamon Kemp) acknowledged this Statutory Bargain and Sale Deed before me on the date indicated here:

Lynn Thomson
Signature of Oregon Notary Public





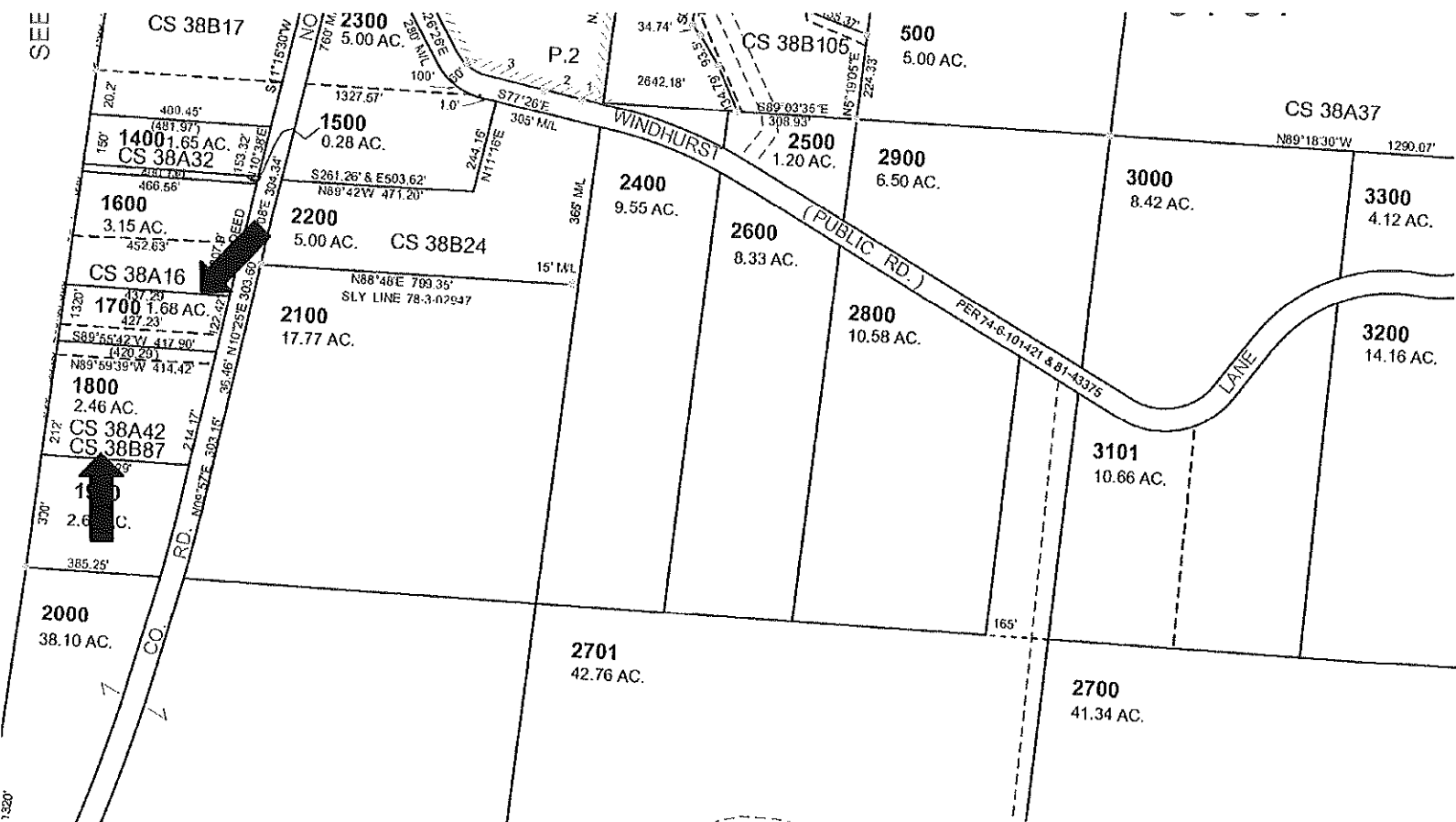
TICOR TITLE™

N



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, locations of easements, acreage or other matters shown thereon.

