



Coos County Land Use Permit Application

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60 E. SECOND STREET OR MAIL
TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL
PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

FILE NUMBER: P-22-006

Date Received: 05/03/22 Receipt #: 231944 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) Phyllis L. O'Neill Trust

Mailing address: PO Box 183, Coos Bay, OR 97420

Phone: 541-267-2085 Email: _____

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
<u>26S</u>	<u>13W</u>	<u>23</u>	<u>B</u>	<u>Select</u>	<u>600</u>
Select	Select	Select	Select	Select	

Tax Account Number(s): 533201 Zone: Select Zone Industrial
Tax Account Number(s) _____ Please Select _____

B. Applicant(s) Rodney Schweitz

Mailing address: 2195 Sherman Avenue, North Bend, OR 97459

Phone: 541-297-4001

C. Consultant or Agent: SHN Consulting Engineers & Geologists Inc.

Mailing Address 275 Market Avenue, Coos Bay, OR 97420

Phone #: 541-266-9890 Email: wwhite@shn-engr.com

Type of Application Requested

- Comp Plan Amendment
- Text Amendment
- Map - Rezone
- Administrative Conditional Use Review - ACU
- Hearings Body Conditional Use Review - HBCU
- Variance - V
- Land Division - P, SUB or PUD
- Family/Medical Hardship Dwelling
- Home Occupation/Cottage Industry

Special Districts and Services

Water Service Type: ~~On-Site (Well or Spring)~~ NONE Sewage Disposal Type: On-Site Septic (Portable)
School District: Coos Bay Fire District: Coos Bay RFPD

Please include the supplement application with request. If you need assistance with the application or supplemental application please contact staff. Staff is not able to provide legal advice. If you need help with findings please contact a land use attorney or contulant.

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](#)

D. **ATTACHED WRITTEN STATEMENT.** With all land use applications, the "burden of proof" is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning and Land Development Ordinance (CCZLDO). You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. A planner will explain which sections of the Ordinance pertain to your specific request. The information described below is required at the time you submit your application. The processing of your application does not begin until the application is determined to be complete. An incomplete application will postpone the decision, or may result in denial of the request. Please mark the items below to ensure your submittal is complete.

Application Check List: Please make off all steps as you complete them.

- I. A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
1. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete.
 2. A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 3. A complete description of the request, including any new structures proposed.
 4. If applicable, documentation from sewer and water district showing availability for connection.
- II. A plot plan (map) of the property. Please indicate the following on your plot plan:
1. Location of all existing and proposed buildings and structures
 2. Existing County Road, public right-of-way or other means of legal access
 3. Location of any existing septic systems and designated repair areas
 4. Limits of 100-year floodplain elevation (if applicable)
 5. Vegetation on the property
 6. Location of any outstanding physical features
 7. Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- III. A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If the application is signed by an agent, the owner's written authorization must be attached.

If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit. Signatures required below for application processing.

Phyllis R. O'Neil Trust Rochney E. Schwaib

ACCESS INFORMATION

The Coos County Road Department will be reviewing your proposal for safe access, driveway, road, and parking standards. There is a fee for this service. If you have questions about these services please contact the Road Department at 541-396-7660.

Property Address: 93355 Oakway Road, Coos Bay, OR 97420

Type of Access: Private Easement - Provide Easement Name of Access: Oakway Road

Is this property in the Urban Growth Boundary? No

Is a new road created as part of this request? No

Required parking spaces are based on the use of the property. If this is for a residential use two spaces are required. Any other use will require a separate parking plan submitted that is required to have the following items:

- Current utilities and proposed utilities;
- Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
- The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
- Location of existing and proposed access point(s) on both sides of the road where applicable;
- Pedestrian access and circulation will be required if applicable. Internal pedestrian circulation shall be provided in new commercial, office, and multi-family residential developments through the clustering of buildings, construction of walkways, landscaping, accessways, or similar techniques;
- All plans (industrial and commercial) shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems;
- Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
- Number and direction of lanes to be constructed on the road plus striping plans;
- All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
- Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.

Additional requirements that may apply depending on size of proposed development.

- a. Traffic Study completed by a registered traffic engineer.
- b. Access Analysis completed by a registered traffic engineer
- c. Sight Distance Certification from a registered traffic engineer.

Regulations regarding roads, driveways, access and parking standards can be found in Coos County Zoning and Land Development Ordinance (CCZLDO) Article 7.

By signing the application I am authorizing Coos County Roadmaster or designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. Inspections should be made by calling the Road Department at 541-396-7660

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: Receipt # _____

File Number: DR-21-

ADDRESS OF DRIVEWAY #1 CLOSEST TO YOUR NEW DRIVEWAY: 93355 Oakway Road

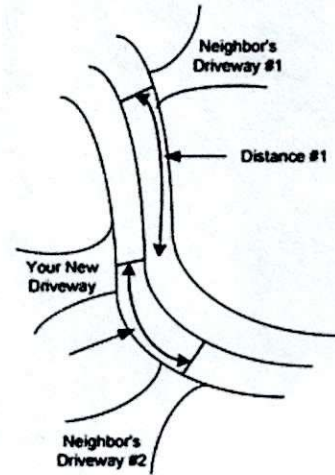
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW DRIVEWAY: 163 feet

Is this driveway on the same side of the road as your Driveway: Yes

ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR NEW DRIVEWAY: _____

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW DRIVEWAY: _____

Is this driveway on the same side of the road as your Driveway: Select



The distance information is important from your new driveway to the closest driveways on either side of you (doesn't matter which side of the road) and what the addresses are to those two driveways. This information is important to include in the formula used to calculate the correct address.

Staff from the County Road Department will place the stake and once the driveway stake has been placed, it must not be moved. If your stake is removed or damaged you may purchase replacements.

Additional Notes or directions:

This application is not required.

SANITATION INFORMATION

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

Water Service Type: ~~On-site Spring~~ **NONE**

Sewage Disposal Type: On-site septic **(Portable)**

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

- How many employees/vendors/patrons, total, will be on site? **3 in West shop/ 1 in East shop**
- Will food be offered as part of the an on-site business? **No**
- Will overnight accommodations be offered as part of an on-site business? **No**
- What will be the hours of operation of the business? **8am-5pm**

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

Staff Signature: _____

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

Additional Comments:

RODNEY E SCHWEITZ
RENTAL ACCOUNT

PH. 541-297-4001
409 WALL ST.
NORTH BEND, OR 97459

96-7423
3232 5

187

4-21-22

Date

Pay to the
Order of

COOS COUNTY PLANNING

\$ 1000~

ONE THOUSAND SIX HUNDRED & NO/100

Dollars



Security Features
Included
Details on Back

 **first community**
credit union
myfirstccu.org • 541-396-2145

For

93355 OAKWAY RD

Rodney E Schweitz

MP

⑆ 3 23 274 238 ⑆ 100 1000 19599 10 ⑆ 0 18 7



Reference: 622014

April 28, 2022

Subject: Description of Schweitz Tentative Partition

The purpose of this Partition is to divide that property as described in Coos County Deed Instrument 2015-09792 to allow each shop to be located on its own property. The subject property is zoned Industrial (IND). The property is currently being used as a heavy equipment repair and maintenance business.

Water Service:

The subject property has an existing well and water tanks that provides water service the Bowers property located at 26-13-23B Tax Lot 603. The East and West shops have holding tanks used for shop. No potable water is on site for the subject property. There are no proposed changes to the existing water services.

Sewer Service:

There is onsite septic in the form of portable restrooms provided by Roto Rooter Portable Restrooms. There are no proposed changes to the septic systems.

Storm Water:

The developed portion of the property is covered with a combination of gravel, asphalt, and concrete gently sloping to an area drain located on Tax Lot 603. All stormwater for the site drains to the area drain and is transferred to the southerly ditch by way of 12" corrugated metal pipe culvert. The undeveloped property to the west is adjacent to a low-lying area with a pond shown as a wetland on the National Wetland Inventory. The property is bound on the Northerly side by a draw that flows easterly to a low-lying area within the U.S. Highway Right-of-Way. A ditch along the Southerly extents of the developed property flows easterly to U.S. Highway Right-of-Way.

Electric Service:

There is an existing power pole located near the Southeast corner of the property with 3 transformers that provide service to both shops on Tax Lot 600 and the shop located on Tax Lot 603. It is proposed to separate power between the East and West shops on the subject property.

Access:

Ingress and Egress to the property is through an existing Easement created in Coos County Partition Plat 1995-41 and Easement described in Coos County Microfilm #84-4-2609 which provides legal access from U.S. Highway 101. The proposed plat will extend the existing easement across proposed Parcel 1.

Terrain:

The developed portion of the property is gentle sloping towards the Southeast. To the West of the property is a drainage including a sizable pond. The South side of the property has a moderate slope of around 49% sloping to the North from an existing driveway from the neighboring parcel to the South. The North side of the property is adjacent to a drainage that flows Easterly towards US Highway 101. The Easterly side of the property abuts developed property which is mostly flat.



622014

Description of Schweitz Tentative Partition

March 2, 2022

Page 2

Structures:

There are two existing, permanent structures on the property. The Westerly shop is approximately 4,800 square feet. The Easterly shop is approximately 5,900 square feet. Both structures will remain in place and no new structures are proposed at this time.

Please feel free to contact me at 541-266-9890 if you have any questions.

Sincerely,

SHN



Walter E. White, PLS
Senior Surveyor

WEW:dkl



After recording, return to: Lawrence F. Finneran
PO Box 359
Coos Bay, Oregon 97420

Consideration: Other Property or Value Which is
the Whole Consideration Therefor



00033042201500097920080085

Terri L. Turl, Coos County Clerk

Send Tax Statements To: Phyllis L. O'Neill, Trustee
PO Box 183
Coos Bay, Oregon 97420

BARGAIN AND SALE DEED

JIM L. O'NEILL and PHYLLIS L. O'NEILL, "Grantors", convey to PHYLLIS L. O'NEILL as Trustee of the Phyllis L. O'Neill Trust under Trust Agreement dated October 20, 2015, "Grantee," the following described real property:

See Exhibit "A" attached hereto and by this reference 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.

DATED this 20th day of October, 2015.

Phyllis L. O'Neill

Phyllis L. O'Neill

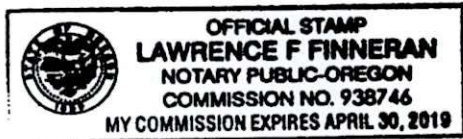
Jim L. O'Neill

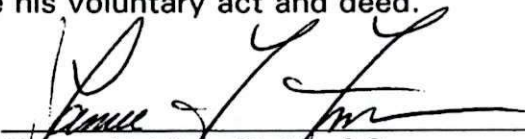
Jim L. O'Neill

STATE OF OREGON)
)
County of Coos)

October 20, 2015

Personally appeared before me the above named Jim L. O'Neill who acknowledged the foregoing instrument to be his voluntary act and deed.



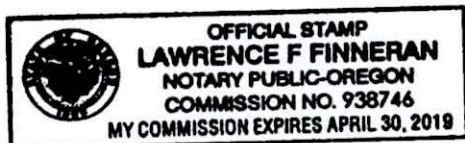


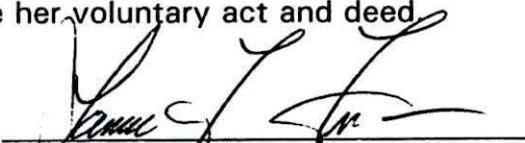
Notary Public - State of Oregon

STATE OF OREGON)
)
County of Coos)

October 20, 2015

Personally appeared before me the above named Phyllis L. O'Neill who acknowledged the foregoing instrument to be her voluntary act and deed.





Notary Public - State of Oregon

EXHIBIT "A"

Parcel I:

The following described tract of land in the Southwest quarter of Section 3, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, to wit: Beginning at a point 336.6 feet North and 496.1 feet East from the Southwest corner of Section 3, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence run along a 40 foot roadway North 0° 40' West 54.45 feet; thence South 89° 48' East 200 feet; to the Northeast corner of the Floyd M. Rice et ux tract as described in Reel #67-8-20720, recorded August 15, 1967, Records of Coos County, Oregon, which is the true point of beginning of Parcel 1; thence North 0° 40' West 92.0 feet to a point; thence North 89° 48' West 100.0 feet to a point; thence South 0° 40' East 92.0 feet to the North line of said Rice tract; thence South 89° 49' East 100.0 feet to the true point of beginning.

Parcel II:

The following described tract of land in the Southwest quarter of Section 3, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, beginning at a point 336.6 feet North and 496.1 feet East from the Southwest corner of Section 3, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence running along a 40 foot roadway North 0° 40' West 54.45 feet to the point of beginning; thence South 89° 48' East 100 feet; thence North 0° 40' West 84.50 feet along the West line of that parcel described in Microfilm Reel No. 73-7-88537; thence North 89° 48' West 100 feet thence South 0° 40' East 84.50 feet to the beginning.

(Tax Account Nos. 504701 and 504702)

Parcel III:

Parcel 1 Final Partition Plat 1995 #41 filed and recorded October 18, 1995, Cab C/141, bearing Microfilm Reel No. 95-10-0624, Records of Coos County, Oregon.

(Tax Account No. 533201)

Parcel IV:

A portion of Lot 3, Block 7, Englewood Gardens, Coos County, Oregon, described as follows:

Beginning at the Southwest corner of said Lot 3; thence North 27° 52' East along Fruitland Drive 116.58 feet; thence South 78° 07' East 147.13 feet; thence South 83° 54' 10" East 75.04 feet; thence South 8° 00' West 70 feet, more or less, to the South line of said Lot 3; thence West along said South line 268 feet, more or less, to the point of beginning.

Parcel V:

Commencing at a point found by starting at the Northeast corner of Lot 3, Block 7, Englewood Gardens, Coos County, and running thence along the East line of said Lot 3 South 18° 37' West a distance of 64.33 feet to a point which is 61 feet South (when measured at right angles) from the North line of said Lot 3; thence West parallel to and 61 feet South of the North line of said Lot 3 a distance of 512.60 feet to the true point of beginning of this description, thence South 8° West 75.00 feet; thence North 83° 54' 10" West 75.04 feet; thence North 27° 52' East 75 feet; thence East 50 feet to the point of beginning.

Parcel VI:

Commencing at the Southeast corner of Lot 3, Block 7, Englewood Gardens, Coos County, Oregon, and running thence along the East line of said Lot 3 North 18° 37' East 146.67 feet; thence West parallel with and 61 feet South of the North line of said Lot 3 a distance 512.60 feet; thence South 8° West 145 feet, more or less, to a point on the South line of said Lot 3; thence East on the South line of said Lot 3 to the point of beginning.

(Tax Account Nos. 6523002 and 6523003)

Parcel VII:

That portion of the SE 1/4 of the SW 1/4 of Section 21, Township 25 South, Range 13 West of the Willamette

Meridian, Coos County, Oregon, described as follows: Beginning at the iron pipe at the Northeast corner of the SE 1/4 of the SW 1/4 of Section 21, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence South 1° 20' East along the East boundary of the SE 1/4 of the SW 1/4 of said Section 21 for a distance of 389.9 feet to an iron pipe, which last mentioned iron pipe is the point of beginning herein; thence West 524.62 feet to an iron pipe on the East boundary of the right of way of the Ocean Boulevard Section of the Oregon State Highway, as it existed February 25, 1953; thence Southerly and Easterly along the said East boundary of said right of way for a distance of 497.69 feet to an iron pipe (which iron pipe is North 57° 55 1/2' West 165.69 feet from a pipe at the intersection of the East boundary of said right of way with the East boundary of the said SE 1/4 of the SW 1/4 of said Section 21); thence East 138.35 feet to an iron pipe on said East boundary of the SE 1/4 of the SW 1/4 of the said Section 21; thence North 1° 20' West 300 feet along the East boundary of the SE 1/4 of the SW 1/4 of said Section 21 to the point of beginning.

SAVE AND EXCEPT that portion described as follows:

Beginning at a point located South 1° 20' East a distance of 289.90 feet and West a distance of 335.13 feet from the Northeast corner of the SE 1/4 of the SW 1/4 of Section 21, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence West a distance of 250.00 feet, more or less, to the Easterly line of Ocean Boulevard State Highway, as it existed on December 13, 1976; thence along said Easterly line, Southeasterly a distance of 155.00 feet, more or less; thence East a distance of 168.00 feet, more or less, to a point lying South 1° 20' East from the point of beginning; thence North 1° 20' West a distance of 130.00 feet to the point of beginning.

Parcel VIII:

Beginning at an iron pipe at the point of intersection of the East boundary of the SE 1/4 of the SW 1/4 of Section 21, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, with the Northerly

boundary of the right of way of the Ocean Boulevard Section of the Oregon State Highway, as it existed December 8, 1966, the said point being a distance of 777.90 feet South of the iron pipe at the Northeast corner of the said SE 1/4 of the SW 1/4 of Section 21; thence North 57° 55 1/2' West along the said right of way boundary for a distance of 165.69 feet to an iron pipe; thence East for a distance of 138.39 feet to an iron pipe on the said East boundary of the SE 1/4 of the SW 1/4 of Section 21; thence South 1° 20' East along the said East boundary for a distance of 88.0 feet to the point of beginning, and being a portion of the SE 1/4 of the SW 1/4 of Section 21, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

ALSO: Beginning at a point on North side of Ocean Boulevard, as it existed on December 8, 1966, a distance of 70 feet East of the West line of the SW 1/4 of SE 1/4 of Section 21, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 100 feet; thence West 70 feet to quarter quarter Section line; thence South to Ocean Boulevard, as it existed on December 8, 1966; thence East along North side of Ocean Boulevard, as it existed December 8, 1966, to the point of beginning.

