



**Coos County  
Planning Department  
Lawfully Established Parcel  
Determination Application**

Official Use Only  
Fee \$360  
Receipt No. 117621856  
Check No./Cash \_\_\_\_\_  
Date 7/14/22  
Received By \_\_\_\_\_  
File No. f-on  
D-22-003

The following application must be completed in full. An application **will not** be processed for a land use request without this information. The County will use these answers in its analysis of the merits of the application. Please submit readable deeds. A signed consent form will be required if the applicant and owner are not the same.

**A. PLEASE PRINT OR TYPE (please attach additional sheets, if necessary):**

Owner(s): U.S.A. c/o Ivars Stolcers  
Regional Realty Officer Telephone: 503-313-2708 cell  
Address: 911 NE 11th Ave  
City: Portland Zip Code: 97232  
Email: ivars\_stolcers@fws.gov

Applicant(s): Brenda James Telephone: 503-956-2752  
Address: 911 NE 11th Ave 97232  
City: Portland Zip Code: \_\_\_\_\_  
Email: brenda\_james@fws.gov

**B. PROPERTY INFORMATION:**

Township: 28S Section: sec 17  
Range: 14W Tax Lot: 100, 101, 201  
Tax Account: 955200, 955201, 99916692 Zoning District: BDR,EFU, CREMP, NULL

**C. SUBMISSION REQUIREMENTS:**

- Completed application form with appropriate fee
- A copy of the current deed of record
- A copy of each deed being used as evidence to support the application
- A detailed map indicating the relation of the existing property boundary to the discrete parcel boundaries

**D. AUTHORIZATION: All areas must be initialed by all owners/applicant prior to the Planning Department accepting any application.**

AS    IS

I hereby attest that I am authorized to make the application for an administrative review and the statements within this application are true and correct to the best of my knowledge and belief. I affirm that this is a legally created tract, lot or parcel of land. I understand that I have the right to an attorney for verification as to the creation of the subject property. I understand that any action authorized by Coos County may be revoked if it is determined that the action was issued based upon false statements or misrepresentation.

AS    IS

**ORS 215.416 Permit application; fees; consolidated procedures; hearings; notice; approval criteria; decision without hearing.**

(1) When required or authorized by the ordinances, rules and regulations of a county, an owner of land may apply in writing to such persons as the governing body designates, for a permit, in the manner prescribed by the governing body. The governing body shall establish fees charged for processing permits at an amount no more than the actual or average cost of providing that service.

The Coos County Board of Commissioners has adopted a schedule of fees which reflects the average review cost of processing and set-forth that the Planning Department shall charge the actual cost of processing an application. Therefore, upon completion of review of your submitted application/permit a cost evaluation will be done and any balance owed will be billed to the applicant(s) and is due at that time. By signing this form you acknowledge that you are responsible to pay any debt caused by the processing of this application. Furthermore, the Coos County Planning Department reserves the right to determine the appropriate amount of time required to thoroughly complete any type of request and, by signing this page as the applicant and/or owner of the subject property, you agree to pay the amount owed as a result of this review. If the amount is not paid within 30 days of the invoice, or other arrangements have not been made, the Planning Department may chose to revoke this permit or send this debt to a collection agency at your expense.

AS    IS

I understand it is the function of the planning office to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree I bear the burden of proof. I understand that approval is not guaranteed and the applicant(s) bear the burden of proof to demonstrate compliance with the applicable review criteria.

AS    IS

As applicant(s) I/we acknowledge that is in my/our desire to submit this application and staff has not encouraged or discouraged the submittal of this application.

AS    IS

As the applicant(s) I/we acknowledge, pursuant to CCZLDO Section 6.1.150, a deed describing any recognized lawfully created parcels must be recorded with the County Clerk within one year from the date of final approval from the Planning Department.