SEE



THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSES ONLY

SECTION 5 T29S R14W W.M.
COOS COUNTY

29S 14W 05

1" = 400'

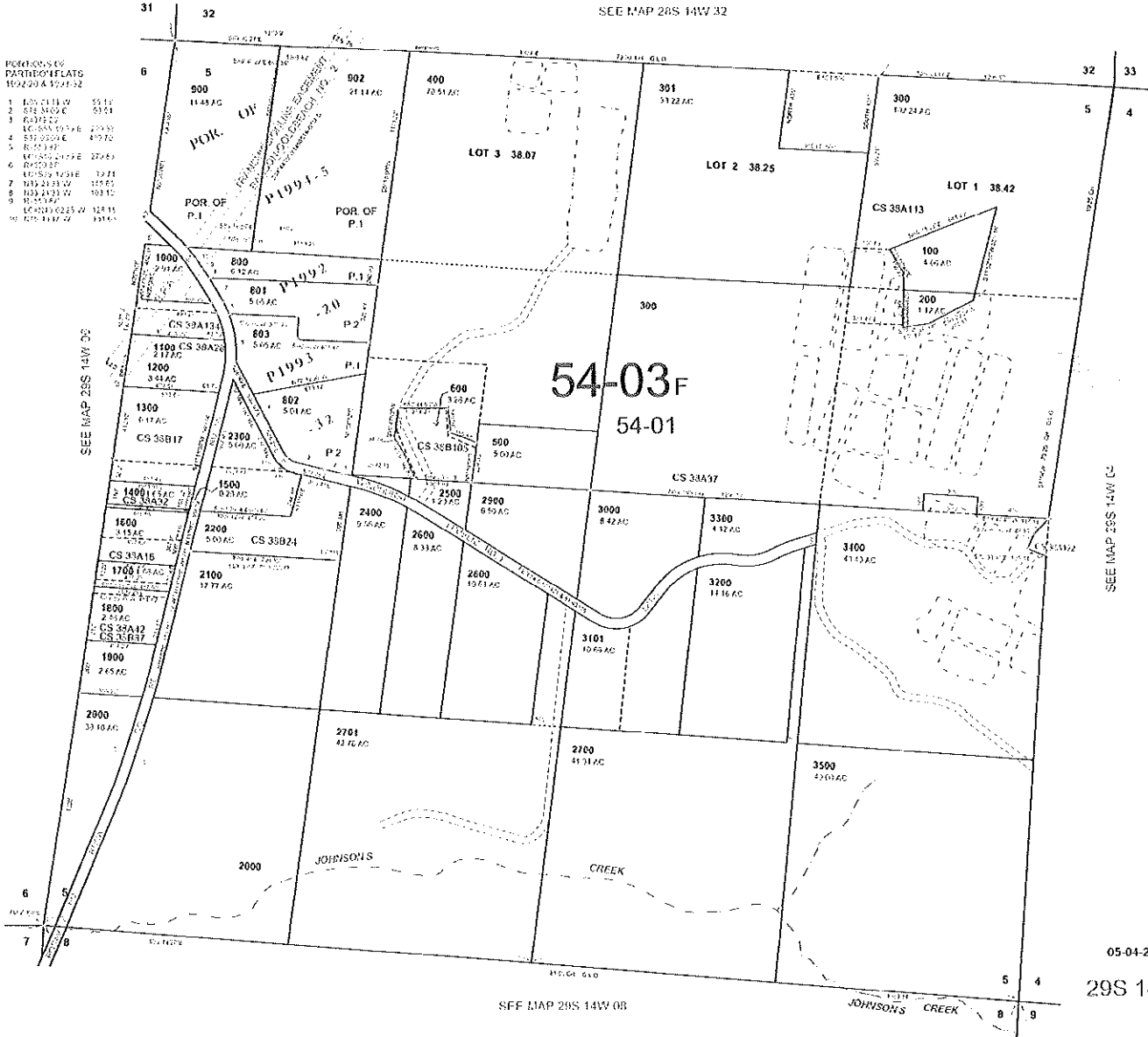
CANCELLED NO.