SAVE AND EXCEPT the following described tract of land:

Beginning at an iron pipe on the Northeasterly boundary of the right of way of the Ocean Boulevard Section of the Oregon State Highway, as it existed December 8, 1966, through the SW 1/4 of the SE 1/4 of Section 21, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, which is situated South 57° 55 1/2' East a distance of 83.85 feet from the iron pipe at the point of intersection of the said Northeasterly boundary of the State Highway right of way with the West boundary of the said SW 1/4 of the SE 1/4 of Section 21 from which point of beginning the iron pipe at the Northwest corner of the SW 1/4 of the SE 1/4 of Section 21 bears North 6° 11 1/2' West a distance of 827.12 feet; thence North 57° 55 1/2' West along the said right of way boundary for a distance of 45.0 feet to an iron pipe; thence North 25° 12' East for a distance of 84.07 feet to an iron pipe; thence South 1° 20' East for a distance of 100.0 feet to the point of beginning,

and being a portion of the SW 1/4 of the SE 1/4 of Section 21, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

Parcel IX:

Beginning at a point on the North side of Ocean Boulevard, as it existed on January 24, 1969, a distance of 120 feet East of the West line of the SW 1/2 of the SE 1/4 of Section 21, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 402 feet; thence West 120 feet to the quarter Section line; thence South to Ocean Boulevard, as it existed on January 24, 1969; thence East along the North side of said Ocean Boulevard, as it existed on January 24, 1969, to the point of beginning.

SAVE AND EXCEPT portions described in Book 138, Page 570, Deed Records of Coos County, Oregon: Beginning at a point on the North side of the Ocean Boulevard, as it existed January 24, 1969, a distance of 120 feet East of the West line of the SW 1/4 of the SE 1/4 of Section 21, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 100 feet; thence West 50 feet; thence South to said Ocean Boulevard; thence East along the North side of Ocean Boulevard, as it existed January 24, 1969, to point of beginning.

ALSO SAVE AND EXCEPT portion described in Book 212, Page 400, Deed Records of Coos County, Oregon: Beginning at a point in the SW 1/4 of the SE 1/4 of Section 21, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; from which point the iron pipe at the Northwest corner of the said SW 1/4 of the SE 1/4 of Section 21 bears North 6° 37' West a distance of 760.36 feet; thence North 1° 20' West along a line parallel to and 70.0 feet East of the West boundary of the said SW 1/4 of the SE 1/4 of Section 21 for a distance of 50.0 feet; thence North 88° 40' East for a distance of 50.0 feet; thence South 1° 20' East for a distance of 50.0 feet; thence South 88° 40' West for a distance of 50.0 feet to the point of beginning.

ALSO SAVE AND EXCEPT portion described in Book 159, Page 624, Deed Records of Coos County, Oregon: Beginning at a point on North side of Ocean Boulevard, as it existed January 24, 1969, a distance of 70 feet East of the West line of SW 1/4 of SE 1/4 of Section 21, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 100 feet; thence West 70 feet to quarter quarter section line; thence South to Ocean Boulevard, as it existed on January 24, 1969; thence East along North side of Ocean Boulevard, as it existed January 24, 1969, to point of beginning.

SAVE AND EXCEPT FROM ALL OF THE ABOVE DESCRIBED PARCELS: Any portion lying within the Ocean Boulevard Section of the Oregon State Highway and that property deeded to the State of Oregon, by and through its State Highway Commission recorded December 8, 1971, bearing Microfilm Reel No. 71-12-66280, Records of Coos County, Oregon; and that property deeded to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded August 16, 1974, bearing Microfilm Reel No. 74-08-103504, Records of Coos County, Oregon.

(Tax Account No. 351701)



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"): SHN Engineers & Geologists
275 Market Avenue
Coos Bay, OR 97420

Customer Ref.: _____
Order No.: 360622039198
Effective Date: February 16, 2022 at 08:00 AM
Charge: \$300.00

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:

Phyllis L. O'Neill as Trustee of the Phyllis L. O'Neill Trust under Trust Agreement dated October 20, 2015

Premises. The Property is:

(a) Street Address:

93355 Oakway Rd., Coos Bay, OR 97420

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

Granted to: California-Oregon Power Company
Recording Date: September 18, 1929
Recording No: Book 109, Page 10
2. Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantor: City of Coos Bay, a municipal corporation of the State of Oregon
Grantee: State of Oregon, by and through its State Highway Commission
Recording Date: September 27, 1949
Recording No.: Book 193, Page 196
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Power & Light Company
Recording Date: May 12, 1970
Recording No: 70-05-48377
4. Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Easement

Recording Date: November 23, 1979
Recording No.: 79-6-4104
5. Easements, conditions, restrictions and notes as delineated on the recorded plat of the Minor Partition Plat, Recorded December 12, 1984 as Microfilm No. 84-04-2609.
6. Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Warranty Deed

Recording Date: January 4, 1985
Recording No.: 85-1-0185
7. Easements, conditions, restrictions and notes as delineated on the recorded plat of Final Partition Plat 1995 #41, CAB C-141.
8. Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Easement

Recording Date: November 9, 1995
Recording No.: 95-11-0289
9. A contract of sale by and between the parties named below

Ticor Title Company of Oregon
Order No. 360622039198

Dated: May 26, 2017
Vendor: Phyllis L. O'Neill as Trustee of the Phyllis L. O'Neill Trust under Trust Agreement
dated October dated 20, 2015
Vendee: Rodney E. Schweitz
Recording Date: June 1, 2017
Recording No: 2017-04954

10. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.

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

Fiscal Year: 2021-2022
Amount: \$4,706.74
Levy Code: 0916
Account No.: 533201
Map No.: 26-13-23B TL600

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

Fiscal Year: 2021-2022
Amount: \$2,696.58
Levy Code: 0916
Account No.: 99918648
Map No.: 26-13-23B TL600
Personal Property Account

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 1, Final Partition Plat 1995 #41, filed and recorded October 18, 1995, CAB C-141, bearing Microfilm Reel No. 95-10-0624, Records of Coos County, Oregon.

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

After recording, return to: Lawrence F. Finneran
PO Box 359
Coos Bay, Oregon 97420

Consideration: Other Property or Value Which is
the Whole Consideration Therefor



00033042201500097920080085

Terri L. Turl, Coos County Clerk

Send Tax Statements To: Phyllis L. O'Neill, Trustee
PO Box 183
Coos Bay, Oregon 97420

BARGAIN AND SALE DEED

JIM L. O'NEILL and PHYLLIS L. O'NEILL, "Grantors", convey to PHYLLIS L. O'NEILL as Trustee of the Phyllis L. O'Neill Trust under Trust Agreement dated October 20, 2015, "Grantee," the following described real property:

See Exhibit "A" attached hereto and by this reference 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.

DATED this 20th day of October, 2015.

Phyllis L. O'Neill

Phyllis L. O'Neill

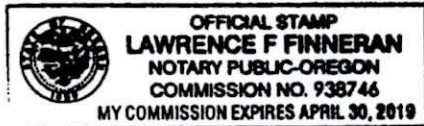
Jim L. O'Neill

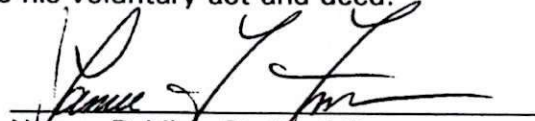
Jim L. O'Neill

STATE OF OREGON)
)
County of Coos)

October 20, 2015

Personally appeared before me the above named Jim L. O'Neill who acknowledged the foregoing instrument to be his voluntary act and deed.

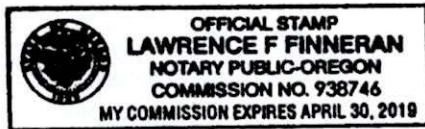



Notary Public - State of Oregon

STATE OF OREGON)
)
County of Coos)

October 20, 2015

Personally appeared before me the above named Phyllis L. O'Neill who acknowledged the foregoing instrument to be her voluntary act and deed.



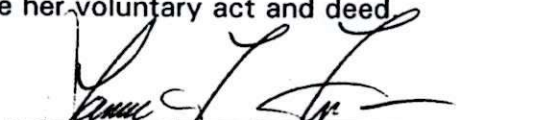

Notary Public - State of Oregon

EXHIBIT "A"

Parcel I:

The following described tract of land in the Southwest quarter of Section 3, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, to wit: Beginning at a point 336.6 feet North and 496.1 feet East from the Southwest corner of Section 3, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence run along a 40 foot roadway North 0° 40' West 54.45 feet; thence South 89° 48' East 200 feet; to the Northeast corner of the Floyd M. Rice et ux tract as described in Reel #67-8-20720, recorded August 15, 1967, Records of Coos County, Oregon, which is the true point of beginning of Parcel 1; thence North 0° 40' West 92.0 feet to a point; thence North 89° 48' West 100.0 feet to a point; thence South 0° 40' East 92.0 feet to the North line of said Rice tract; thence South 89° 49' East 100.0 feet to the true point of beginning.

Parcel II:

The following described tract of land in the Southwest quarter of Section 3, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, beginning at a point 336.6 feet North and 496.1 feet East from the Southwest corner of Section 3, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence running along a 40 foot roadway North 0° 40' West 54.45 feet to the point of beginning; thence South 89° 48' East 100 feet; thence North 0° 40' West 84.50 feet along the West line of that parcel described in Microfilm Reel No. 73-7-88537; thence North 89° 48' West 100 feet thence South 0° 40' East 84.50 feet to the beginning.

(Tax Account Nos. 504701 and 504702)

Parcel III:

Parcel 1 Final Partition Plat 1995 #41 filed and recorded October 18, 1995, Cab C/141, bearing Microfilm Reel No. 95-10-0624, Records of Coos County, Oregon.

(Tax Account No. 533201)

Parcel IV:

A portion of Lot 3, Block 7, Englewood Gardens, Coos County, Oregon, described as follows:

Beginning at the Southwest corner of said Lot 3; thence North 27° 52' East along Fruitland Drive 116.58 feet; thence South 78° 07' East 147.13 feet; thence South 83° 54' 10" East 75.04 feet; thence South 8° 00' West 70 feet, more or less, to the South line of said Lot 3; thence West along said South line 268 feet, more or less, to the point of beginning.

Parcel V:

Commencing at a point found by starting at the Northeast corner of Lot 3, Block 7, Englewood Gardens, Coos County, and running thence along the East line of said Lot 3 South 18° 37' West a distance of 64.33 feet to a point which is 61 feet South (when measured at right angles) from the North line of said Lot 3; thence West parallel to and 61 feet South of the North line of said Lot 3 a distance of 512.60 feet to the true point of beginning of this description, thence South 8° West 75.00 feet; thence North 83° 54' 10" West 75.04 feet; thence North 27° 52' East 75 feet; thence East 50 feet to the point of beginning.

Parcel VI:

Commencing at the Southeast corner of Lot 3, Block 7, Englewood Gardens, Coos County, Oregon, and running thence along the East line of said Lot 3 North 18° 37' East 146.67 feet; thence West parallel with and 61 feet South of the North line of said Lot 3 a distance 512.60 feet; thence South 8° West 145 feet, more or less, to a point on the South line of said Lot 3; thence East on the South line of said Lot 3 to the point of beginning.

(Tax Account Nos. 6523002 and 6523003)

Parcel VII:

That portion of the SE 1/4 of the SW 1/4 of Section 21, Township 25 South, Range 13 West of the Willamette

Meridian, Coos County, Oregon, described as follows: Beginning at the iron pipe at the Northeast corner of the SE 1/4 of the SW 1/4 of Section 21, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence South 1° 20' East along the East boundary of the SE 1/4 of the SW 1/4 of said Section 21 for a distance of 389.9 feet to an iron pipe, which last mentioned iron pipe is the point of beginning herein; thence West 524.62 feet to an iron pipe on the East boundary of the right of way of the Ocean Boulevard Section of the Oregon State Highway, as it existed February 25, 1953; thence Southerly and Easterly along the said East boundary of said right of way for a distance of 497.69 feet to an iron pipe (which iron pipe is North 57° 55 1/2' West 165.69 feet from a pipe at the intersection of the East boundary of said right of way with the East boundary of the said SE 1/4 of the SW 1/4 of said Section 21); thence East 138.35 feet to an iron pipe on said East boundary of the SE 1/4 of the SW 1/4 of the said Section 21; thence North 1° 20' West 300 feet along the East boundary of the SE 1/4 of the SW 1/4 of said Section 21 to the point of beginning.

SAVE AND EXCEPT that portion described as follows:

Beginning at a point located South 1° 20' East a distance of 289.90 feet and West a distance of 335.13 feet from the Northeast corner of the SE 1/4 of the SW 1/4 of Section 21, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence West a distance of 250.00 feet, more or less, to the Easterly line of Ocean Boulevard State Highway, as it existed on December 13, 1976; thence along said Easterly line, Southeasterly a distance of 155.00 feet, more or less; thence East a distance of 168.00 feet, more or less, to a point lying South 1° 20' East from the point of beginning; thence North 1° 20' West a distance of 130.00 feet to the point of beginning.

Parcel VIII:

Beginning at an iron pipe at the point of intersection of the East boundary of the SE 1/4 of the SW 1/4 of Section 21, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, with the Northerly

boundary of the right of way of the Ocean Boulevard Section of the Oregon State Highway, as it existed December 8, 1966, the said point being a distance of 777.90 feet South of the iron pipe at the Northeast corner of the said SE 1/4 of the SW 1/4 of Section 21; thence North $57^{\circ} 55' 1/2''$ West along the said right of way boundary for a distance of 165.69 feet to an iron pipe; thence East for a distance of 138.39 feet to an iron pipe on the said East boundary of the SE 1/4 of the SW 1/4 of Section 21; thence South $1^{\circ} 20'$ East along the said East boundary for a distance of 88.0 feet to the point of beginning, and being a portion of the SE 1/4 of the SW 1/4 of Section 21, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

ALSO: Beginning at a point on North side of Ocean Boulevard, as it existed on December 8, 1966, a distance of 70 feet East of the West line of the SW 1/4 of SE 1/4 of Section 21, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 100 feet; thence West 70 feet to quarter quarter Section line; thence South to Ocean Boulevard, as it existed on December 8, 1966; thence East along North side of Ocean Boulevard, as it existed December 8, 1966, to the point of beginning.

SAVE AND EXCEPT the following described tract of land:

Beginning at an iron pipe on the Northeasterly boundary of the right of way of the Ocean Boulevard Section of the Oregon State Highway, as it existed December 8, 1966, through the SW 1/4 of the SE 1/4 of Section 21, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, which is situated South $57^{\circ} 55' 1/2''$ East a distance of 83.85 feet from the iron pipe at the point of intersection of the said Northeasterly boundary of the State Highway right of way with the West boundary of the said SW 1/4 of the SE 1/4 of Section 21 from which point of beginning the iron pipe at the Northwest corner of the SW 1/4 of the SE 1/4 of Section 21 bears North $6^{\circ} 11' 1/2''$ West a distance of 827.12 feet; thence North $57^{\circ} 55' 1/2''$ West along the said right of way boundary for a distance of 45.0 feet to an iron pipe; thence North $25^{\circ} 12'$ East for a distance of 84.07 feet to an iron pipe; thence South $1^{\circ} 20'$ East for a distance of 100.0 feet to the point of beginning,

and being a portion of the SW 1/4 of the SE 1/4 of Section 21, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

Parcel IX:

Beginning at a point on the North side of Ocean Boulevard, as it existed on January 24, 1969, a distance of 120 feet East of the West line of the SW 1/2 of the SE 1/4 of Section 21, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 402 feet; thence West 120 feet to the quarter Section line; thence South to Ocean Boulevard, as it existed on January 24, 1969; thence East along the North side of said Ocean Boulevard, as it existed on January 24, 1969, to the point of beginning.

SAVE AND EXCEPT portions described in Book 138, Page 570, Deed Records of Coos County, Oregon: Beginning at a point on the North side of the Ocean Boulevard, as it existed January 24, 1969, a distance of 120 feet East of the West line of the SW 1/4 of the SE 1/4 of Section 21, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 100 feet; thence West 50 feet; thence South to said Ocean Boulevard; thence East along the North side of Ocean Boulevard, as it existed January 24, 1969, to point of beginning.

ALSO SAVE AND EXCEPT portion described in Book 212, Page 400, Deed Records of Coos County, Oregon: Beginning at a point in the SW 1/4 of the SE 1/4 of Section 21, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; from which point the iron pipe at the Northwest corner of the said SW 1/4 of the SE 1/4 of Section 21 bears North 6° 37' West a distance of 760.36 feet; thence North 1° 20' West along a line parallel to and 70.0 feet East of the West boundary of the said SW 1/4 of the SE 1/4 of Section 21 for a distance of 50.0 feet; thence North 88° 40' East for a distance of 50.0 feet; thence South 1° 20' East for a distance of 50.0 feet; thence South 88° 40' West for a distance of 50.0 feet to the point of beginning.

ALSO SAVE AND EXCEPT portion described in Book 159, Page 624, Deed Records of Coos County, Oregon: Beginning at a point on North side of Ocean Boulevard, as it existed January 24, 1969, a distance of 70 feet East of the West line of SW 1/4 of SE 1/4 of Section 21, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 100 feet; thence West 70 feet to quarter quarter section line; thence South to Ocean Boulevard, as it existed on January 24, 1969; thence East along North side of Ocean Boulevard, as it existed January 24, 1969, to point of beginning.

SAVE AND EXCEPT FROM ALL OF THE ABOVE DESCRIBED PARCELS: Any portion lying within the Ocean Boulevard Section of the Oregon State Highway and that property deeded to the State of Oregon, by and through its State Highway Commission recorded December 8, 1971, bearing Microfilm Reel No. 71-12-66280, Records of Coos County, Oregon; and that property deeded to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded August 16, 1974, bearing Microfilm Reel No. 74-08-103504, Records of Coos County, Oregon.

