

RECORDING REQUESTED BY:



201 Central Avenue
Coos Bay, OR 97420

AFTER RECORDING RETURN TO:

Order No.: 360621038727-DM
Kandy R. Ballinger Biscay
64364/64368 Daggett Road
Coos Bay, OR 97420

SEND TAX STATEMENTS TO:

Kandy R. Ballinger Biscay
64364/64368 Daggett Road
Coos Bay, OR 97420

APN: 285100
Map: 25S122700 00500

Coos County, Oregon

2022-00930

\$96.00 Pgs=3 01/31/2022 10:04 AM

eRecorded by: TICOR TITLE COOS BAY

Diris D. Murphy, Coos County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

James Christopher Sumpter, Grantor, conveys and warrants to **Kandy R. Ballinger Biscay**, 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 Government Lot 1 of Section 27, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, and in Government Lot 4 of Section 28, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at an iron pipe North 2° 28' East 390.64 feet from the quarter corner common to Sections 27 and 28 of said township and range; thence North 72° 59' East 324.67 feet to an iron pipe; thence North 88° 08' East 200 feet to the West boundary of property conveyed to James Mast, et al, by instrument recorded October 5, 1989, bearing Microfilm Reel No. 89-10-0181, Records of Coos County, Oregon; thence North to the South boundary of the Coos River County Road; thence Northwesterly along said South boundary 400 feet, more or less, to the East boundary of property conveyed to Bill C. Daggett, et ux, by instrument recorded August 29, 1975, bearing Microfilm Reel No. 75-8-118141, Records of Coos County, Oregon; thence South 0°34' West 475 feet; thence South 11° 50' East 129.62 feet to an iron rod; thence South 42°20' East 92.08 feet to an iron rod; thence North 72° 59' East 9.11 feet to the point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS EIGHT HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (**\$825,000.00**). (See ORS 93.030).

Subject to:

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATUTORY WARRANTY DEED
(continued)

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

Dated: 1/28/22

James Christopher Sumpter
James Christopher Sumpter

State of Oregon
Coos County of Coos

This instrument was acknowledged before me on Jan. 28th, 2022 by James Christopher Sumpter.

Seth Terry
Notary Public - State of Oregon

My Commission Expires: 05/06/2024



EXHIBIT "A"
Exceptions

Subject to:

The Land has been classified as Farm Land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

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 Coos River and Unnamed Creek.

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 Coos River and Unnamed Creek.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Coos River and Unnamed Creek.

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

Granted to: County of Coos
Purpose: Public Road
Recording Date: May 26, 1922
Recording No: Book 87, Page 166

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

Granted to: General Telephone Company of the Northwest
Purpose: Utilities
Recording Date: August 14, 1975
Recording No: 75-08-117564

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

Granted to: Bill C. Daggett and Clyda O. Daggett
Purpose: Laying and Maintaining Water Pipelines
Recording Date: August 29, 1975
Recording No: 75-08-118142

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

Granted to: Bill C. Daggett and Clyda O. Daggett
Purpose: Roadway
Recording Date: August 29, 1975
Recording No: 75-8-118143

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

Granted to: Pacific Power and Light Company
Purpose: Utilities
Recording Date: August 4, 1981
Recording No: 81-3-2736

The terms and conditions as set forth on Minor Partition Plat,

Recording Date: August 17, 1989
Recording No.: 89-08-1667