- 700
- 3100
- 901
- 1701
- 201
- 101
- 102
- 202
- 3402
- 3401
- 302
- 401
- 1001

SEE MAP 28S 14W 32

FORM CO-509
PRTITION PLAT
169220 & 1624152

1	100	2111 AC	55.14
2	518	3402 AC	83.74
3	603	7722 AC	137.03
4	100	2111 AC	36.37
5	518	3402 AC	95.70
6	603	7722 AC	137.03
7	100	2111 AC	36.37
8	518	3402 AC	83.74
9	603	7722 AC	137.03
10	100	2111 AC	36.37
11	518	3402 AC	95.70
12	603	7722 AC	137.03



SEE MAP 29S 14W 04

05-04-2022

29S 14W 05

SEE MAP 28S 14W 08

Coos County
2023 Real Property Assessment Report
 Account 1203406
 NOT OFFICIAL VALUE

Map 29S1405-00-01700
 Code - Tax ID 5403 - 1203406

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing SOUTHWORTH, JERRY
 54380 ROSA RD
 BANDON OR 97411-8299

Deed Reference # 2018-9813
 Sales Date/Price 10-11-2018 / \$167,500
 Appraiser

Property Class 101 MA SA NH
 RMV Class 101 06 27 RRL

Site	Situs Address	City
	54380 ROSA RD	BANDON

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
5403	Land	131,010		Land	0	
	Impr	25,830		Impr	0	
Code Area Total		156,840	54,960	54,960	0	
Grand Total		156,840	54,960	54,960	0	

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
5403	10	<input checked="" type="checkbox"/>		RR-5	Market	100	1.68 AC	MISC	002	131,010
Code Area Total							1.68			131,010

Improvement Breakdown										
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV	
5403	1	1979	125	Garage-Class 2	100	0			17,070	
	2	1982	441	MH REAL 8 WIDE CLASS 4	100	840		R-179438	50,650	
	3		302	LOFT BARN	100	696			8,760	
Code Area Total						1,536			76,480	

Exemptions / Special Assessments / Notations				
Code Area	5403			
Fire Patrol	Amount	Acres	Year	
■ FIRE PATROL SRCHG	47.50		2023	
■ FIRE PATROL TIMBER	18.75	0.68	2023	

MS Accounts 5403 - R-179438
 *** The Real MS value is not included in the total of the real account

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

7-Aug-2023

Tax Account #	1203406	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	5403
Situs Address	54380 ROSA RD BANDON OR 97411	Interest To	Aug 7, 2023

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$625.62	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$609.73	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$582.75	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$557.86	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$544.54	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$531.86	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$516.56	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$507.51	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$506.21	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$499.30	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$477.88	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$467.73	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$455.69	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$448.08	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$469.83	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$422.22	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$476.81	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$471.01	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$481.43	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$463.76	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$10,116.38	

**COOS COUNTY ASSESSOR
REAL PROPERTY ACCOUNT NAMES**

Account # 1203406
Map 29S140500 01700
Owner SOUTHWORTH, JERRY
54380 ROSA RD
BANDON OR 97411-8299

Name Type	Name	Ownership Type	Own Pct
OWNER	SOUTHWORTH, JERRY	OWNER	
OWNER	SOUTHWORTH, JERRY		