(Tax Account No. 351701)

hereinafter particularly described, for transmission and distribution of electricity and for all purposes connected therewith, poles, towers and wires suspended thereon and supported thereby and all necessary or proper cross-arms, braces, connections, fastenings and other appliances and fixtures and wires for the telephone purposes of said party of the second part, its successors and assigns; also, to remove the trees and make the clearing necessary or desirable for the purposes aforesaid, both on and adjoining said right of way; also to put in place necessary guy wires and brace poles along said line; the party of the second part, its successors or assigns, may construct and maintain gates at all fences crossed by its transmission lines, but shall keep locks thereon and give permission to no one save employees of the party of the second part, its successors or assigns, to enter therein.

The said lands of said parties of the first part above mentioned are situate in the County of Coos, State of Oregon, and are particularly described as follows:

Located Lot 7 Block #2 Lot 5 Block #4 of Libby Meadows North West Quarter (NW) Section #18 Township 26 S. Range 13 West of Willamette Meridian

IN WITNESS WHEREOF the parties of the first part have executed these presents on the day and year first hereinabove written.

L. D. Ball, Witness
A. R. Kardell, Witness

D. L. Buckingham
Judith C. Buckingham

State of Oregon
County of Coos

:ss THIS CERTIFIES That on this 23rd day of August A. D. 1929 before me A. R. Kardell, Notary Public in and for said County and State, personally appeared the within named D. L. Buckingham and Judith C. Buckingham to me personally known to be the individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my seal the day and year in this certificate first above written.

Recorded Sept. 18, 1929, 11:30 A.M.
Robt. R. Watson, County Clerk

A. R. Kardell
Notary Public in and for the County
of Coos, State of Oregon
My commission expires Sept. 21, 1932
(Notarial seal)

40301-

GRANT OF RIGHT OF WAY

THIS INDENTURE made this twenty-ninth day of August A. D. 1929 by and between Southport Land And Commercial Company, party of the first part and The California Oregon Power Company, a California corporation, party of the second part,

WITNESSETH: That said party of the first part for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by said party of the second part, the receipt whereof is hereby acknowledged does hereby grant unto said party of the second part, its successors and assigns, the right of way and easement to erect, construct, repair, replace, maintain, and use, from time to time as said party of the second part, its successors and assigns may see fit, over, along, across and upon the lands of said party of the first part hereinafter particularly described for transmission and distribution of electricity and for all purposes connected therewith, poles, towers and wires suspended thereon and supported thereby and all necessary or proper cross-arms, braces, connections, fastenings and other appliances and fixtures, and wires for the telephone purposes of said party of the second part, its successors and assigns; also, to remove the trees and make the clearing necessary or desirable for the purposes aforesaid, both on and adjoining said right of way; also to put in place necessary guy wires and brace poles along said line: the party of the second part its successors and assigns, may construct and maintain gates at all fences crossed by its transmission lines but shall keep locks thereon and give permission to no one save employees

of the party of the second part, its successors or assigns to enter therein.

The said lands of said party of the first part above mentioned are situate in the County of Coos, State of Oregon, and are particularly described as follows:

The West half ($W\frac{1}{2}$) of Section 23; the Northeast Quarter ($NE\frac{1}{4}$) of Section 22, and the East half ($E\frac{1}{2}$) of Section 15, Township 26 South, Range 13 West of Willamette Meridian in Coos County, Oregon, as survey stakes are now located across said property, subject to the following conditions and reservations:-

1st. That such transmission lines will not in any way interfere with mining, logging or piling operations of the first party, its successors or assigns, and will not interfere with any operations conducted by the first party, its successors or assigns, in drilling for oil.

2nd. That any timber or piling cut by the second party in the construction of such transmission line shall be and become the property of the first party, or James H. Flanagan, the agent of the first party.

IN WITNESS WHEREOF the party of the first part has executed these presents on the day and year first hereinabove written.

Witness
Witness
(corporate seal)

SOUTHPORT LAND AND COMMERCIAL COMPANY
By E. S. McCurdy, President
By C. D. O. Sullivan, Secretary

State of California
City and County of San Francisco: On this 29th day of August 1929 before me Marie Forman Notary Public in and for said City & county and state, appeared E. S. McCurdy and C. D. O. Sullivan to me personally known who being duly sworn did say that they are the President and Secretary of Southport Land and Commercial Company and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors and said persons acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my official seal this the day and year first in this my certificate written.

Recorded Sept. 18, 1929, 11:30 A.M.
Robt. R. Watson, County Clerk

Marie Forman
Notary Public in and for the City and County of San Francisco, State of California
My commission expires Jan. 9, 1933
(Notarial seal)

40302-

GRANT OF RIGHT OF WAY

THIS INDENTURE made this 26th day of August A. D. 1929 by and between Flanagan Estate, a corporation and Mary F. Mullen, parties of the first part and The California Oregon Power Company, a California corporation, party of the second part,

WITNESSETH, That said parties of the first part for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid by said party of the second part, the receipt whereof is hereby acknowledged do hereby grant unto said party of the second part, its successors and assigns, the right of way and easement to erect, construct, repair, replace, maintain and use, from time to time as said party of the second part, its successors and assigns may see fit, over, along, across and upon the lands of said parties of the first part hereinafter particularly described for transmission and distribution of electricity and for all purposes connected therewith, poles, towers, and wires suspended thereon and supported thereby and all necessary or proper cross-arms, braces, connections, fastenings and other appliances and fixtures and wires for the telephone purposes of said party of the second part its successors and assigns; also, to remove the trees and make the clearing necessary or desirable for the purposes aforesaid, both on and adjoining said right of way; also to put in

D-169

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That the CITY OF COOS BAY, a municipal corporation of the State of Oregon, for and in consideration of the sum of ONE HUNDRED FORTY NINE AND 80/100 (\$149.00) DOLLARS, to it paid, has bargained and sold and by these presents does bargain, sell and convey unto the STATE OF OREGON, by and through its State Highway Commission, the following described premises, to wit:

A parcel of land lying in Government Lot 10 and a parcel of land lying in Government Lot 11 of Section 23, Township 26 South, Range 13 West, W.M., Coos County, Oregon, and being all those portions of said Lots 10 and 11 lying West of the Oregon Coast Highway and included in a strip of land of variable width except that part of said strip contained within the boundaries of that tract of land which was conveyed by that certain deed to J. H. Bennett, recorded in Book 149, Page 77 of Coos County Record of Deeds. The said strip of land lying on each side of the center line of the Oregon Coast Highway as said highway has been relocated in 1945 over and across or adjacent to the said Lots 10 and 11; the location of the said strip of land being determined by the said center line from Station 235+82.1 to Station 263+71.71 which portion of center line is described as follows:

Beginning on the North line of Section 23 at a point which is Engineer's center line Station 235+82.1; said point being 60.5 feet West of the North quarter corner of Section 23, Township 26 South, Range 13 West, W.M.; thence on a spiral curve right (the long chord of which bears South 25° 23' West) a distance of 32 feet; thence South 25° 23' West, 614.1 feet; thence on a spiral curve left (the long chord of which bears South 22° 28' West, 449.49 feet) a distance of 500 feet; thence on a 1637.02 foot radius curve left (the long chord of which bears South 9° 37' 15" West, 399.7 feet) a distance of 400.7 feet; thence on a spiral curve left (the long chord of which bears South 3° 13' 30" East, 499.49 feet) a distance of 500 feet; thence South 6° 08' 30" East, 36.7 feet; thence on a spiral curve right (the long chord of which bears South 4° 48' 30" East, 399.92 feet) a distance of 400 feet; thence on a 2864.79 foot radius curve right (the long chord of which bears South 0° 55' 10" West, 305.97 feet) a distance of 306.11 feet to Engineer's Station 263+71.71 opposite and 130 feet distant from which Station the Westerly line of said strip of land intersects the South line of said Government Lot 10.

The widths (in feet) of the strip of land above referred to are as follows:

Station to Station	Width on Easterly Side of Center Line	Width on Westerly Side of Center Line
235+82.1 260+65.6	To. R. R. R/W	100 feet
260+65.6 263+71.7	To. R. R. R/W	130 feet

The parcels of land to which this description applies contains 6.88 acres, of which 5.39 acres lie within the existing right of way, title to which hereby is acknowledged to be in the public, and 1.49 acres lie outside of the existing right of way.

As an essential part of this transaction, the undersigned, as the owners in fee simple of the tract of land abutting on the Oregon Coast Highway, as described in that certain deed wherein the City of Marshfield, a municipal corporation, was grantee, recorded in Volume 144, Deed Records of Coos County, Oregon, at Page 591, of which the real property covered by this deed is a part, does, for itself, its successors and assigns, sell, transfer, convey and relinquish to the State of Oregon, by and through its State Highway Commission, its successors and assigns,

forever, all easement of access and all rights of ingress, egress and regress to, from and between the real property described in said recorded deed and the real property above described, including the highway to be constructed thereon.

EXCEPT, there is reserved the right of access from said abutting land to said highway of a width not to exceed 25 feet on the West side thereof at Highway Engineer's Stations 240+44, 253+44 and 259+50; said accesses to be for ordinary travel to and from the abutting land only and shall not be used in connection with any commercial institution or activity established or conducted on the adjoining property, which, in any manner, enters to, invites, solicits from or is dependent upon the users of said highway.

Grantee, State of Oregon, shall have the right at its option to build at any future time at its sole cost, an outer highway or service road within the right of way. Upon construction of such outer highway, all right of access to and from the highway shall cease, but grantor, its successors and assigns, shall have access to the outer highway. Said outer highway shall be connected to the highway only at such point or points as the State of Oregon may designate.

It is expressly intended that these covenants, burdens and restrictions shall run with the land and shall forever bind the grantor, its successors and assigns.

TO HAVE AND TO HOLD the same unto the State of Oregon, by and through its State Highway Commission, its successors and assigns forever.

IN WITNESS WHEREOF, the said City of Coos Bay has caused it name to be signed and its corporate seal to be affixed hereto by Robert Marsden, Jr., Mayor of said City, and H. Oscar Gulovsen, Recorder of said City (pursuant to Resolution No. _____ of said City passed and approved by the Council), this 12th day of September, 1949.

APPROVED AS TO FORM
11/14/49



CITY OF COOS BAY

By Robert Marsden, Jr. Mayor
By H. Oscar Gulovsen City Recorder

STATE OF OREGON)
County of Coos) ss.

On this 13th day of September, 1949, before me appeared Robert Marsden, Jr., and H. Oscar Gulovsen, both to me personally known, who being duly sworn did say that he, the said Robert Marsden, Jr., is the Mayor, and he, the said H. Oscar Gulovsen, is the Recorder of the City of Coos Bay, the within named municipal corporation, and that the seal affixed to said instrument is the seal of said City and that said instrument was signed and sealed by authority of Resolution No. _____ of said City and said Robert Marsden, Jr. and H. Oscar Gulovsen each acknowledged to me that said deed was the free act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Willa Kauglund
Notary Public for Oregon
My commission expires: Nov. 22, 1949

Recorded
L. W. Oddy, County Clerk

70-5-48377

File No. _____
ER/WO No. _____

RIGHT-OF-WAY EASEMENT
(Corporate)

For value received, Smith-Jensen, Inc.
a n Oregon corporation, hereinafter referred to as Grantor, does hereby grant to PACIFIC POWER & LIGHT COMPANY, a corporation, its successors and assigns, the Grantee, an easement or right-of-way for an electric transmission and distribution line of one or more wires and all necessary or desirable appurtenances (including telephone and telegraph wires, towers, poles, props, guys, anchors and other supports) and the right to place all or any part of such line underground) at or near the location and along the general course now located and staked out by the Grantee over, across and upon the following described real property in Coos County, State of Oregon, to wit:

Lot Ten (10) in Section Twenty-three (23), Township Twenty-six (26) South, Range Thirteen (13) West of the Willamette Meridian, Coos County, Oregon, lying West of the Westerly boundary of U. S. Highway 101, except the South 600 feet conveyed to Al Peirce in Book 190, page 12, Records of Coos County, Oregon.

Together with the right of ingress and egress over the adjacent lands of the Grantor for the purpose of constructing, reconstructing, stringing new wires on, maintaining and removing such line and appurtenances, and exercising other rights hereby granted.

Grantor reserves the right to use said right-of-way for roads, agricultural crops or other purposes not inconsistent with the easement granted hereby, but in using or operating any irrigation pipes, motorized vehicles or other equipment, or in any other such use of said right-of-way, Grantor (including its successors or assigns) shall conform strictly to the provisions of any then applicable safety code or regulations pertaining to required clearances from the wires or conductors of such line.

All rights hereunder shall cease if and when such line shall have been abandoned.

Dated this 8th day of May, 1970
C. Loal Smith
By: C. Loal Smith, President (Title)

Attest: Jensen Vice Pres. (Title)
STATE OF OREGON
County of Coos ss.

On this 8th day of May, 1970, before me personally appeared C. Loal Smith, to me personally known to be the president of the corporation that executed the within and foregoing instrument; who, duly sworn, on oath did say: that he is the president of the corporation that executed the within foregoing instrument; that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and he acknowledged said instrument to be the free act and deed of said corporation for the uses and purposes therein mentioned.



IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year above written.

J. M. Buckhouse
Notary Public for Oregon
Residing at North Bend
My commission expires May 28, 1972

RECORDED MAY 12 1970 AT 2:10 PM
FAY F. CRABTREE, COUNTY CLERK

79 6 4104

EASEMENT

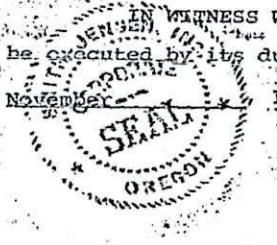
KNOW ALL MEN BY THESE PRESENTS, that SMITH JENSEN INC., an Oregon corporation, herein called the "Grantor", does hereby give and grant unto ALVIN R. LAKEY and STELLA I. LAKEY, husband and wife, herein called "Grantees", a non-exclusive easement and right of way over and across the existing road on the hereinafter described lands of Grantor, said right of way and easement being situated upon the following described real property situated in the County of Coos, State of Oregon, to-wit:

Lot 10 in Section 23, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, lying west of the westerly boundary of U. S. Highway No. 101, except the south 600 feet conveyed to Al Peirce, et ux, in Book 190, Page 12, Deed Records of Coos County, Oregon.

TO HAVE AND TO HOLD the above described easement and right of way unto the said Grantees as an appurtenant to real property owned by them and served by said right of way.

There is no actual cash consideration for this easement.

IN WITNESS WHEREOF, Grantor has caused this easement to be executed by its duly authorized officers this 21 day of November, 1979.



SMITH JENSEN INC.

By Paul J. Smith
President

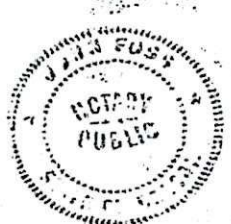
By Darkey B. Smith
Secretary

79 6 4105

STATE OF OREGON)
) ss
County of Coos)

Personally appeared C. LOAL SMITH and DOROTHY SMITH, who being sworn, each for himself and herself and not one for the other, did say that the former is the president and the latter is the secretary of SMITH JENSEN INC., 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 behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Before me:

[Handwritten Signature]
Notary Public for Oregon
My commission expires: 1-9-82



430 79 6 4104
79 NOV 23 AM 11 14 2806

State of Oregon }
County of Coos } ss

I hereby certify that the within instrument was filed for record in the Coos County Deed Records.