**E. SIGNATURES:**

*Ann deStino*

Applicant(s) Original Signature

July 12, 2022

Date

Applicant(s) Original Signature

Date

*Ivars Stolcers*

Digitally signed by IVARS  
STOLCERS  
Date: 2022.07.13 10:15:27 -07'00'

Applicant(s) Original Signature

July 13, 2022

Date

Applicant(s) Original Signature

Date

CCZLDO	§ 6.1.125	LAWFULLY CREATED LOTS OR PARCELS:
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**SECTION 6.1.125 LAWFULLY CREATED LOTS OR PARCELS:**

“Lawfully established unit of land” means:

1. The unit of land was created:
  - a. Through an approved or pre-ordinance plat;
  - b. Through a prior land use decision including a final decision from a higher court. A higher court includes the Land Use Board of Appeals;
  - c. In compliance with all applicable planning, zoning and subdivision or partition ordinances and regulations at the time it was created.
  - d. By a public dedicated road that was held in fee simple creating an interviewing ownership prior to January 1, 1986;
  - e. By deed or land sales contract, if there were no applicable planning, zoning or subdivision or partition ordinances or regulations that prohibited the creation.
  - f. By the claim of intervening state or federal ownership of navigable streams, meandered lakes or tidewaters. “Navigable-for-title” or “title-navigable” means that ownership of the waterway, including its bed, was passed from the federal government to the state at statehood. If a waterway is navigable-for-title, then it also is generally open to public use for navigation, commerce, recreation, and fisheries.
2. Creation of parcel previously approved but not acted upon (92.178).
  - a. The governing body of a county may approve an application requesting formation of one parcel if the county issued a land use decision approving the parcel prior to January 1, 1994, and:
  - b. A plat implementing the previous land use decision was not recorded; or
  - c. A condition of approval of the previously approved land use decision requiring consolidation of adjacent lots or parcels was not satisfied by a previous owner of the land.
  - d. An application under this section is not subject to ORS 215.780.
  - e. Approval of an application under this section does not affect the legal status of land that is not the subject of the application.

CCZLDO	§ 6.1.150	APPLICATIONS ESTABLISHING LAWFULLY CREATED LOTS OR PARCELS
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**SECTION 6.1.150 APPLICATIONS ESTABLISHING LAWFULLY CREATED LOTS OR PARCELS:**

An application to establish a lawfully created unit of land shall be submitted in the case of Section 6.1.125.1.d, e and f and Section 6.1.125.2. This is an administrative land use decision. If County Counsel is required to review information to determine legal status of the unit of land additional fees may be charged.

All notices will be provided in accordance with LDO Section 5.0.

Once it is determined that a lawfully created unit of land exists it shall be separated out on its own deed prior to any reconfiguration such as a property line adjustment. A copy of that deed needs to be provided to the Planning Department showing the process has been completed. If there are more than two lawfully created units of land (discrete parcels) found to exist, a road may be required to provide access. The applicable road standards in Chapter VII will apply.

1990 # - 10  
B-389

# FINAL MINOR LAND PARTITION

PORTIONS OF SECTIONS 8 & 17,  
T. 28S., R. 14W., W.M.  
COOS COUNTY, OREGON

SCALE: 1" = 600'      DATE: JULY 12, 1990  
SHEET 1 OF 2

monuments were set along the boundary of the triangle marking a boundary and clearly not a part of Parcel II because of the area reflected on the map

FOR:  
MARGARETTE LEMON  
PERSONAL REPRESENTATIVE OF  
THE ESTATE OF DAVID R. PHILPOTT  
40 EARL WOODS  
295 N. BAXTER  
COQUILLE, OREGON 97423

BY:  
HGE, INC.  
375 PARK AVE.  
COOS BAY, OREGON  
97420

NOTE:  
1. ALL BEARINGS & DISTANCES  
SHOWN HEREON ARE TO  
TRUE POSITION.