**COOS COUNTY ASSESSOR'S
NAME LEDGER**

Account ID Township Range Section 1/4 1/16 Taxlot Special Interest
1203406 29S 14 05 0 0 01700

Effective Date 01-Mar-1986 12:00 AM Transaction ID -177541 Entry Date 01-Mar-1986 Recorded Date 01-Mar-1986 Sale Date 01-Mar-1986

Seq Voucher ID Tax Year Document Source Type ID #1 ID #2 PID Source ID PT Operation To/From Map
1 -208097 1991 HISTORICAL - BOR U 1991 130752 1 860303256 NAME CHANGE

Name Changes Status Name Name Type Ownership Type Ownership %
A KEMP, ROBERT L. & OWNER

Size Totals Code Acres Sqft Alternate Size

Effective Date 21-Jan-1999 12:00 AM Transaction ID -116457 Entry Date 21-Jan-1999 Recorded Date 21-Jan-1999 Sale Date 21-Jan-1999

Seq Voucher ID Tax Year Document Source Type ID #1 ID #2 PID Source ID PT Operation To/From Map
1 -116457 1999 HISTORICAL - BOR NC 1999 67289 1 NAME CHANGE
RNC #99-015

Name Changes Status Name Name Type Ownership Type Ownership %
A KEMP, MARY T. OWNER

Size Totals Code Acres Sqft Alternate Size

Effective Date 12-Mar-2007 12:00 AM Transaction ID -65984 Entry Date 12-Mar-2007 Recorded Date 12-Mar-2007 Sale Date 12-Mar-2007

Seq Voucher ID Tax Year Document Source Type ID #1 ID #2 PID Source ID PT Operation To/From Map

**COOS COUNTY ASSESSOR'S
NAME LEDGER**

Account ID Township Range Section 1/4 1/16 Taxlot Special Interest
1203406 29S 14 05 0 0 01700

1 -65983 2007 HISTORICAL - BOR B&S 2007 16816 1 2007-4262 NAME CHANGE

Name Changes Status Name Name Type Ownership Type Ownership %

A KEMP, MARY T. OWNER
D KEMP, MARY T. OWNER
D KEMP, MARY T. OWNER

Size Totals Code Acres Sqft Alternate Size

Effective Date 13-Sep-2010 12:00 AM Transaction ID -26602 Entry Date 13-Sep-2010 Recorded Date 13-Sep-2010 Sale Date 13-Sep-2010

Seq Voucher ID Tax Year Document Source Type ID #1 ID #2 PID Source ID PT Operation To/From Map
1 -26602 2010 ASSESSOR'S FILE 2010 -1203406 1 CONVERSION CONVERSION

Size Changes Code +/- Size Alternate Size Code Area Deleted Move to Acct Move to Code

5403 1.68 Acres Sqft Alternate Size
5403 1.68

Effective Date 10-May-2011 02:04 PM Transaction ID 55458 Entry Date 10-May-2011 Recorded Date 10-May-2011 Sale Date

DELETING OLD SITUS ADDRESS OF 2070 ROSA RD-NEW SITUS NOT ASSIGNED

Seq Voucher ID Tax Year Document Source Type ID #1 ID #2 PID Source ID PT Operation To/From Map
1 75916 2011 ASSESSOR CORR 2011 4982 1 SITUS CHANGE

Size Totals Code Acres Sqft Alternate Size
5403 1.68

Effective Date 24-May-2012 09:33 AM Transaction ID 309269 Entry Date 24-May-2012 Recorded Date 24-May-2012 Sale Date

ADD SITE ADDRESS FROM OWNERS ADJACENT PROPERTY SO MS CAN BE LISTED ON CORRECT PARCEL.