WITNESS my hand and seal of County office:
MARY ANN WILSON
Coos County Clerk

By *[Signature]* Deputy
In turn to *[Signature]*
Cost by *[Signature]* 97420
Fee 7 60

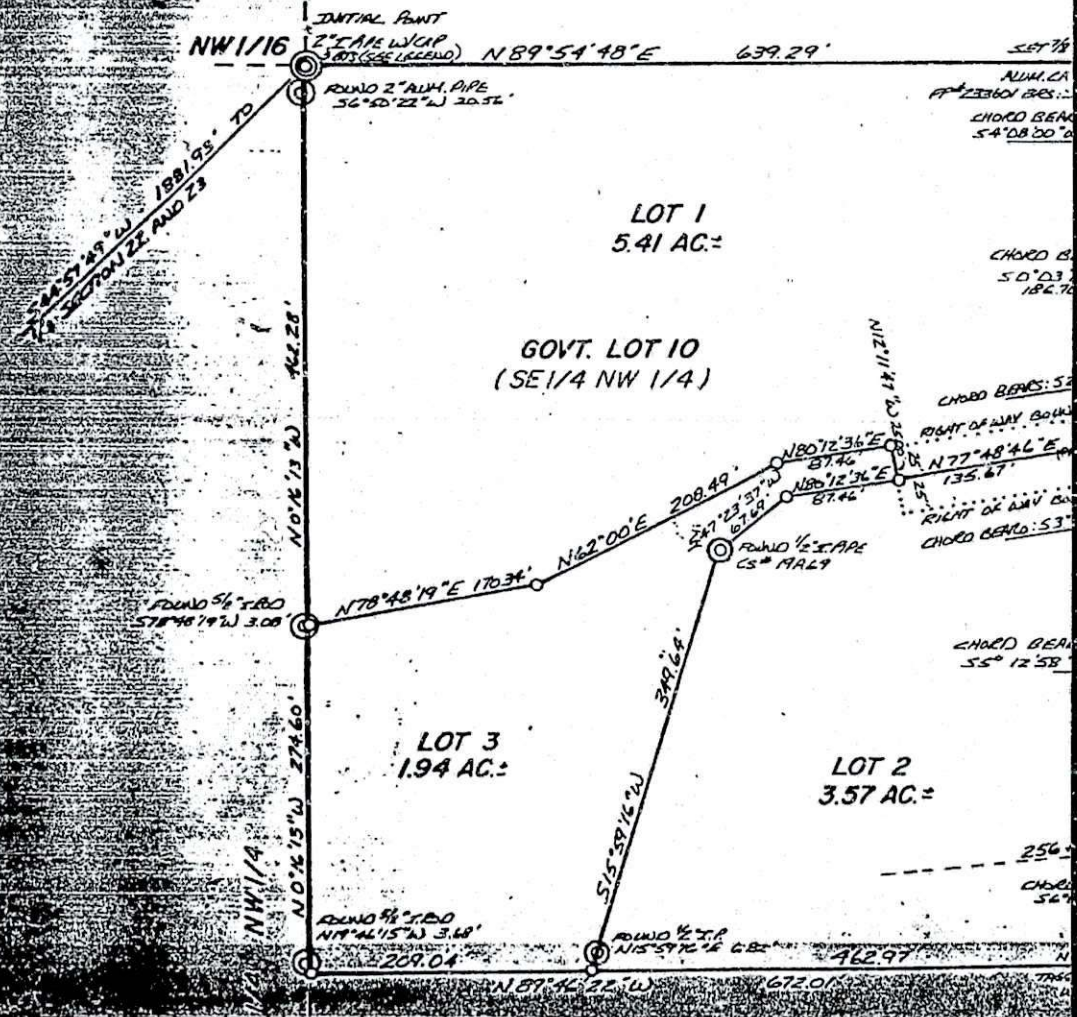
44-2609

MAJOR PART SEC. 23, T.2



SCALE 1"=100'
DATE AUGUST, 1984

GOVT. LOT 11 (NE 1/4 NW 1/4)



844 2610

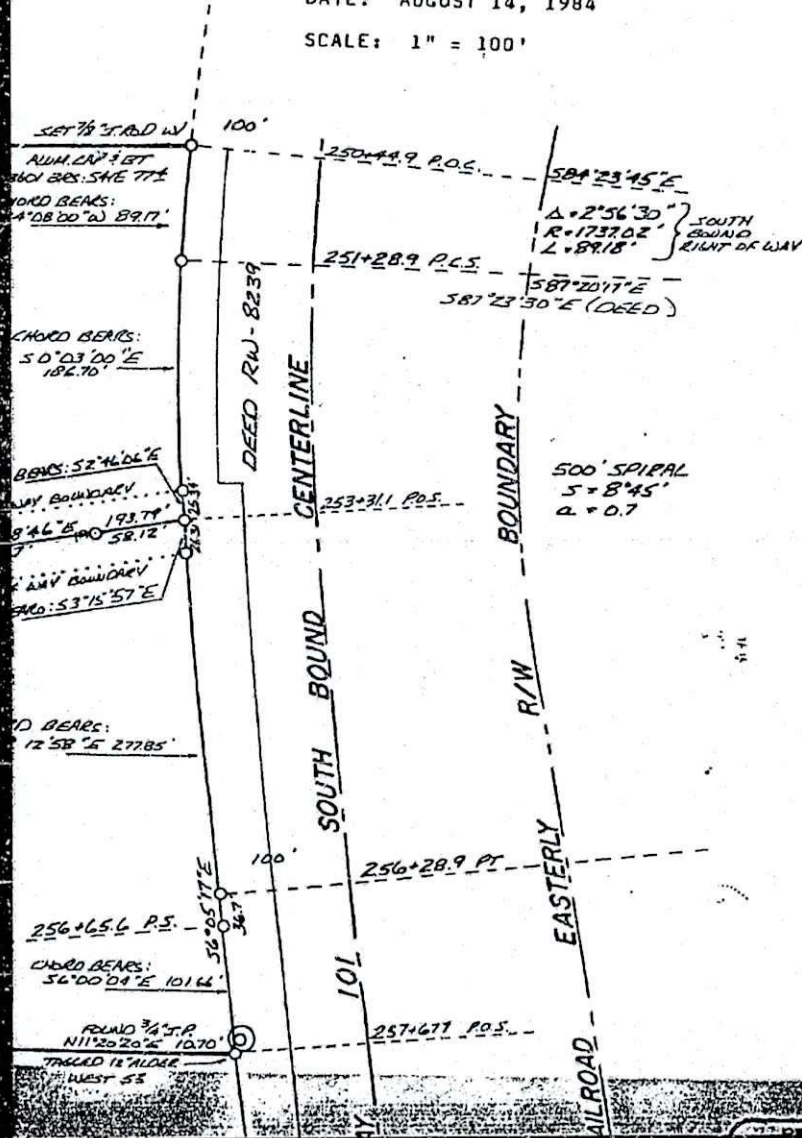
PARTITION LOCATED IN GO T.26S, R13W. W.M., COOS COUNTY, O

LEGEND

- ⊙ INITIAL POINT - SET 2" X 36" IRON PIPE WITH 2" ALUMINUM CAP STAMPED: 523T26SRI3W
NW 1/16-1984
LS 1342
- ⊙ BTS MKD: 8" ALDER N8W @ 6.3'
12" ALDER S62E @ 7.0'
(BOTH SCR. NW 1/16 BT & TAGGED)
- SET 5/8" X 36" IRON ROD WITH PLASTIC I.D. CAP MARKED "STUNTZNER ENGINEERING"
- ⊙ MONUMENTS FOUND AS PER CS #18A28, #19A52, #19A69 TYPE AS NOTED HEREON

DATE: AUGUST 14, 1984

SCALE: 1" = 100'



CO

GOVT. LOT 10, COOS BAY, OREGON

OWNERS

JOHN AND ALYCE DUBISAR C/O J.B.S. CONSTRUCTION INC. 3055 OCEAN BLVD. COOS BAY, OREGON	ALVIN AND STELLA LAKEY U.S. HWY. 101 SOUTH COOS BAY, OREGON
---	--

PREPARED BY

STUNTZNER ENGINEERING AND FORESTRY
P.O. BOX 118... 705 SOUTH 4TH STREET
COOS BAY, OREGON 97420

OWNER CERTIFICATE

WE, THE PARTIES HAVING RECORD TITLE INTEREST IN THE LAND BEING DEVELOPED CONSENT TO THE PREPARATION AND RECORDING OF THIS MAJOR PARTITION.

WE ALSO AGREE TO HOLD COOS COUNTY HARMLESS FROM AND INDEMNIFY THE COUNTY FOR ANY LIABILITY FOR DAMAGE WHICH MAY OCCUR TO THE UNDERSIGNED OR THEIR PROPERTY AND TO ANY OTHER PERSONS OR PROPERTY WHATSOEVER AS A RESULT OF THE UNDERSIGNED'S FAILURE TO BUILD, IMPROVE, OR MAINTAIN ROADS IN THIS PROPOSED DEVELOPMENT. ANY ADDITIONAL PARTITIONING WILL REQUIRE THE ACCESS TO BE REVIEWED BY THE COUNTY ROAD DEPARTMENT.

John Dubisar
JOHN DUBISAR

SMITH JENSEN, INC. AN OREGON CORPORATION

Alyce Dubisar
ALYCE DUBISAR

BY C. Loal Smith
C. LOAL SMITH, PRESIDENT

Alvin R. Lakey
ALVIN R. LAKEY

Stella I. Lakey
STELLA I. LAKEY

STATE OF OREGON
COUNTY OF COOS

THIS IS TO CERTIFY THAT ON THIS 15th DAY OF AUGUST, 1984, PERSONALLY APPEARED BEFORE ME

WHO HAVE ACKNOWLEDGED THAT THEY HAVE SIGNED THE ABOVE OWNERS CERTIFICATE AS THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY SEAL THIS 16th DAY OF AUGUST, 1984.

MY COMMISSION EXPIRES ON 10-11-87
David B. Jennings
NOTARY PUBLIC FOR OREGON



COUNTY SURVEYORS CERTIFICATE

SHEET 1008

THIS PLAT COMPLETS WITH THE REQUIREMENTS FOR ACCURACY AND COMPLETENESS AND ALL MONUMENTS HAVE BEEN SET PURSUANT TO THE COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE DATED 6/84.

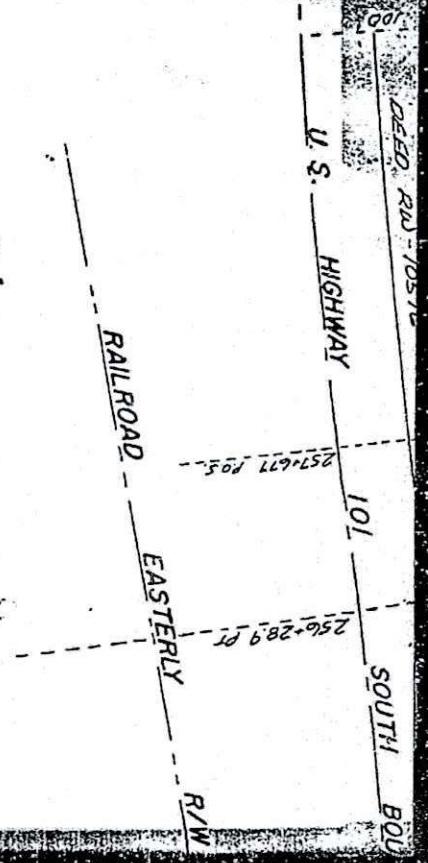
Ronald E. Stuntzner
COOS COUNTY SURVEYOR
22 Aug 84

COUNTY SURVEYORS CERTIFICATE



WHO HAVE ACKNOWLEDGED THAT THEY HAVE SIGNED THE ABOVE OWNERS CERTIFICATE AS THEIR VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY SEAL THIS 15TH DAY OF AUGUST, 1984.
MY COMMISSION EXPIRES ON 10-11-87
David J. Stuntzner
NOTARY PUBLIC FOR OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Ronald E. Stuntzner
OREGON
RONALD E. STUNTZNER
1342



DEED R2D-1057C

U.S. HIGHWAY

RAILROAD

EASTERLY

101

SOUTH BOUNDARY

R/W

256+289 PT

257+671 105.

844 2814

COUNTY ROAD DEPARTMENT CERTIFICATE

THE COUNTY ROAD DEPARTMENT APPROVAL IS HEREBY GRANTED TO THE DEVELOPER WHO HAS COMPLIED WITH THE ROAD DEPARTMENT REQUIREMENTS PER THE COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE DATED 6/84 AND THE PRIVATE ROAD EASEMENT AGREEMENT EXECUTED BY THE DEVELOPER.

J.P. Perkins

COOS COUNTY ROAD DEPARTMENT DIRECTOR

COUNTY CLERK CERTIFICATE

I HEREBY CERTIFY THAT THIS MAJOR PARTITION WAS RECORDED BY ME IN THE COOS COUNTY RECORDS IN VOLUME 114 ON PAGE 344 OF PLATS ON THIS 114 DAY OF SEPTEMBER, 1984.

I FURTHER CERTIFY THAT THE WITHIN COPY OF THIS PLAT HAS BEEN COMPARED TO THE ORIGINAL THEREOF, AND IS AN EXACT COPY OF THE WHOLE AS THE SAME APPEARS ON FILE IN MY OFFICE AND CUSTODY.

Mary Ann Skilorn

COOS COUNTY CLERK

BOARD OF COMMISSIONERS CERTIFICATE

THE BOARD HAS DETERMINED THAT THIS MAJOR PARTITION IS IN CONFORMITY WITH THE REQUIREMENTS OF THE COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE DATED 6/84. THE BOARD ACCEPTS ANY AND ALL DEDICATIONS AS ARE PRESENTED ON THIS FINAL PLAT.

"COOS COUNTY HEREBY GIVES NOTICE TO ALL DEVELOPERS, PURCHASERS, POTENTIAL PURCHASERS, AND ALL THIRD PARTIES WHATSOEVER, THAT THE COUNTY DISCLAIMS ANY LIABILITY WHATSOEVER FOR ANY DAMAGE WHICH MAY OCCUR AS A RESULT OF THE FAILURE OF THE DEVELOPER TO CONSTRUCT, IMPROVE OR MAINTAIN ROADS IN THIS PROPOSED DEVELOPMENT."

CHAIRMAN, COOS COUNTY COMMISSION

DATE

Jack J. Beale
COOS COUNTY COMMISSIONER

5 SEP 84

DATE

Doc Stearns
COOS COUNTY COMMISSIONER

5 SEP 84

DATE

COUNTY ASSESSOR CERTIFICATE

THE ASSESSORS OFFICE HAS REVIEWED THE TAXES AND ASSESSMENTS WHICH HAVE BECOME A LIEN ON THE TRACT AND CERTIFY THAT THEY ARE PAID.

844 2815

IFICATE

THE
IRE-
DINANCE
TED BY

ENGINEER & SURVEYOR

STUNTZNER ENGINEERING & FORESTRY
P.O. BOX 118
COOS BAY, OREGON 97420

DEVELOPERS

JOHN & ALYCE DUBISAR
C/O J.B.S. CONSTRUCTION INC.
3055 OCEAN BLVD.
COOS BAY, OREGON

ALVIN & STELLA LAKEY
U.S. HWY. 101 SOUTH
COOS BAY, OREGON

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EASEMENTS

THE PRIVATE ROAD ACCESS EASEMENT, BEING 50 FEET IN WIDTH AS SHOWN
HEREON, IS CREATED FOR THE PURPOSE OF INGRESS AND EGRESS TO ALL
THE PARCELS OF THIS MAJOR PARTITION AND IS RESTRICTED BY THE TERMS
OF THAT DEED DATED SEPTEMBER 12, 1949, BETWEEN THE CITY OF COOS
BAY AND THE STATE HIGHWAY COMMISSION, FILE NO. 14948, RECORDED
IN BOOK 193, PAGE 196, DEED RECORDS OF COOS COUNTY, OREGON. IT
IS ALSO THE INTENT OF THIS PRIVATE ROAD TO SUPERCEDE THAT EASE-
MENT RECORDED IN MICRO FILM NO. 79-6-4104, SAID DEED RECORDS.
ANY ADDITIONAL PARTITIONING WILL REQUIRE THIS ACCESS TO BE RE-
VIEWED BY THE COUNTY ROAD DEPARTMENT.

84

84

APPROVAL OF PLANNING DIRECTOR

Bee G. G. G.

TS
EY

9-4-84

844 2616
SURVEYORS AFFIDAVIT

STATE OF OREGON
COUNTY OF COOS 89

I, RONALD E. STUNTZNER, BEING DULY SWORN UPON OATH, DO SAY THAT I HAVE CORRECTLY SURVEYED THE FOLLOWING TRACT OF LAND TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 10, SECTION 23, TOWNSHIP 26 SOUTH, RANGE 13 WEST, WILLAMETTE MERIDIAN, COOS COUNTY, OREGON; THENCE NORTH 89°54'48" EAST 639.29 FEET TO THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 101; THENCE ALONG SAID RIGHT OF WAY THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 1,737.02 FEET FOR A DISTANCE OF 89.18 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 4°08'00" WEST 89.17 FEET) TO THE POINT OF A SPIRAL CURVE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 3°07'41" EAST 514.74 FEET; THENCE SOUTH 6°05'17" EAST 36.7 FEET TO THE POINT OF A SPIRAL CURVE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 6°00'04" EAST 101.66 FEET; THENCE NORTH 89°46'22" WEST 672.01 FEET; THENCE NORTH 0°16'13" WEST 736.88 FEET TO THE POINT OF BEGINNING.

ALSO THAT THE MONUMENTS HAVE BEEN SET IN ACCORDANCE WITH THE OREGON STATE LAW AND ARE AS SHOWN ON THE ACCOMPANYING MAP AS INDICATED IN THE LEGEND.

ALSO THAT THE ANNEXED AND ACCOMPANYING MAP IS A TRUE AND CORRECT PLAT OF THE ABOVE DESCRIBED TRACT AND IS DRAWN TO A SCALE OF 1" = 100' THE FIGURES THEREON BEING THE ACTUAL DISTANCES INTENDED AND THAT THE SAME ARE TRUE DIMENSIONS AND DISTANCES AND THAT SAID TRACT OF LAND CONTAINS 10.92 ACRES, MORE OR LESS.

I, FURTHER CERTIFY THAT THE WITHIN COPY OF THIS PLAT HAS BEEN COMPARED TO THE ORIGINAL THEREOF AND IS AN EXACT COPY OF THE WHOLE AS THE SAME APPEARS ON FILE IN MY OFFICE AND CUSTODY:

Ronald E. Stuntzner
RONALD E. STUNTZNER, P.E., P.L.S.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15TH DAY OF AUGUST, 1984.

David P. Jennings
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES 10-11-87



AS SHOWN
TO ALL
THE TERMS
OF COOS
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NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SET MONUMENTS FOR THE LOTS AND ROAD IN THIS MAJOR PARTITION. (ALSO SEE COMPLETE SECTION SUB-DIVISION AND STATE HIGHWAY RIGHT OF WAY DATA ON MY SURVEY DATED AUGUST 15, 1984)

FOUND MONUMENTATION AS REFERENCED AND SHOWN HEREON WAS BASED ON THE FOLLOWING SURVEYS: CS #18A28 BY ALLEN G. TERRY; CS #19A52 AND CS #19A69 BY RONALD L. DURHAM. THE OUTER BOUNDARIES AND STATE HIGHWAY RIGHT OF WAY LOCATIONS WERE BASED ON THE FOLLOWING DEEDS RECORDED ON MICRO FILM NUMBERS: 79-6-4304, 78-5-1963, AND RIGHT OF WAY DEED #14948, ALL RECORDED IN DEED RECORDS, COOS COUNTY, OREGON.

THE BASIS OF BEARING WAS BY SOLAR OBSERVATION AS PER THE SUBDIVISION OF SECTION 23 AS NOTED ABOVE.

A WILD T-16 THEODOLITE, DI-AL EDM, AND STEEL TAPE WERE USED IN THIS SURVEY. ASSISTING PERSONNEL WERE TOM HOSHALL, LARRY HAGG, AND

R

MAY OCCUR AS A RESULT OF THE FAILURE OF THE DEVELOPER TO CON-
STRUCT, IMPROVE OR MAINTAIN ROADS IN THIS PROPOSED DEVELOPMENT."