Seq Voucher ID Tax Year Document Source Type ID #1 ID #2 PID Source ID PT Operation To/From Map

**COOS COUNTY ASSESSOR'S
NAME LEDGER**

Account ID	Township	Range	Section	1/4	1/16	Taxlot	Special Interest
1203406	29S	14	05	0	0	01700	

1 347862 2012 ASSESSOR CORR 2012 681 1 1
 ADD SITE ADDRESS FROM OWNERS ADJACENT PROPERTY SO MS CAN BE LISTED ON CORRECT PARCEL. SITUS CHANGE

Size Totals	Code	Acres	Sqft	Alternate Size
	5403	1.68		

Effective Date 07-Nov-2018 07:46 AM Transaction ID 2779454 Entry Date 26-Oct-2018 Recorded Date 12-Oct-2018 Sale Price \$167,500
 Sale Date 11-Oct-2018

Seq Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
1	3066716	2019	CLERK	WD	2018	9813	1		NAME CHANGE	

Name Changes Status Name Name Type Ownership Type Ownership %

D	KEMP, MARY T.	OWNER	OWNER	100
A	SOUTHWORTH, JERRY	OWNER	OWNER	
	OWNER			
	SOUTHWORTH, JERRY			

Size Totals	Code	Acres	Sqft	Alternate Size
	5403	1.68		

Coos County
2023 Manufactured Structure Assessment Report
 Account 179438
 NOT OFFICIAL VALUE

Code - Tax ID 5403 - 179438
Mailing SOUTHWORTH, JERRY
 54380 ROSA RD
 BANDON OR 97411-8299

Tax Status Assessable
Account Status Active
Subtype Real
Home ID 239942
X Number 179438
Appraiser

Situs Address	City
54380 ROSA RD	BANDON

Value Summary						
Code Area	RMV	MAV	AV	Trend	RMV Exception	CPR
5403	\$50,650	\$24,360	\$24,360	100 %		

Manufactured Structure			
VIN #	SF4137A	Stat Class	441
Brand	GENERAL	Condition	G
Model		MA / SA / NH	06 / 25 / CBN
Year Built	1982	Rooms	2-BD,1-FB,1-LR,1-KT
Sticker #			

Real Property			
Real Account ID	1203406	MA / SA / NH	06 / 27 / RRL
Map	29S1405-00-01700	Property Class	101
Park Name		RMV Class	101
Comments			

Floors					
Description	Class	Sqft	Dimensions	Heating	RMV
First Floor	4	840			21,840
Carport	3	285			1,990

Inventory					
	Size/Qty	RMV		Size/Qty	RMV
9301 Covered Porch	48	576	6003 IntComp - Avg Built-Ins	840	0
9302 Open Porch No Roof	48	384	6007 IntComp - C'top Plastic/Lam	840	0
1003 Fndtn - Pier/Piling	840	0	8001 Plumb'g - Full Bath	1	0
1007 Fndtn - Skirting - Aluminum	148	592	8011 Plumb'g - Kitchen Sink	840	0
2001 MFS - Metal siding	840	0	8012 Plumb'g - Water Heater	840	0
3208 Roof - Hip - Fiberglass	840	0	9003 Heat'g - F/A	840	0
4001 Floor - 1st Flr - Carpet/Vinyl	840	0	1003 Fndtn - Pier/Piling	19	0
5007 Partitions - Panel	840	0	3311 Roof - Flat/Shed - Bakd Enam	285	0
Total Inventory RMV					1,552

Exemptions / Special Assessments / Notations

Coos County
2023 Manufactured Structure Assessment Report
Account 179438
NOT OFFICIAL VALUE

Comments MOVED TO 54378 ROSA RD (ACCT 1203405) ON 2/2011.