THE PRIVATE ROAD
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ANY ADDITIONAL
VIEWED BY THE CO

CHAIRMAN, COOS COUNTY COMMISSION

DATE

Jack V. Beese
COOS COUNTY COMMISSIONER

5 SEP 84

DATE

Doc Stearns
COOS COUNTY COMMISSIONER

5 SEP 84

DATE

COUNTY ASSESSOR CERTIFICATE

APPROVAL

THE ASSESSORS OFFICE HAS REVIEWED THE TAXES AND ASSESSMENTS
WHICH HAVE BECOME A LIEN ON THE TRACT AND CERTIFY THAT THEY
ARE PAID.

Raymond & Philby by Barbara Ford
COOS COUNTY ASSESSOR Deputy

Bill Grile
BILL GRILE

844 2817

THAT DEED DATED SEPTEMBER 12, 1949, BETWEEN THE CITY OF COOS
AND THE STATE HIGHWAY COMMISSION, FILE NO. 14948, RECORDED
BOOK 193, PAGE 196, DEED RECORDS OF COOS COUNTY, OREGON. IT
IS ALSO THE INTENT OF THIS PRIVATE ROAD TO SUPERCEDE THAT EASE-
MENT RECORDED IN MICRO FILM NO. 79-6-4104, SAID DEED RECORDS.
ANY ADDITIONAL PARTITIONING WILL REQUIRE THIS ACCESS TO BE RE-
VIEWED BY THE COUNTY ROAD DEPARTMENT.

844 2618

APPROVAL OF PLANNING DIRECTOR

Bice Grile

WILL GRILE, PLANNING

9-4-84

DATE

NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES 10-11-87

3107
2806 RECORDED 9-11-84 AT 10405
MARY ANN WILSON, COUNTY CLERK



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SET MONUMENTS FOR THE LOTS AND
ROAD IN THIS MAJOR PARTITION. (ALSO SEE COMPLETE SECTION SUB-
DIVISION AND STATE HIGHWAY RIGHT OF WAY DATA ON MY SURVEY DATED
AUGUST 15, 1984)

FOUND MONUMENTATION AS REFERENCED AND SHOWN HEREON WAS BASED ON
THE FOLLOWING SURVEYS: CS #18A28 BY ALLEN G. TERRY; CS #19A52
AND CS #19A69 BY RONALD L. DURHAM. THE OUTER BOUNDARIES AND
STATE HIGHWAY RIGHT OF WAY LOCATIONS WERE BASED ON THE FOLLOWING
DEEDS RECORDED ON MICRO FILM NUMBERS: 79-6-4304, 78-5-1963 AND
RIGHT OF WAY DEED #14948, ALL RECORDED IN DEED RECORDS, COOS
COUNTY, OREGON.

THE BASIS OF BEARING WAS BY SOLAR OBSERVATION AS PER THE SUBDI-
VISION OF SECTION 23 AS NOTED ABOVE,

A WILD T-16 THEODOLITE, DI-4 EDM AND STEEL TAPE WERE USED IN THIS
SURVEY. ASSISTING PERSONNEL WERE TOM HQSHALL, LARRY HALL (PLS),
RALPH DUNHAM (LSIT), AND GREG STONE.

SHEET 2 OF 2

95-1-0085

WARRANTY DEED

JOHN DUBISAR and ALYCE DUBISAR, husband and wife, Grantors, convey and warrant to RICHARD J. McCARTHY, Grantee, an undivided forty-two percent (42%) interest, MICHAEL J. McCARTHY, Grantee, an undivided forty-two percent (42%) interest and JOHN RICHARD McCARTHY, Grantee, an undivided sixteen percent (16%) interest, as tenants in common, of the following described real property situated in the County of Coos, State of Oregon, free of encumbrances except as specifically set forth herein:

See Exhibit "A" attached hereto and by this reference incorporated herein.

The true and actual consideration for this conveyance is the sum of Sixty Thousand and No/100 Dollars (\$60,000.00).

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Until a change is requested all tax statements are to be sent to the following address: 985 Oakway Drive, Coos Bay, Oregon 97420.

DATED this 2nd day of January, 1984⁵

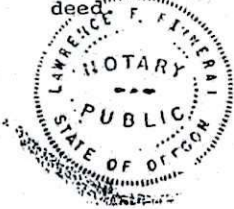
John Dubisar
JOHN DUBISAR

Alyce Dubisar
ALYCE DUBISAR

STATE OF OREGON)
County of Coos) ss.

January 2, 1984⁵

Personally appeared before me the above named JOHN DUBISAR who acknowledged the foregoing instrument to be his voluntary act and deed.



Lawrence F. Fineman
Notary Public for Oregon
My Commission Expires: 6-4-87

85-1-086

STATE OF OREGON)
County of Coos) ss.

January 2, 1985

Personally appeared before me the above named ALYCE DUBISAR who acknowledged the foregoing instrument to be her voluntary act and deed.



Lawrence T. Ferrara
Notary Public for Oregon
My Commission Expires: 6-4-87

85-1-0087

E X H I B I T "A"

A parcel of land located in Government Lot 10, Section 23, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon and being a portion of that parcel described in Microfilm Reel No. 79-6-4304, Deed Records of Coos County, Oregon, more particularly described as follows: Beginning at an iron rod on the Westerly right of way of U. S. Highway 101, the center line of which is described in Book 193, Page 196, Deed Records of Coos County, Oregon, said iron rod bears North 62° 17' 28" East 2218.56 feet from the quarter corner common to Sections 22 and 23, said Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon and is a point opposite and 100 feet distant from Engineer's center line Station 253+31.1; thence Southerly along said right of way through a spiral curve left (the long chord of which bears South 3° 15' 57" East 25.31 feet) to an iron rod; thence continuing along said spiral curve left (the long chord of which bears South 5° 12' 58" East 277.85 feet) to an iron rod opposite and 100 feet distant from Engineer's center line Station 256+28.9; thence continuing along said right of way South 6° 05' 17" East 36.70 feet to an iron rod; thence through a spiral curve right (the long chord of which bears South 6° 00' 04" East 101.66 feet) to an iron rod opposite and 100 feet distant from Engineer's center line Station 257+67.7 and being a point on the North line of that parcel described in Book 190, Page 12, Deed Records of Coos County, Oregon; thence leaving said right of way North 89° 46' 22" West 462.97 feet along said North line to an iron rod; thence North 15° 59' 16" East 349.64 feet to an iron pipe; thence North 47° 23' 37" East 67.69 feet to an iron rod; thence North 80° 12' 36" East 87.46 feet to an iron rod; thence North 77° 48' 46" East 193.79 feet along the center line of a private road right of way to the point of beginning.

Together with a perpetual, nonexclusive appurtenant private road easement for ingress and egress 50 feet in width, the center line of which is described as follows:

Beginning at an iron rod on the Westerly right of way of U.S. Highway 101, the center line of which is described in Book 193, Page 196, Deed Records of Coos County, Oregon, said iron rod bears North 62° 17' 28" East 2218.56 feet from the quarter corner common to Sections 22 and 23, said Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon and is a point opposite and 100 feet distant from Engineer's center line Station 253+31.1; thence South 77° 48' 46" West 193.79 feet to an iron rod.

RESERVING unto the Grantor, its heirs, successors and assigns a perpetual, nonexclusive, appurtenant private road easement for ingress and egress, 50 feet in width the same as that described above; and further reserving unto the Grantor, its heirs successors and assigns a perpetual, nonexclusive, appurtenant easement to use in common with

85-1-0088

Grantees as a source of water the existing spring located on the real property conveyed by this deed together with a perpetual, appurtenant, exclusive easement to construct, operate, repair and maintain a water transmission line from said spring to the appurtenant real property of Grantor. All of the above-described easements reserved to Grantor shall be appurtenant to the following-described real property:

Lot 10 in Section 23, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, lying West of the westerly boundary of U. S. Highway No. 101, EXCEPT the South 600 feet conveyed to Al Peirce, et ux. in Book 190, Page 12, Deed Records of Coos County, Oregon. EXCEPT that portion conveyed to Alvin R. Lakey, et ux, in deed recorded July 26, 1978, bearing Microfilm Reel No. 78-5-1963, Deed Records of Coos County, Oregon, and EXCEPT that portion conveyed by this deed.

SUBJECT TO AND EXCEPTING:

1. Easement, including the terms and provisions thereof, for power line, to California-Oregon Power Company, by instrument recorded September 18, 1929, in Book 109, Page 10, Deed Records of Coos County, Oregon.
2. Access restrictions, including the terms and provisions thereof, contained in deed to State of Oregon, by and through its State Highway Commission, as set forth in instrument recorded September 27, 1949, in Book 193, Page 196, Deed Records of Coos County, Oregon.
3. Easement, including the terms and provisions thereof, for power line, to Pacific Power & Light Company, by instrument recorded May 12, 1970, bearing Microfilm Reel No. 70-5-48377, Records of Coos County, Oregon.
4. Easement, including the terms and provisions thereof, to Alvin R. Lakey, et ux, as set forth in instrument recorded November 23, 1979, bearing Microfilm Reel No. 79-6-4104, Records of Coos County, Oregon.
5. Terms and provisions of Major Land Partition recorded December 12, 1984, bearing Microfilm Reel No. 84-4-2609, Records of Coos County, Oregon.

312 RECORDED Jan 4, 1985 AT 3:05 1289
MARY ANN WILSON, COUNTY CLERK 1289
1289

RECORDED BY

 TICOR TITLE
INSURANCE
1985
Coos County, Ore.

Exhibit "A"
Page -2- of -2-

95 10 0624

FINAL PARTITION PLAN LOCATED IN GOVT. LOT 10, SEC TOWNSHIP 26 SOUTH, RANGE WILLAMETTE MERIDIAN, COOS CO

FND 2" I.P.
W/ALUM. CAP
AND 2 B.T.'S
PER CS#19831

NW 1/16

BASIS OF BEARING
ASSUMED PER CS#18831

N 89°54'45" E 639.27'

425.91'

FND 2" A.P. PER CS#19A52
BEARS S 6°50'22" W 20.58'
FROM NW1/16 CORNER

NW 1/16TH CORNER B.T.'S

FND 12" ALDER N08°W 6.3'
FND 16" ALDER S62°E 7.0'
(BOTH SCR. NW1/16 BT & TAGGED)

PARCEL 1
3.77 ACRES ±

N 00°18'13" W
452.28'

325.69'
280.72'

S 05°05'07" W

{FND 5/8" I.R.}

44.28' 43.18'
N 80°12'56" E
S 12°11'47" E
25.00'

{FND 5/8" I.R.}

S 62°00'00" W 208.48'

S 78°48'19" W
170.34'

{FND 5/8" I.R.}

{FND 5/8" I.R.}
FND 5/8" I.R. PER CS#19A69
BEARS S 78°48'19" W 3.06'
FROM PROPERTY CORNER

LEGEND



INITIAL POINT



FOUND MONUMENT AS NOTED



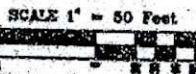
SET 5/8" X 30" IRON ROD WITH
YELLOW CAP MARKED STUNTZHER



RECORD INFORMATION PER MAJOR
RECORDED DECEMBER 12, 1984 A



50' EASEMENT FOR INGRESS AND
OVER PARCEL 2 TO PARCEL 1



1347

95 10 0624

N PLAT

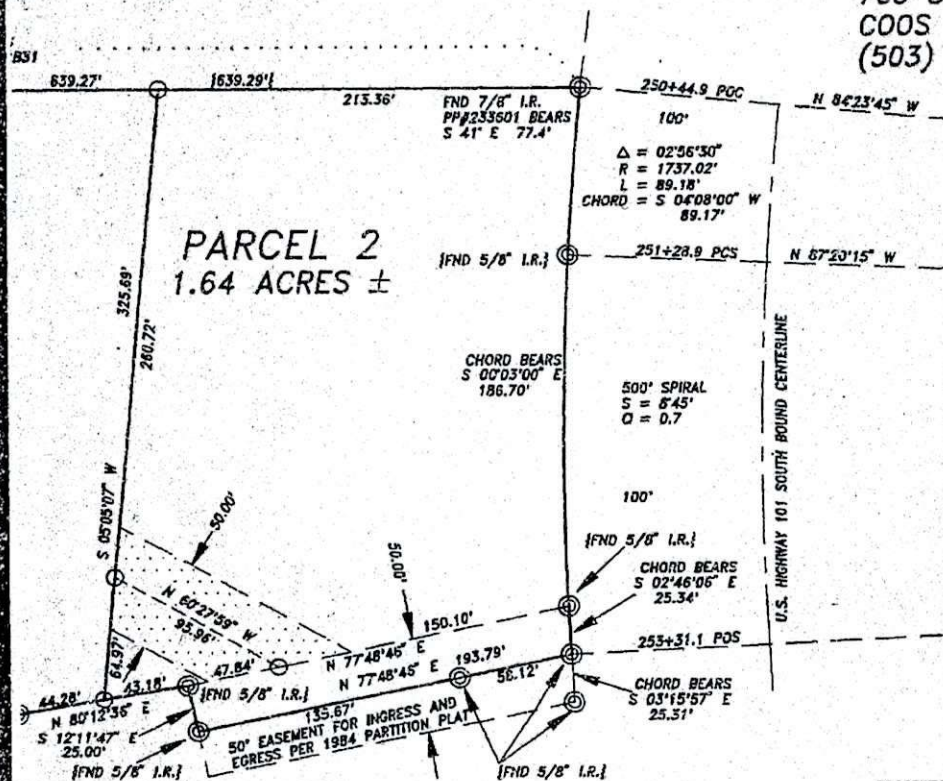
PREPARED FOR:

NO, SECTION 23,
RANGE 13 WEST,
COOS COUNTY, OR.

PREPARED BY:

TOMPKINS &
5143 HWY 1
COOS BAY, O

STUNTZNER E
705 SO. 4TH
COOS BAY, O
(503) 267-2



EAS
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PROPE

PROPERTY DESCRIPTION
DEED REFERENCE:
ZONING:
WATER RIGHTS:

UMENT AS NOTED
30" IRON ROD WITH PLASTIC
MARKED STUNTZNER ENGR.
FORMATION PER MAJOR PARTITION PLAT
DECEMBER 12, 1984 AS M#84-4-2009
NT FOR INGRESS AND EGRESS
2. 2 TO PARCEL 1

1348

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Ronald E. Stuntzner
OREGON
EXPIRES 12/31/96

95 10 0624

1995 #41

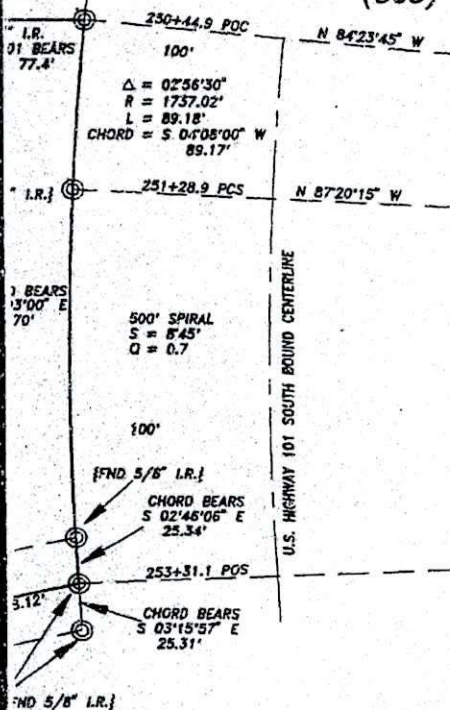
CAB C-141

PREPARED FOR:

PREPARED BY:

TOMPKINS & WEEKS, INC.
5143 HWY 101 SOUTH
COOS BAY, OR 97420

STUNTZNER ENGINEERING & FORESTRY
705 SO. 4TH ST, P.O. BOX 118
COOS BAY, OR 97420
(503) 267-2872



EASEMENTS

EASEMENT TO CALIFORNIA-OREGON POWER COMPANY
SEPTEMBER 18, 1925, BOOK 109, PAGE 10

EASEMENT TO PACIFIC POWER & LIGHT COMPANY
MAY 12, 1970, MF#70-05-48377

EASEMENT TO ALVIN R. LAKEY, ET UX,
NOVEMBER 23, 1979, MF#79-6-4104

EASEMENT FOR PRIVATE ROAD ACCESS TO THE PARENT
PARCEL PER MAJOR PARTITION PLAT RECORDED
DECEMBER 12, 1984, MF#84-4-2609

ACCESS EASEMENT, STATE OF OREGON, BK 195, PG 197.

A 50 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS
GRANTED BY PARCEL 2 TO PARCEL 1 AS SHOWN

REFERENCE SURVEYS

CS#19A52, R.E. DURHAM, FEB 1967

CS#19A69, R.E. DURHAM, FEB 1970

CS#19B31, R.E. STUNTZNER, AUG 17, 1984

MAJOR PARTITION PLAT BY R.E. STUNTZNER,
RECORDED DECEMBER 12, 1984, AS B4-4-2609

PROPERTY INFORMATION

PROPERTY DESCRIPTION: ASSESSOR'S MAP 26-15-23B TAX LOT 600
5.41 TOTAL ACRES

DEED REFERENCE: 87-2-1411, RECORDS OF COOS COUNTY

ZONING: INDUSTRIAL

WATER RIGHTS: NONE APPURTENANT



Stuntzner Engineering & Forestry
 ENGINEERING • LAND SURVEYING • FORESTRY
 PLANNING • WATER RIGHTS

705 South 4th St. Phone: (503) 267-2872
 Post Office Box 118 Coos Bay, Oregon 97480 Fax: (503) 267-6688

Drawn By: SCOTT FIELD	Date: AUGUST 3, 1985
Checked By: DAVE FOSTER	Drawing No.: 84-336F
Designed By:	Project:
Job Name: TOMPKINS/WEEKS PARTITION	Sheet 1 of 2

1349

95 10 0624

PARTITION PLAT # _____

NAME: TOMPKINS + WEEKS, INC. PARTITION

SURVEYOR'S CERTIFICATE:

I, RONALD E. STUNTZNER, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS DESCRIBED BELOW, AND HAVE SHOWN A PROPER MONUMENT INDICATING THE INITIAL POINT OF BEGINNING AND HAVE INDICATED THE DIMENSIONS AND KIND OF MONUMENTS AND THEIR LOCATION IN ACCORDANCE WITH ORS 92.060(1), AND THAT I HAVE ACCURATELY DESCRIBED THE TRACT OF LAND UPON WHICH THE LOTS ARE LAID OUT.