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

7-Aug-2023

Tax Account #	179438	Lender Name	
Account Status	A	Loan Number	
Roll Type	MS	Property ID	5403
Situs Address	54380 ROSA RD BANDON OR 97411	Interest To	Aug 7, 2023

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$248.03	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$241.05	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$229.14	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$218.07	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$212.17	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$206.57	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$199.82	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$195.87	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$195.31	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$192.24	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$182.79	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$184.38	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$176.49	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$173.04	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$171.01	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$167.92	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$173.09	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$166.96	Nov 15, 2003
	Total	\$0.00	\$0.00	\$0.00	\$0.00	\$3,533.95	

**COOS COUNTY ASSESSOR
MS ACCOUNT NAMES**

Account # 179438
Map
Owner SOUTHWORTH, JERRY
54380 ROSA RD
BANDON OR 97411-8299

Name Type	Name	Ownership Type	Own Pct
OWNER	SOUTHWORTH, JERRY	OWNER	100.00

**Coos County Assessor
Manufactured Structure Account Ledger**
Account 179438

Workflow ID	271	Source	ASSESSOR	Source ID	Sales Date				
Year	Created	Operation	Acct Status	Tax Status	Subtype	Tax Code	Ex Tile #	Home ID	Finished
2010	12/21/2010	TAX STATUS CHANGE TO NON-ASSESSABLE	A	N	R	5400		239942	12/21/2010
Situs 1219 JUNE AV SE BANDON, OR 97411									

12/21/10 Purchased by So Coos Health Dist 6/3/10 -- should have been exempt from taxes 2010. Correct with AFF #16889. MJS

Workflow ID	419	Source	DCBS	Source ID	Sales Date				
Year	Created	Operation	Acct Status	Tax Status	Subtype	Tax Code	Ex Tile #	Home ID	Finished
2011	2/18/2011	NAME CHANGE	A	A	R	5400		239942	2/18/2011
Situs 1219 JUNE AV SE BANDON, OR 97411									

Name Changes	Status	Name	Name Type	Own %
Delete		SOUTHERN COOS HEALTH DISTRICT	OWNER	100
Add		KEMP, MARY T	OWNER	100

CHANGE OF OWNERSHIP.

Workflow ID	655	Source	ASSESSOR	Source ID	Sales Date				
Year	Created	Operation	Acct Status	Tax Status	Subtype	Tax Code	Ex Tile #	Home ID	Finished
2011	6/7/2011	TAX STATUS CHANGE TO NON-ASSESSABLE	A	N	R	5400		239942	6/7/2011
Situs 1219 JUNE AV SE BANDON, OR 97411									

Year	Created	Operation	Acct Status	Tax Status	Subtype	Tax Code	Ex Tile #	Home ID	Finished
2011	6/7/2011	TAX STATUS CHANGE TO NON-ASSESSABLE	A	A	R	5400		239942	6/7/2011
Situs 1219 JUNE AV SE BANDON, OR 97411									

Workflow ID	656	Source	ASSESSOR	Source ID	Sales Date
-------------	-----	--------	----------	-----------	------------

Year	Created	Operation	Acct Status	Tax Status	Subtype	Tax Code	Ex Tile #	Home ID	Finished
2011	6/7/2011	TAX STATUS CHANGE TO ASSESSABLE	A	A	R	5400		239942	6/7/2011

Situs 1219 JUNE AV SE BANDON, OR 97411

Purchased by private party. Now assessable.

Workflow ID	2375	Source	ASSESSOR	Source ID	Sales Date				
Year	Created	Operation	Acct Status	Tax Status	Subtype	Tax Code	Ex Tile #	Home ID	Finished
2012	11/17/2011	SITUS ADDRESS CHANGE	A	A	R	5403		239942	11/17/2011

Situs 54378 ROSA RD BANDON, OR 97411

Moved to new site 5/17/11.

Workflow ID	3109	Source	ASSESSOR	Source ID	Sales Date				
Year	Created	Operation	Acct Status	Tax Status	Subtype	Tax Code	Ex Tile #	Home ID	Finished
2012	5/24/2012	SITUS ADDRESS CHANGE	A	A	R	5403		239942	5/24/2012

Situs 54378 ROSA RD BANDON, OR 97411

CORRECT SITE ADDRESS.