SAID TRACT OF LAND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 10 OF SECTION 23, TOWNSHIP 26 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON, MORE SPECIFICALLY DESCRIBED AS FOLLOWS: BEGINNING AT A 2 INCH IRON PIPE WITH AN ALUMINUM CAP AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 10; THENCE NORTH 89°54'48" EAST 639.27 FEET ALONG THE LINE COMMON TO GOVERNMENT LOT 10 AND 11 TO A 7/8 INCH IRON ROD ON THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 101 (THE CENTER OF WHICH IS DESCRIBED IN BOOK 193, PAGE 196, DEED RECORDS OF COOS COUNTY, OREGON); THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY ON A 1,737.02 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°58'30" (THE LONG CHORD OF WHICH BEARS SOUTH 04°08'00" WEST 89.17 FEET) FOR A DISTANCE OF 89.18 FEET TO A 5/8 INCH IRON ROD OPPOSITE AND 100 FEET DISTANCE FROM ENGINEER'S CENTER LINE STATION 251+28.9; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, THROUGH A SPIRAL CURVE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH 00°03'00" EAST 186.70 FEET) TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID SPIRAL CURVE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH 02°46'06" EAST 25.34 FEET) TO A 5/8 INCH IRON ROD OPPOSITE AND 100 FEET DISTANCE FROM ENGINEER'S CENTER LINE STATION 253+31.1; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 77°48'45" WEST 193.79 FEET ALONG THE CENTER LINE OF A PRIVATE ROAD RIGHT-OF-WAY TO A 5/8 INCH IRON ROD; THENCE NORTH 12°11'47" WEST 25.00 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 80°12'36" WEST 87.46 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 62°00' WEST 208.49 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 78°42'19" WEST 170.34 FEET TO A 5/8 INCH IRON ROD ON THE WEST LINE OF SAID GOVERNMENT LOT 10; THENCE NORTH 00°16'13" WEST 452.28 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED LANDS CONTAIN 5.41 ACRES, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Ronald E. Stuntzner

OREGON
SEPTEMBER 21, 1977
RONALD E. STUNTZNER
1342

EXPIRES 12/31/96

SURVEYOR:

STUNTZNER ENGINEERING & FORESTRY
705 S. 4TH ST. - P.O. BOX 118
COOS BAY, OR 97420
OFFICE: (503) 267-2872
FAX: (503) 267-0588

1350

COUNTY SURVEYOR

I, COOS COUNTY SURVEYOR, HEREBY CERTIFY THAT THIS PLAT FOR ACCURACY AND COMPLETENESS OF INFORMATION AND AGREEMENT HAS BEEN EXECUTED PURSUANT TO COUNTY ORDINANCE 1991-01.

Karlus E. Seidel
KARLUS SEIDEL, COOS COUNTY SURVEYOR

COUNTY PLANNING DIRECTOR

I, COUNTY PLANNING DIRECTOR, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE COOS COUNTY PLANNING AND ZONING ORDINANCES.

Patty Sweeney
PATTY SWEENEY, COOS COUNTY PLANNING DIRECTOR

COUNTY ASSESSOR

I, COUNTY ASSESSOR, HEREBY CERTIFY THAT THE ASSESSMENTS, FEES, OR OTHER CHARGES WHICH HAVE BECOME A LIEN UPON THESE PLATS YEAR HAVE BEEN PAID.

Barbara J. Fox
BARBARA J. FOX, COOS COUNTY ASSESSOR

COUNTY CLERK

I, COOS COUNTY CLERK, HEREBY CERTIFY THAT THIS PLAT IS CORRECTLY RECORDED IN THE RECORDS OF PLATS, THIS DATE.

Mary Ann Wilson
MARY ANN WILSON, COOS COUNTY CLERK

BOARD OF COMMISSIONERS

WE, THE COOS COUNTY BOARD OF COMMISSIONERS, HEREBY CERTIFY THAT THIS PLAT CONFORMS WITH THE REQUIREMENTS OF COUNTY ORDINANCE 1991-01.

COOS COUNTY HEREBY GIVES NOTICE TO ALL THIRD PARTIES WHOSE INTERESTS MAY BE AFFECTED BY ANY DAMAGE WHICH MAY BE CAUSED BY THE CONSTRUCTION, IMPROVEMENT OR MAINTENANCE OF THESE PLATS.

Bob Quinn
BOB QUINN, COUNTY COMMISSIONER

Brandon A. Quinn
BRANDON A. QUINN, COUNTY COMMISSIONER

Jim White
JIM WHITE, COUNTY COMMISSIONER

95 10 0624

COUNTY SURVEYOR'S CERTIFICATE:

I, COOS COUNTY SURVEYOR, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS FOR ACCURACY AND COMPLETENESS AND THAT ALL MONUMENTS HAVE BEEN SET AND/OR AN AGREEMENT HAS BEEN EXECUTED TO ENSURE COMPLETION OF REQUIRED MONUMENTATION PURSUANT TO COUNTY ORDINANCE PROVISIONS.

Karlas E. Seidel Oct 9 1995
KARLAS SEIDEL, COOS COUNTY SURVEYOR DATE

MARKED
PER
DIMENSIONS
) AND
ARE

COUNTY PLANNING DIRECTOR'S CERTIFICATE:

I, COUNTY PLANNING DIRECTOR, HEREBY CERTIFY THAT THIS PLAT IS IN CONFORMITY WITH THE REQUIREMENTS OF THE COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE.

Patty Sweeney 10/09/1995
PATTY SWEENEY, COOS COUNTY PLANNING DIRECTOR DATE

5
RE
1
HIGHWAY
S OF
37.02
LONG
59.18
S
THROUGH
186.70
EFT

COUNTY ASSESSOR'S CERTIFICATE:

I, COUNTY ASSESSOR, HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES, OR OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLL WHICH HAVE BECOME A LIEN HAVE BEEN PAID OR WHICH WILL BECOME A LIEN DURING THE TAX YEAR HAVE BEEN PAID.

Barbara Fjord, Chief Deputy Assessor 10-5-95
COOS COUNTY ASSESSOR DATE

93.79
IRON
E
0
.34

COUNTY CLERK'S CERTIFICATE:

I, COOS COUNTY CLERK, HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECORDED INTO THE COOS COUNTY RECORDS IN MICROFILM NO. 95-10-0624, CABINET C, PAGE 141 RECORD OF PLATS, THIS 18th DAY OF OCTOBER, 1995.

Mary Ann Wilson by M. Bright, Deputy 10/12/95
MARY ANN WILSON, COOS COUNTY CLERK DATE

BOARD OF COMMISSIONER'S CERTIFICATE:

WE, THE COOS COUNTY BOARD OF COMMISSIONERS, HEREBY CERTIFY THAT THIS PLAT IS IN CONFORMITY WITH THE REQUIREMENTS OF THE COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE.

COOS COUNTY HEREBY GIVES NOTICE TO ALL DEVELOPERS, PURCHASERS, POTENTIAL PURCHASERS AND ALL THIRD PARTIES WHATSOEVER THAT THE COUNTY DISCLAIMS ANY LIABILITY WHATSOEVER FOR ANY DAMAGE WHICH MAY OCCUR AS A RESULT OF THE FAILURE OF THE DEVELOPER TO CONSTRUCT, IMPROVE OR MAINTAIN ROADS IN THIS PROPOSED LAND DIVISION.

Bill Owen 10/18/95
COUNTY COMMISSIONER DATE

Brandon Owen 10/18/95
COUNTY COMMISSIONER DATE

Jim White 10/18/95
COUNTY COMMISSIONER DATE

OWNER:

STEVEN V. W
TOMPKINS &
5143 HWY 10
COOS BAY, O

OWNER'S DEC

I, STEVEN V. WEEKS, PRES
HEREBY DECLARE THAT I
PREPARED AND THE PROPS
AND THAT I AM AUTHORIZED

AS A CONDITION OF APPRO
WILL HOLD COOS COUNTY
DAMAGE WHICH MAY OCC
PERSONS OR PROPERTY W
IMPROVE OR MAINTAIN RO

THE ROADS CREATED WITH
PERMANENT UNRESTRICTED
BY THE PROPERTY OWNER

Steven V. Weeks
DECLARANT: STEVEN V. W
TOMPKINS &

STATE OF OREGON

COUNTY OF COOS

THIS IS TO CERTIFY THAT
PERSONALLY APPEARED B
HAS ACKNOWLEDGED THE
VOLUNTARY ACT AND DEE
10th DAY OF August

David D. F
NOTARY PUBLIC FOR O

WATER RIGHT

NONE APPURTENANT

1351

95 10 0624

1995 #41
CAB C-141

OWNER:

STEVEN V. WEEKS, PRESIDENT
TOMPKINS & WEEKS, INC.
5143 HWY 101 SOUTH
COOS BAY, OR 97420

COMPLIES WITH THE REQUIREMENTS
HAVE BEEN SET AND/OR AN
EQUIRED MONUMENTATION

Oct 9 1995
DATE

OWNER'S DECLARATION:

I, STEVEN V. WEEKS, PRESIDENT, TOMPKINS & WEEKS, INC., AN OREGON CORPORATION,
HEREBY DECLARE THAT I HAVE AUTHORIZED AND CAUSED THIS PARTITION PLAT TO BE
PREPARED AND THE PROPERTY TO BE PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92
AND THAT I AM AUTHORIZED TO SIGN ON BEHALF OF THE CORPORATION.

AS A CONDITION OF APPROVAL OF THIS PLAT, THE UNDERSIGNED HEREBY AGREES THAT HE
WILL HOLD COOS COUNTY HARMLESS FROM AND INDEMNIFY THE COUNTY FOR ANY LIABILITY FOR
DAMAGE WHICH MAY OCCUR TO THE UNDERSIGNED OR HIS PROPERTY OR TO ANY OTHER
PERSONS OR PROPERTY WHATSOEVER AS A RESULT OF THE UNDERSIGNED'S FAILURE TO BUILD,
IMPROVE OR MAINTAIN ROADS IN THIS PROPOSED LAND DIVISION.

THE ROADS CREATED WITHIN THIS PARTITION ARE PRIVATE ROADS FOR THE PURPOSE OF
PERMANENT UNRESTRICTED INGRESS AND EGRESS. THE ROADS WILL BE PRIVATELY MAINTAINED
BY THE PROPERTY OWNERS.

Steven V. Weeks 8/10/95
DECLARANT: STEVEN V. WEEKS, PRESIDENT DATE
TOMPKINS & WEEKS, INC.

CERTIFICATE:

IT IS IN CONFORMITY WITH THE
ORDINANCE.

17 Oct 1995
DATE

TAXES AND ALL SPECIAL
BE PLACED UPON THE TAX ROLL
BECOME A LIEN DURING THE TAX

10-5-95
DATE

PLAT WAS RECORDED INTO THE
CABINET 2, PAGE 141
995.

10/18/95
DATE

CERTIFICATE:

THEY THAT THIS PLAT IS IN
CONFORMITY WITH THE
ORDINANCE.

POTENTIAL PURCHASERS
AS ANY LIABILITY WHATSOEVER
OF THE DEVELOPER TO
NO DIVISION.

10/18/95
DATE

10/18/95
DATE

10/18/95
DATE

STATE OF OREGON

COUNTY OF COOS

THIS IS TO CERTIFY THAT STEVEN V. WEEKS
PERSONALLY APPEARED BEFORE ME ON THIS 10th DAY OF AUGUST, 1995, WHO
HAS ACKNOWLEDGED THAT HE HAS SIGNED THE ABOVE OWNER'S DECLARATION AS HIS
VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY SEAL THIS
10th DAY OF AUGUST, 1995. MY COMMISSION EXPIRES ON: 2/4/97

David D. Foster
NOTARY PUBLIC FOR OREGON



WATER RIGHTS STATEMENT:

NONE APPURTENANT

RECORDING # 95100624
I, Mary Ann Wilson,
Coos County Clerk, certify
the within instrument
was filed for record at
1:46 PM ON 10/18/1995
By H. BRIGHT Deputy
pages 3 Fee \$ 33.00



**Stuntzner Engineering
& Forestry**

ENGINEERING • LAND SURVEYING • FORESTRY
PLANNING • WATER RIGHTS
706 South 4th St. Phone: (503) 267-2872
Post Office Box 110 Coos Bay, Oregon 97420 Fax: (503) 267-0688

Drawn By: SCOTT FIELD Date: AUGUST 9, 1995
Checked By: TOM NISHALL Drawing No.: 84-3585
Designed By: _____
In Reply: TOMPKINS/WEEKS PARTITION Sheet 2 of 2

1352

95 11 0289

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that HAMMOND DRY KILNS, INC., an Oregon corporation, hereinafter referred to as "Grantor", for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and give unto TOMPKINS & WEEKS, INC., an Oregon corporation, hereinafter referred to as "Grantee", the perpetual, appurtenant right and privilege to take and use water from that certain spring located on Grantor's hereinafter described real property, which spring is presently being used by Grantee as a water source. Grantor agrees that Grantee shall have the first right to any or all water from said spring. Grantor, however, reserves the right to utilize water from said spring to the extent that such water is not required for any use by Grantee. Grantor further agrees that Grantor shall protect the abovesaid spring and shall not at any time do any act or allow any action to occur which will reduce the quality or quantity of water flowing from said spring. Grantor further grants to Grantee a perpetual, appurtenant, non-exclusive easement 10 feet in width to install, maintain and repair a water pipeline from the above described spring to Grantee's hereinafter described real property over and across Grantor's hereinafter described real property. The centerline of said pipeline easement shall be the presently existing pipeline from said spring to Grantee's hereinafter described real property. The easement herein granted shall also include the area within a 10 foot radius of the above described spring and shall further include the right to install, maintain and repair pumps, electrical lines and any and all necessary apparatus needed for collecting water from said spring. The real property of Grantor subject to this easement is described as follows:

Parcel One (1) as set forth in final Major/Minor Partition Plat 1995 No. 41, Recorded October 18, 1995, at Microfilm No. 95-10-0624, and filed in CAB C-141, Records of Coos County, Oregon.

The rights and easement granted by this instrument shall be appurtenant to the following described real property of Grantee:

Parcel Two (2) as set forth in final Major/Minor Partition Plat 1995 No. 41, Recorded October 18, 1995, at Microfilm No. 95-10-0624, and filed in CAB C-141, Records of Coos County, Oregon.

After Recording Return To: Lawrence F. Firmeran, P.O. Box 359, Coos Bay, OR 97420

1 - Easement

639

95 11 0289

IN WITNESS WHEREOF, Grantor has made and executed this
Instrument this 20th day of October, 1995.

GRANTOR:

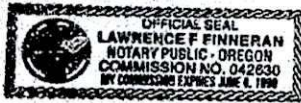
Hammond Dry Kilns, Inc., an
Oregon corporation

By: *Bill Lindsey*
Bill Lindsey, President

STATE OF OREGON }
County of Coos } ss.

October 20, 1995

Personally appeared before me the above-named Bill
Lindsay, who being first duly sworn did say: That he is the
President of Hammond Dry Kilns, Inc., an Oregon corporation; that
he is authorized by the Board of Directors of such corporation to
execute the foregoing instrument; and, he acknowledged the
foregoing instrument to be the voluntary act and deed of said
corporation.



Lawrence F. Finneran
Notary Public for Oregon
My Commission Expires: 6-4-99

RECORDING # 95110289
I, Mary Ann Wilson,
Coos County Clerk, certify
the within instrument
was filed for record at
1:08 ON 11/09/1995
M. BRIGHT
By _____ Deputy
pages 2 Fee \$ 28.00



640

After recording, return to:

Ticor Title Company
PO Box 1075
Coos Bay, Oregon 97420

COOS COUNTY, OREGON	2017-04954
\$56.00	06/01/2017 02:00:01 PM
DEBBIE HELLER, CEA, COOS COUNTY CLERK Pgs=3	

AFTER RECORDING
RETURN TO
Ticor Title Company
300 West Anderson Ave. - Box 1075
Coos Bay, OR 97420-0233
701 9670

MEMORANDUM OF CONTRACT OF SALE

THIS MEMORANDUM OF CONTRACT OF SALE is made and executed this 20th day of May, 2017, by PHYLLIS L. O'NEILL as Trustee of the Phyllis L. O'Neill Trust under Trust Agreement dated October 20, 2015, as the Seller under that certain Land Sale Contract dated May 27, 2017, having Rodney E. Schweitz, as the Buyer of the following described real property:

See Exhibit "A" attached hereto and by this reference made a part hereof.

(Tax Account No. 533201)

The true and actual consideration for this conveyance is the sum of \$400,000.00.

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.

Until a change is requested send all tax statements to the following address: Rodney E. Schweitz, 409 Wall Street, North Bend, Oregon, 97459.

DATED this 20th day of May, 2017.

Phyllis L. O'Neill, Trustee
Phyllis L. O'Neill as Trustee of the
Phyllis L. O'Neill Trust under Trust
Agreement dated October 20, 2015

STATE OF OREGON)
)
County of Coos)

May 20, 2017

Personally appeared before me the above named Phyllis L. O'Neill who being first duly sworn did say: That she is the Trustee of the Phyllis L. O'Neill Trust under Trust Agreement dated October 20, 2015; that she is authorized to execute the foregoing instrument as Trustee of said Trust; and, she acknowledged the foregoing instrument to be her voluntary act and deed in her capacity as Trustee of said Trust.

Michelle Kay Lindsey
Notary Public - State of Oregon



EXHIBIT "A"

Parcel 1, Final Partition Plat 1995 #41, filed and recorded October 18, 1995, CAB C-141, bearing Microfilm Reel No. 95-10-0624, Records of Coos County, Oregon.

Together with an easement for ingress and egress as set forth on Final Partition Plat 1995 #41, filed and recorded October 18, 1995, CAB C-141, bearing Microfilm Reel No. 95-10-0624, Records of Coos County, Oregon.

FINAL PARTITION PLAT

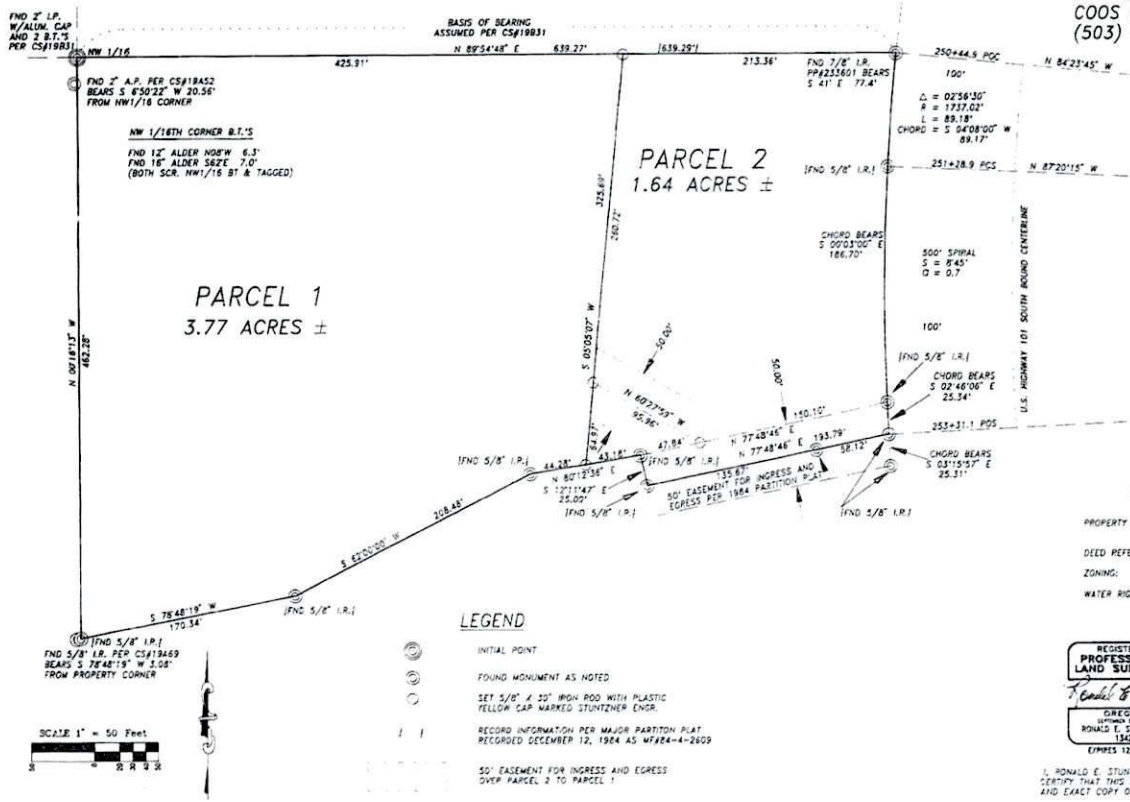
LOCATED IN GOVT. LOT 10, SECTION 23,
TOWNSHIP 26 SOUTH, RANGE 13 WEST,
WILLAMETTE MERIDIAN, COOS COUNTY, OR.

PREPARED FOR:

1995 # 41
CAB C-141

PREPARED BY:
TOMPKINS & WEEKS, INC.
5143 HWY 101 SOUTH
COOS BAY, OR 97420

STUNTZNER ENGINEERING & FORESTRY
705 SO. 4TH ST, P.O. BOX 118
COOS BAY, OR 97420
(503) 267-2872



EASEMENTS

- EASEMENT TO CALIFORNIA-OREGON POWER COMPANY
SEPTEMBER 18, 1925 BOOK 109, PAGE 10
- EASEMENT TO PACIFIC POWER & LIGHT COMPANY
MAY 12, 1970, MF#70-05-48377
- EASEMENT TO ALVIN R. LARLEY, ET UX.
NOVEMBER 23, 1979, MF#79-6-4104
- EASEMENT FOR PRIVATE ROAD ACCESS TO THE PARENT
PARCEL PER MAJOR PARTITION PLAT RECORDED
DECEMBER 12, 1984, MF#84-4-2609
- ACCESS EASEMENT, STATE OF OREGON, BK 193, PG 197.
- A 50 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS
GRANTED BY PARCEL 2 TO PARCEL 1 AS SHOWN

REFERENCE SURVEYS

- CS#19452, R.E. DURHAM, FEB 1967
- CS#19489, R.E. DURHAM, FEB 1970
- CS#19831, R.E. STUNTZNER, AUG 17, 1984
- MAJOR PARTITION PLAT BY R.E. STUNTZNER,
RECORDED DECEMBER 12, 1984, AS 84-4-2609

PROPERTY INFORMATION

PROPERTY DESCRIPTION: ASSESSOR'S MAP 26-15-239 TAX LOT 600
5.41 TOTAL ACRES
DEED REFERENCE: 87-2-1411, RECORDS OF COOS COUNTY
ZONING: INDUSTRIAL
WATER RIGHTS: NONE APPURTENANT

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Ronald E. Stuntzner
OREGON
LICENSE # 1111
RONALD E. STUNTZNER
1982
EXPIRES 12/31/96

Stuntzner Engineering & Forestry
ENGINEERING • LAND SURVEYING • FORESTRY
PLANNING • WATER RIGHTS

705 South 4th St.
Post Office Box 118
Coos Bay, Oregon 97420
Phone: (503) 267-2872
Fax: (503) 267-0888

Drawn By: SCOTT FIELD Date: AUGUST 8, 1995
Checked By: DAVE FOSTER Drawing No.: 94-258F
Designed By: [blank]
Job Name: TOMPKINS/WEEKS PARTITION Sheet 2 of 2

LEGEND

- INITIAL POINT
- FOUND MONUMENT AS NOTED
- SET 5/8" x 33" IRON ROD WITH PLASTIC
YELLOW CAP MARKED STUNTZNER ENGR.
- RECORD INFORMATION PER MAJOR PARTITION PLAT
RECORDED DECEMBER 12, 1984 AS MF#84-4-2609
- 50' EASEMENT FOR INGRESS AND EGRESS
OVER PARCEL 2 TO PARCEL 1



1995 #41
CAB C-141

PARTITION PLAT # _____

NAME: TOMPKINS & WEEKS, INC. PARTITION

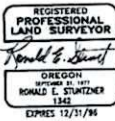
SURVEYOR'S CERTIFICATE:

I, RONALD E. STUNTNER, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS DESCRIBED BELOW, AND HAVE SHOWN A PROPER MANAGEMENT INDICATING THE INITIAL POINT OF BEGINNING AND HAVE INDICATED THE DIMENSIONS AND KIND OF MONUMENTS AND THEIR LOCATION IN ACCORDANCE WITH ORS 22.050(1), AND THAT I HAVE ACCURATELY DESCRIBED THE TRACT OF LAND UPON WHICH THE LOTS ARE Laid OUT.

SAID TRACT OF LAND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 10 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON, MORE SPECIFICALLY DESCRIBED AS FOLLOWS: BEGINNING AT A 2 INCH IRON PIPE WITH AN ALUMINUM CAP AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 10; THENCE NORTH 87°54'48" EAST 638.27 FEET ALONG THE LINE COMMON TO GOVERNMENT LOT 10 AND 11 TO A 7/8 INCH IRON ROD ON THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 101 (THE CENTER OF WHICH IS DESCRIBED IN BOOK 193, PAGE 136, DEED RECORDS OF COOS COUNTY, OREGON); THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY ON A 17,37.02' CHORD OF WHICH BEARS SOUTH 04°02'00" WEST 89.17 FEET FOR A DISTANCE OF 89.18 FEET TO A 5/8 INCH IRON ROD OPPOSITE AND 100 FEET DISTANCE FROM ENGINEER'S CENTER LINE STATION 251+28.9; THENCE CONTINUING ALONG SAID SPIRAL CURVE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH 02°45'00" EAST 25.34 FEET) TO A 5/8 INCH IRON ROD OPPOSITE AND 100 FEET DISTANCE FROM ENGINEER'S CENTER LINE STATION 253+31.1; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 77°48'40" WEST 193.79 FEET ALONG THE CENTER LINE OF A PRIVATE ROAD RIGHT-OF-WAY TO A 5/8 INCH IRON ROD; THENCE NORTH 12°11'47" WEST 25.90 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 80°12'18" WEST 87.46 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 62°00' WEST 208.48 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 78°48'19" WEST 179.34 FEET TO A 5/8 INCH IRON ROD ON THE WEST LINE OF SAID GOVERNMENT LOT 10; THENCE NORTH 00°16'13" WEST 482.28 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED LANDS CONTAIN 5.41 ACRES, MORE OR LESS.



I, RONALD E. STUNTNER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND EXACT COPY OF THE ORIGINAL.

SURVEYOR:

STUNTNER ENGINEERING & FORESTRY
705 S. 4TH ST. - P.O. BOX 118
COOS BAY, OR 97420
OFFICE: (503) 267-2872
FAX: (503) 267-0529

COUNTY SURVEYOR'S CERTIFICATE:

I, COOS COUNTY SURVEYOR, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS FOR ACCURACY AND COMPLETENESS AND THAT ALL MONUMENTS HAVE BEEN SET AND/OR AN AGREEMENT HAS BEEN EXECUTED TO ENSURE COMPLETION OF REQUIRED MONUMENTATION PURSUANT TO COUNTY ORDINANCE PROVISIONS.

Karlas E. Seidel Oct 9 1995
KARLAS SEIDEL, COOS COUNTY SURVEYOR DATE

COUNTY PLANNING DIRECTOR'S CERTIFICATE:

I, COUNTY PLANNING DIRECTOR, HEREBY CERTIFY THAT THIS PLAT IS IN CONFORMITY WITH THE REQUIREMENTS OF THE COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE.

Bill Goble 17 Oct 1995
BILL GOBLE, COOS COUNTY PLANNING DIRECTOR DATE

COUNTY ASSESSOR'S CERTIFICATE:

I, COUNTY ASSESSOR, HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES, OR OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLL WHICH HAVE BECOME A LIEN HAVE BEEN PAID OR WHICH WILL BECOME A LIEN DURING THE TAX YEAR HAVE BEEN PAID.

Barbara Friend, Chief Deputy Assessor 10 5 95
COOS COUNTY ASSESSOR DATE

COUNTY CLERK'S CERTIFICATE:

I, COOS COUNTY CLERK, HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECORDED INTO THE COOS COUNTY RECORDS IN MICROFILM NO. 95-10-0824, CABINET C, PAGE 141. RECORD OF PLATS, THIS 12th DAY OF OCTOBER, 1995.

Mary Ann Wilson, by M. Brigit Deputy 10/10/95
MARY ANN WILSON, COOS COUNTY CLERK DATE

BOARD OF COMMISSIONER'S CERTIFICATE:

WE, THE COOS COUNTY BOARD OF COMMISSIONERS, HEREBY CERTIFY THAT THIS PLAT IS IN CONFORMITY WITH THE REQUIREMENTS OF THE COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE.

COOS COUNTY HEREBY GIVES NOTICE TO ALL DEVELOPERS, PURCHASERS, POTENTIAL PURCHASERS AND ALL THIRD PARTIES WHATSOEVER THAT THE COUNTY DISCLAIMS ANY LIABILITY WHATSOEVER FOR ANY DAMAGE WHICH MAY OCCUR AS A RESULT OF THE FAILURE OF THE DEVELOPER TO CONSTRUCT, IMPROVE OR MAINTAIN ROADS IN THIS PROPOSED LAND DIVISION.

B.W. Owen 10/12/95
COUNTY COMMISSIONER DATE
Stephen Crane 10/18/95
COUNTY COMMISSIONER DATE
Jim White 10/19/95
COUNTY COMMISSIONER DATE

OWNER:

STEVEN V. WEEKS, PRESIDENT
TOMPKINS & WEEKS, INC.
5143 HWY 101 SOUTH
COOS BAY, OR 97420

OWNER'S DECLARATION:

I, STEVEN V. WEEKS, PRESIDENT, TOMPKINS & WEEKS, INC., AN OREGON CORPORATION, HEREBY DECLARE THAT I HAVE AUTHORIZED AND CAUSED THIS PARTITION PLAT TO BE PREPARED AND THE PROPERTY TO BE PARTITIONED IN ACCORDANCE WITH ORS CHAPTER 92 AND THAT I AM AUTHORIZED TO SIGN ON BEHALF OF THE CORPORATION.

AS A CONDITION OF APPROVAL OF THIS PLAT, THE UNDERSIGNED HEREBY AGREES THAT HE WILL HOLD COOS COUNTY HARMLESS FROM AND INDEMNIFY THE COUNTY FOR ANY LIABILITY FOR DAMAGE WHICH MAY OCCUR TO THE UNDERSIGNED OR HIS PROPERTY OR TO ANY OTHER PERSONS OR PROPERTY WHATSOEVER AS A RESULT OF THE UNDERSIGNED'S FAILURE TO BUILD, IMPROVE OR MAINTAIN ROADS IN THIS PROPOSED LAND DIVISION.

THE ROADS CREATED WITHIN THIS PARTITION ARE PRIVATE ROADS FOR THE PURPOSE OF PERMANENT UNRESTRICTED INGRESS AND EGRESS. THE ROADS WILL BE PRIVATELY MAINTAINED BY THE PROPERTY OWNERS.

Steven V. Weeks 11/09/95
DECLARANT: STEVEN V. WEEKS, PRESIDENT
TOMPKINS & WEEKS, INC. DATE

STATE OF OREGON

COUNTY OF COOS

THIS IS TO CERTIFY THAT STEVEN V. WEEKS PERSONALLY APPEARED BEFORE ME ON THIS 10th DAY OF AUGUST, 1995, WHO HAS ACKNOWLEDGED THAT HE HAS SIGNED THE ABOVE OWNER'S DECLARATION AS HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY SEAL THIS 10th DAY OF AUGUST, 1995. MY COMMISSION EXPIRES ON 2/14/97

David D. Foster
NOTARY PUBLIC FOR COOS



WATER RIGHTS STATEMENT:

NONE APPURTENANT

Stuntner Engineering & Forestry
ENGINEERING • LAND SURVEYING • FORESTRY
PLANNING • WATER RIGHTS
705 South 4th St. Phone: (503) 267-2872
P.O. Box 118 Fax: (503) 267-0529
Coos Bay, Oregon 97420
Surveyed By: SCOTT FIELD Date: AUGUST 8, 1995
Checked By: TOM HOSNALL Drawing No.: 84-3585
Prepared By: _____
Job Name: TOMPKINS/WEEKS PARTITION Sheet 2 of 2

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

NOT OFFICIAL VALUE

February 14, 2022 12:42:45 pm

Account # 533201
Map # 26S1323B000600
Code - Tax # 0916-533201

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name PHYLLIS L ONEILL TRUST
Agent SCHWEITZ, RODNEY E BUYER
In Care Of ONEILL, PHYLLIS L TTEE
Mailing Address 2195 SHERMAN AVE
 NORTH BEND, OR 97459-3308

Deed Reference # 2017-4954
Sales Date/Price 05-26-2017 / \$400,000.00
Appraiser

Prop Class 301 **MA** **SA** **NH** **Unit**
RMV Class 301 04 17 RRL 9642-1

Situs Address(s)	Situs City
ID# 20 93355 OAKWAY RD	COOS BAY

Code Area	RMV	MAV	Value Summary			RMV Exception	CPR %
			AV	SAV	MSAV		
0916 Land	146,310					Land	0
Impr.	314,110					Impr.	0
Code Area Total	460,420	405,990	405,990	0	0		0
Grand Total	460,420	405,990	405,990	0	0		0

Code Area	ID#	RFPD Ex	Plan Zone	Value Source	Land Breakdown			Land Class	LUC	Trended RMV
					TD%	LS	Size			
0916	20	<input checked="" type="checkbox"/>	IND	Market	100	A	3.77	IMP	009	146,310
Grand Total							3.77			146,310

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			MS Acct #	Trended RMV
					TD%	Total Sq. Ft.	Ex%		
0916	1	1994	613	Wood products - veneer	100	10		314,110	
Grand Total							10		314,110

Code Area	Type	Exemptions/Special Assessments/Potential Liability							
0916	FIRE PATROL:								
	■ FIRE PATROL SURCHARGE	Amount	47.50					Year	2022
	■ FIRE PATROL TIMBER	Amount	18.75	Acres	2.77			Year	2022

PP Account(s): 0916-99918648

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

14-Feb-2022

PHYLLIS L ONEILL TRUST
SCHWEITZ, RODNEY E BUYER
ONEILL, PHYLLIS L TTEE
2195 SHERMAN AVE
NORTH BEND OR 97459-3308

Tax Account #	533201	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0916
Situs Address	93355 OAKWAY RD COOS BAY OR 97420	Interest To	Feb 15, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,706.74	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,584.14	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,281.56	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,505.67	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,015.08	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,872.12	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,092.36	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,390.29	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,543.22	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,562.32	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,503.84	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,453.81	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,463.16	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,462.12	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,313.85	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,511.59	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,391.90	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,964.67	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,991.99	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$66,610.43	

**COOS COUNTY ASSESSOR
REAL PROPERTY ACCOUNT NAMES**

2/14/2022 12:42:49 PM

Account # 533201
Map 26S1323-B0-00600
Owner PHYLLIS L ONEILL TRUST
 SCHWEITZ, RODNEY E BUYER
 ONEILL, PHYLLIS L TTEE
 2195 SHERMAN AVE
 NORTH BEND OR 97459-3308