Workflow ID	16245	Source	DCBS	Source ID	Sales Date				
Year	Created	Operation	Acct Status	Tax Status	Subtype	Tax Code	Ex Tile #	Home ID	Finished
2019	11/7/2018	NAME CHANGE	A	A	R	5403		239942	11/7/2018

Situs 54380 ROSA RD BANDON, OR 97411

Name Changes	Status	Name	Name Type	Own %
Delete		KEMP, MARY T	OWNER	100
Add		SOUTHWORTH, JERRY	OWNER	100

CHANGE OF OWNERSHIP.

Coos County
2023 Real Property Assessment Report
 Account 1203405
 NOT OFFICIAL VALUE

Map 29S1405-00-01800
 Code - Tax ID 5403 - 1203405

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing KEMP, MARY T.
 54378 ROSA RD
 BANDON OR 97411-8299

Deed Reference # See Record
 Sales Date/Price See Record
 Appraiser

Property Class 101 MA SA NH
 RMV Class 101 06 27 RRL

Site	Situs Address	City
10	54378 ROSA RD	BANDON

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
5403	Land	255,080		Land	0	
	Impr	136,810		Impr	0	
Code Area Total		391,890	185,550	185,550	0	
Grand Total		391,890	185,550	185,550	0	

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
5403	10	<input checked="" type="checkbox"/>		RR-5	Market	100	1.00 AC	HS	001	127,370
	20	<input checked="" type="checkbox"/>		RR-5	Market	100	1.46 AC	MV	002	127,710
Code Area Total							2.46			255,080

Improvement Breakdown										
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct		Trended RMV
5403	1	1973	131	One story-Class 3	100	1,120				136,810
Code Area Total						1,120				136,810

Exemptions / Special Assessments / Notations						
Code Area				Amount	Acres	Year
5403	Fire Patrol					
	■ FIRE PATROL SRCHG			47.50		2023
	■ FIRE PATROL TIMBER			18.75	1.46	2023

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

7-Aug-2023

KEMP, MARY T.
54378 ROSA RD
BANDON OR 97411-8299

Tax Account #	1203405	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	5403
Situs Address	54378 ROSA RD BANDON OR 97411	Interest To	Aug 7, 2023

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,954.76	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,901.01	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,809.62	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,725.53	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,680.51	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,637.69	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,586.01	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,555.50	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,551.13	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,527.51	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,455.16	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,420.66	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,380.00	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,354.39	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,366.32	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,291.42	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,196.98	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,181.20	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,209.46	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,161.51	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$29,946.37	

**COOS COUNTY ASSESSOR
REAL PROPERTY ACCOUNT NAMES**

Account # 1203405
Map 29S140500 01800
Owner KEMP, MARY T.
54378 ROSA RD
BANDON OR 97411-8299

Name Type	Name	Ownership Type	Own Pct
OWNER	KEMP, MARY T.	OWNER	100.00

**COOS COUNTY ASSESSOR'S
NAME LEDGER**

Account ID	Township	Range	Section	1/4	1/16	Taxlot	Special Interest
1203405	29S	14	05	0	0	01800	
1	-26603	2010	ASSESSOR'S FILE	2010	-1203405	1	CONVERSION

Size Changes	Code	+/- Size	Alternate Size	Code Area Deleted	Move to Acct	Move to Code
	5403	2.46 Acres				
Size Totals	Code	Acres	Sqft	Alternate Size		
	5403	2.46				

Effective Date	10-May-2011 02:03 PM	Transaction ID	55457	Entry Date	10-May-2011	Recorded Date	10-May-2011	Sale Date	
	DELETING OLD SITUS ADDRESS OF 2070 ROSA RD								
Seq Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	To/From Map
1	75915	2011 ASSESSOR	CORR	2011	4981	1			SITUS CHANGE

Size Totals	Code	Acres	Sqft	Alternate Size
	5403	2.46		