Name Type	Name	Ownership Type	Own Pct
OWNER	PHYLLIS L ONEILL TRUST 10-20-15	OWNER	
OWNER	ONEILL, PHYLLIS L	OWNER AS TRUSTEE	
OWNER	SCHWEITZ, RODNEY E	CONTRACT PURCHASER	
OWNER	PHYLLIS L ONEILL TRUST 10-20-15		
	TRUSTEE		
	ONEILL, PHYLLIS L		
CONTRACT PURCHASER	SCHWEITZ, RODNEY E		

COOS COUNTY ASSESSOR'S NAME LEDGER

2/14/2022 12:42:51 PM

Account ID 533201 **Township** 26S **Range** 13 **Section** 23 **1/4** B **1/16** 0 **Taxlot** 00600 **Special Interest**

Effective Date 01-Feb-1987 12:00 AM **Transaction ID** -179594 **Entry Date** 01-Feb-1987 **Recorded Date** 01-Feb-1987 **Sale Date** 01-Feb-1987

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID # 2	PID	Source ID	PT	Operation	To/From Map
1	-189006	1991	HISTORICAL - BOR	U	1991	128407	1	870201411		NAME CHANGE	
Name Changes			Status	Name		Name Type		Ownership Type		Ownership %	
			A	TOMPKINS & WEEKS, INC		OWNER					
Size Totals		Code	Acres	Sqft	Alternate Size						

Effective Date 20-Oct-1995 12:00 AM **Transaction ID** -135249 **Entry Date** 20-Oct-1995 **Recorded Date** 20-Oct-1995 **Sale Price** \$60,000
Sale Date 20-Oct-1995

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID # 2	PID	Source ID	PT	Operation	To/From Map
1	-135249	1996	HISTORICAL - BOR	WD	1996	86081	1	95-11-0287		NAME CHANGE	
Name Changes			Status	Name		Name Type		Ownership Type		Ownership %	
			A	HAMMOND DRY KILNS, INC.		OWNER					
Size Totals		Code	Acres	Sqft	Alternate Size						

Effective Date 08-May-2003 12:00 AM **Transaction ID** -93847 **Entry Date** 08-May-2003 **Recorded Date** 08-May-2003 **Sale Price** \$190,000
Sale Date 08-May-2003

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID # 2	PID	Source ID	PT	Operation	To/From Map
1	-93847	2003	HISTORICAL - BOR	MC	2003	44679	1	2003-6356		NAME CHANGE	
Name Changes			Status	Name		Name Type		Ownership Type		Ownership %	
			A	O'NEILL, JIM L. & PHYLLIS L.		AGENT					
			A	HAMMOND DRY KILNS, INC.		OWNER					
Size Totals		Code	Acres	Sqft	Alternate Size						

Effective Date 29-Aug-2003 12:00 AM **Transaction ID** -93846 **Entry Date** 29-Aug-2003 **Recorded Date** 29-Aug-2003 **Sale Date** 29-Aug-2003

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID # 2	PID	Source ID	PT	Operation	To/From Map
1	-93846	2003	HISTORICAL - BOR	B&S	2003	44678	1			NAME CHANGE	

Account ID 533201 Township 26S Range 13 Section 23 1/4 B 1/16 0 Taxlot 00600 Special Interest

Name Changes	Status	Name	Name Type	Ownership Type	Ownership %
	A	O'NEILL, JIM L. & PHYLLIS L.	AGENT		
	D	O'NEILL, JIM L. & PHYLLIS L.	AGENT		
	D	O'NEILL, JIM L. & PHYLLIS L.	AGENT		
	A	WEEKS, STEVEN V. & FAYE	OWNER		
	D	HAMMOND DRY KILNS, INC.	OWNER		
	D	HAMMOND DRY KILNS, INC.	OWNER		
Size Totals	Code	Acres	Sqft	Alternate Size	

Effective Date 13-Sep-2010 12:00 AM Transaction ID -38965 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	-38965	2010	ASSESSOR'S FILE		2010	-533201	1	CONVERSION		CONVERSION	

Size Changes	Code	+/- Size	Alternate Size	Code Area Deleted	Move to Acct	Move To Code
	0916	3.77 Acres				
Size Totals	Code	Acres	Sqft	Alternate Size		
	0916	3.77				

Effective Date 26-Apr-2011 10:32 AM Transaction ID 54658 Entry Date 26-Apr-2011 Recorded Date 26-Apr-2011 Sale Date
DELETING OLD SITUS OF 5143 HWY 101

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
1	73576	2011	ASSESSOR	CORR	2011	4388	1			SITUS CHANGE	

Size Totals	Code	Acres	Sqft	Alternate Size
	0916	3.77		

Effective Date 26-Sep-2014 3:57 PM Transaction ID 629273 Entry Date 26-Sep-2014 Recorded Date 23-Sep-2014 Sale Price \$0 Sale Date 22-Sep-2014

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
1	735563	2014	CLERK	B&S	2014	07533	1			NAME CHANGE	

Name Changes	Status	Name	Name Type	Ownership Type	Ownership %
	D	O'NEILL, JIM L. & PHYLLIS L.	AGENT		100.0000
	D	WEEKS, STEVEN V. & FAYE	OWNER	OWNER	100.0000
	A	O'NEILL, JIM L.	OWNER	OWNER	
	A	O'NEILL, PHYLLIS L.	OWNER	OWNER	

Account ID 533201 Township 26S Range 13 Section 23 1/4 B 1/16 0 Taxlot 00600 Special Interest

OWNER
TENANTS BY ENTIRETY
HUSBAND
O'NEILL, JIM L.
WIFE
O'NEILL, PHYLLIS L.

Size Totals	Code	Acres	Sqft	Alternate Size
	0916	3.77		

Effective Date 17-Nov-2015 1:29 PM Transaction ID 846751 Entry Date 09-Nov-2015 Recorded Date 02-Nov-2015 Sale Price \$0
Sale Date 20-Oct-2015

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
8	1063515	2016	CLERK	B&S	2015	9792	1			NAME CHANGE	

Name Changes	Status	Name	Name Type	Ownership Type	Ownership %
	D	O'NEILL, JIM L.	OWNER	OWNER	
	D	O'NEILL, PHYLLIS L.	OWNER	OWNER	
	A	PHYLLIS L. O'NEILL TRUST DTD 10-20-2015	OWNER	OWNER	
	A	O'NEILL, PHYLLIS L.	OWNER	OWNER AS TRUSTEE	
	OWNER	PHYLLIS L. O'NEILL TRUST DTD 10-20-2015			
		TRUSTEE			
		O'NEILL, PHYLLIS L.			

Size Totals	Code	Acres	Sqft	Alternate Size
	0916	3.77		

Effective Date 08-Jun-2017 8:32 AM Transaction ID 997039 Entry Date 06-Jun-2017 Recorded Date 01-Jun-2017 Sale Price \$400,000
Sale Date 26-May-2017

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
1	1240651	2017	CLERK	CONT	2017	4954	1			NAME CHANGE	

Name Changes	Status	Name	Name Type	Ownership Type	Ownership %
	D	PHYLLIS L. O'NEILL TRUST DTD 10-20-2015	OWNER	OWNER	
	D	O'NEILL, PHYLLIS L.	OWNER	OWNER AS TRUSTEE	
	A	PHYLLIS L O'NEILL TRUST 10-20-15	OWNER	OWNER	
	A	O'NEILL, PHYLLIS L	OWNER	OWNER AS TRUSTEE	
	A	SCHWEITZ, RODNEY E	OWNER	CONTRACT PURCHASER	
	OWNER	PHYLLIS L O'NEILL TRUST 10-20-15			
		TRUSTEE			
		O'NEILL, PHYLLIS L			
		CONTRACT PURCHASER			
		SCHWEITZ, RODNEY E			

2/14/2022 12:42:51 PM

Account ID 533201 **Township** 26S **Range** 13 **Section** 23 **1/4** B **1/16** 0 **Taxlot** 00600 **Special Interest**

Size Totals **Code** 0916 **Acres** 3.77 **Sqft** **Alternate Size**

Effective Date 04-Jan-2022 11:18 AM **Transaction ID** 2989754 **Entry Date** 04-Jan-2022 **Recorded Date** 04-Jan-2022 **Sale Date**

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

1 3336623 2022 TAX OFFICE TAX 2022 1341 1 MAILING NAME

Name Changes **Status** **Name** **Name Type** **Ownership Type** **Ownership %**

D SCHWEITZ, RODNEY E BUYER AMAN

A SCHWEITZ, RODNEY E BUYER AMAN

Size Totals **Code** 0916 **Acres** 3.77 **Sqft** **Alternate Size**

**Coos County Assessor
 Personal Property Assessment Summary Report
 For Assessment Year 2022**

Account # 99918648

GODFREY & YEAGER EXCAVATING, INC.
 C/O KEVIN YEAGER
 P.O. BOX 719
 COOS BAY OR 97420

Tax Status Assessable
Acct Status Active
Business Class 321 CONTR/ROAD-EXC/ROAD
Return Mailed 12/30/2021
Last Transaction 2/16/2022
Process Code

Code Area	Tax Account	AV	RMV	RMV Exception
0916	99918648	\$224,420	\$224,420	\$0
Total		\$224,420	\$224,420	\$0

Real Acct ID	Code Area	Address
533201	0916	93355 OAKWAY RD COOS BAY

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

18-Feb-2022

GODFREY & YEAGER EXCAVATING, INC.
 C/O KEVIN YEAGER
 P.O. BOX 719
 COOS BAY OR 97420

Tax Account #	99918648	Lender Name	
Account Status	A	Loan Number	
Roll Type	Personal	Property ID	0916
Situs Address	93355 OAKWAY RD COOS BAY OR 97420	Interest To	Mar 15, 2022

Tax Summary

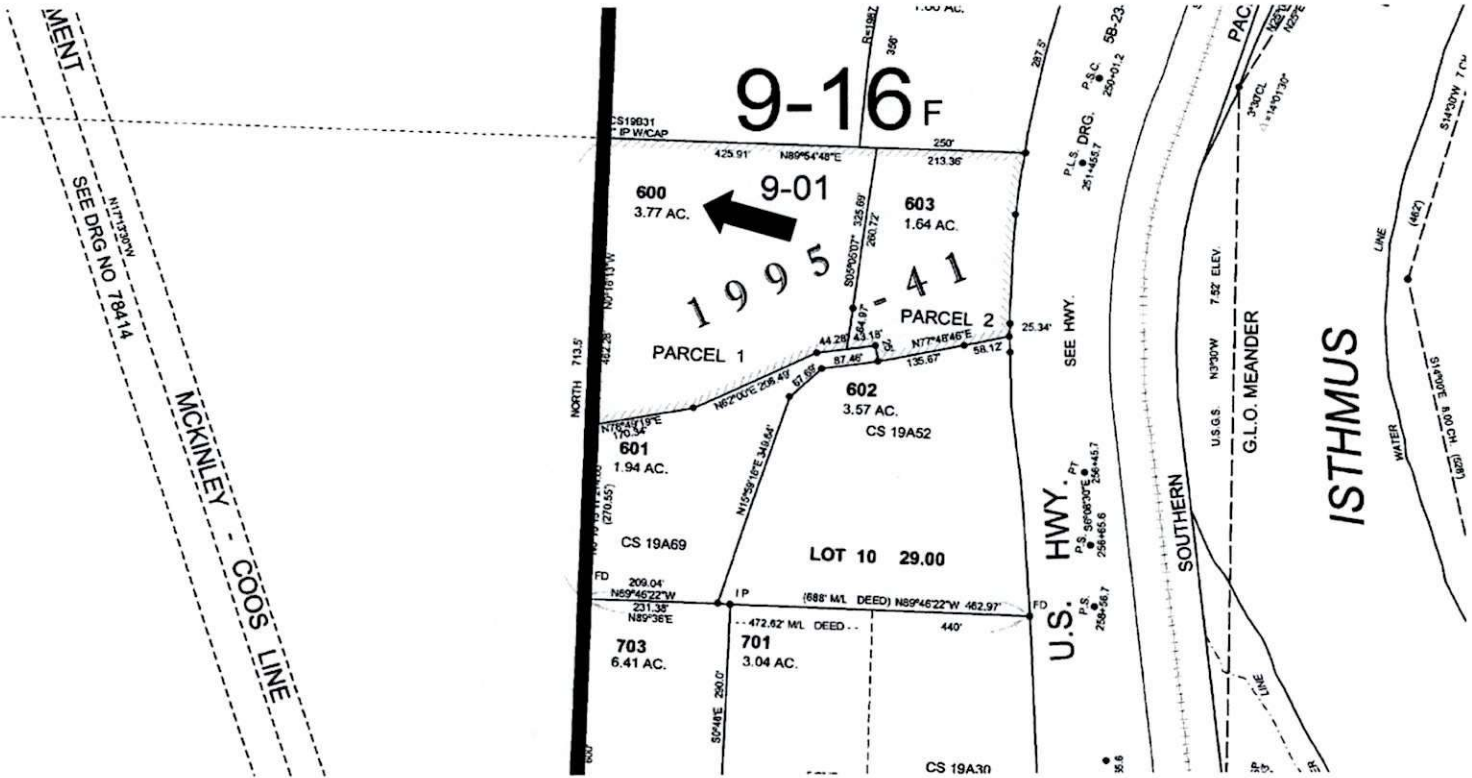
Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,696.58	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,301.50	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,163.30	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,486.40	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,223.77	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,523.55	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,980.74	Nov 15, 2015
	Total	\$0.00	\$0.00	\$0.00	\$0.00	\$29,375.84	



TICOR TITLE™



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.



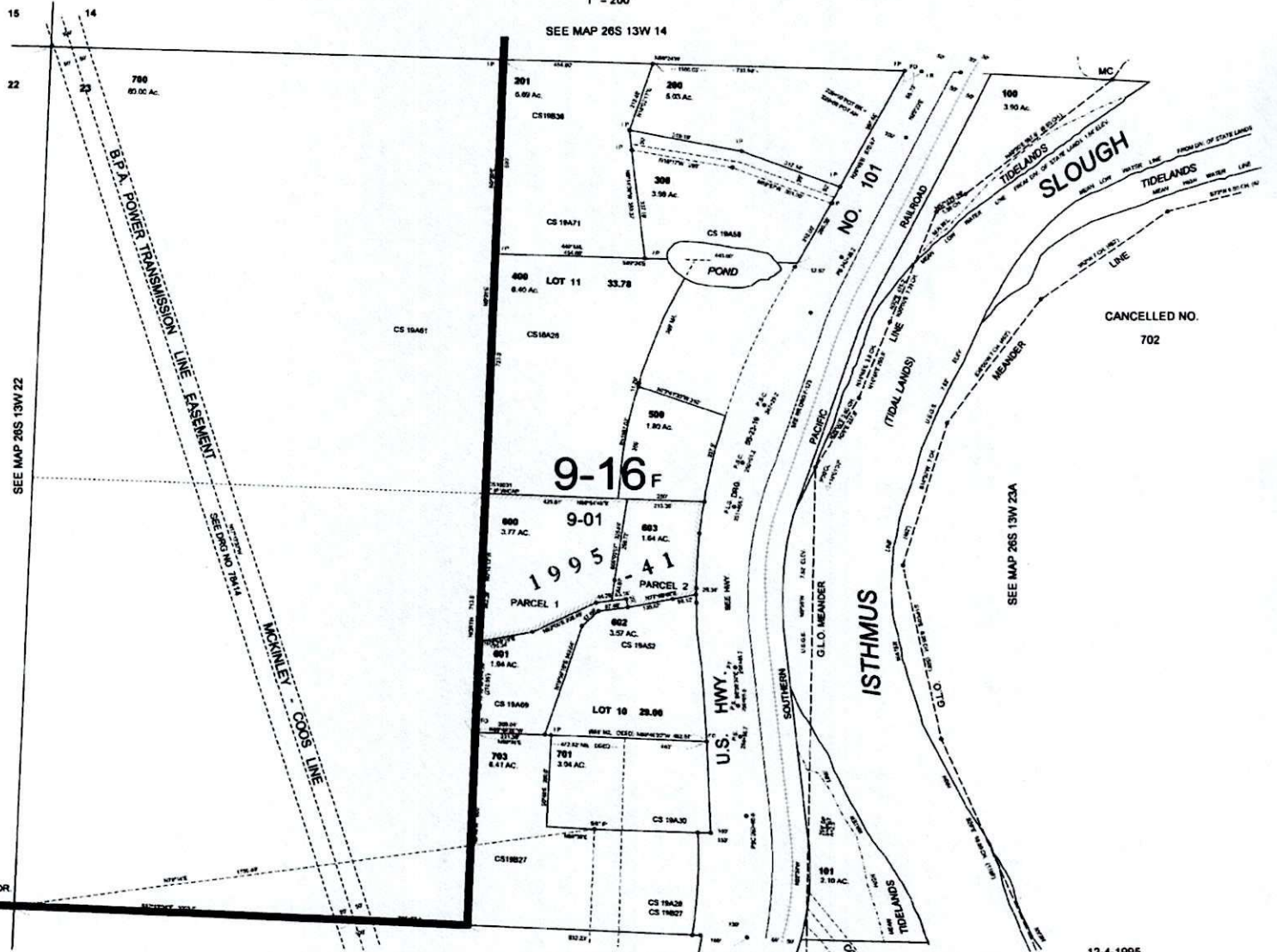
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

NW1/4 SEC.23 T26S R13W W.M.
COOS COUNTY

26S 13W 23B

1" = 200'

SEE MAP 26S 13W 14



SEE MAP 26S 13W 22

CANCELLED NO. 702

SEE MAP 26S 13W 23A

SEE MAP 26S 13W 23C

12-4-1995
26S 13W 23B