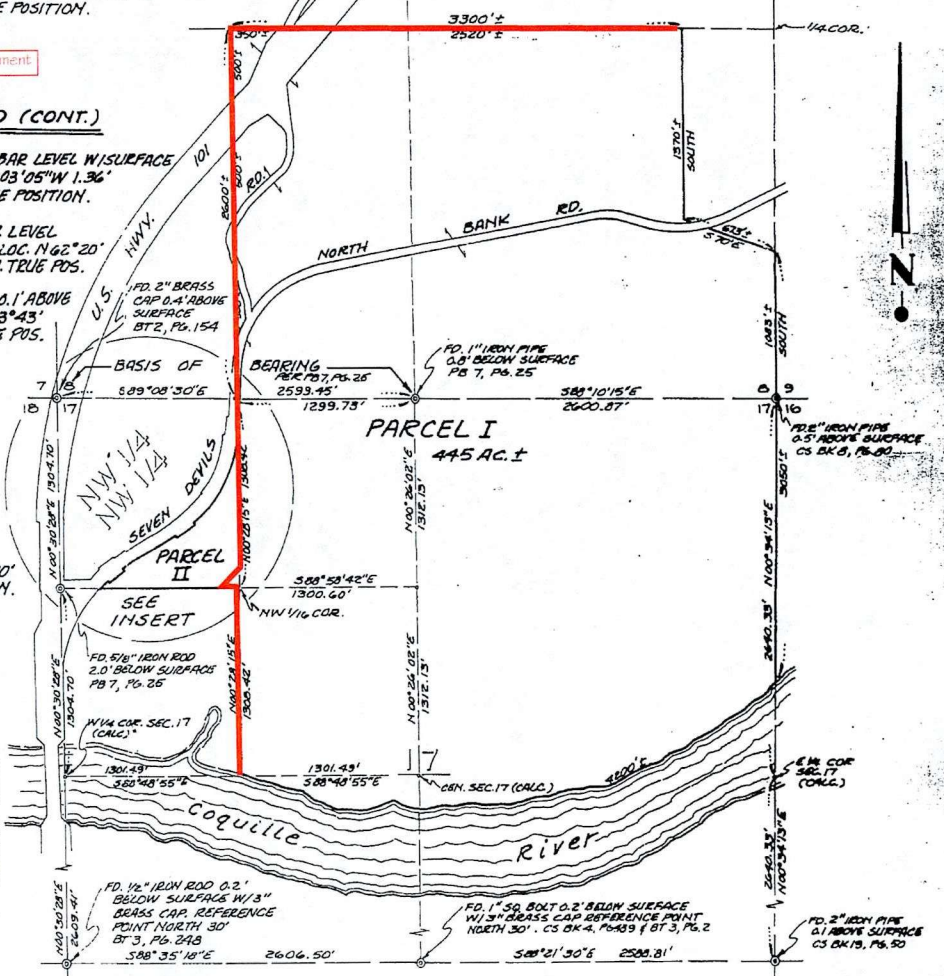
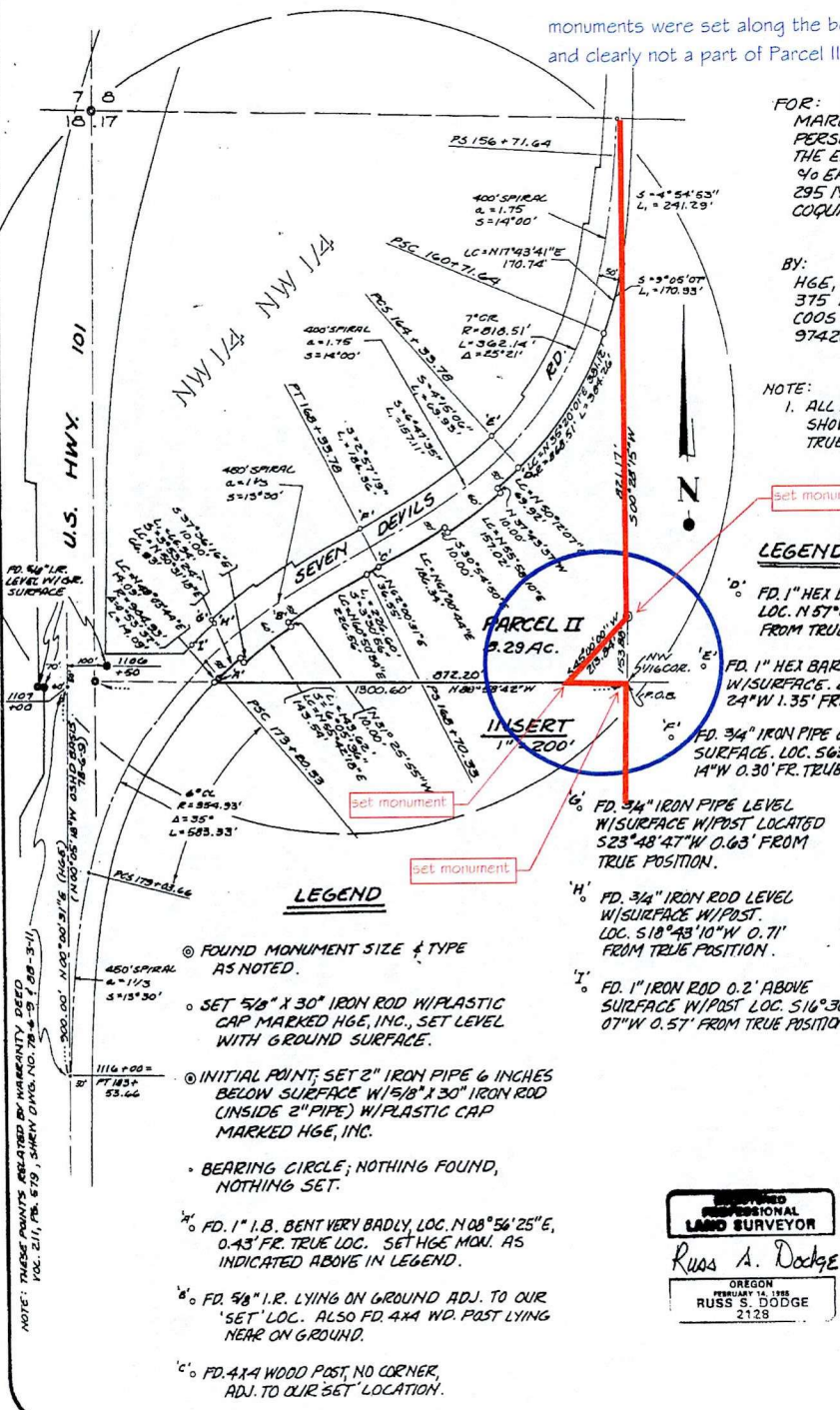
### LEGEND (CONT.)

- 0' FD. 1" HEX BAR LEVEL W/SURFACE  
LOC. N 57° 03' 05" W 1.36'  
FROM TRUE POSITION.
- 0' FD. 1" HEX BAR LEVEL  
W/SURFACE. LOC. N 62° 20'  
24" W 1.35' FR. TRUE POS.
- 0' FD. 3/4" IRON PIPE 0.1' ABOVE  
SURFACE. LOC. S 63° 43'  
14" W 0.30' FR. TRUE POS.
- 0' FD. 3/4" IRON PIPE LEVEL  
W/SURFACE W/POST LOCATED  
S 23° 48' 47" W 0.63' FROM  
TRUE POSITION.
- 0' FD. 3/4" IRON ROD LEVEL  
W/SURFACE W/POST.  
LOC. S 18° 43' 10" W 0.71'  
FROM TRUE POSITION.
- 0' FD. 1" IRON ROD 0.2' ABOVE  
SURFACE W/POST LOC. S 16° 30'  
07" W 0.57' FROM TRUE POSITION.

### LEGEND

- ⊙ FOUND MONUMENT SIZE & TYPE  
AS NOTED.
- SET 5/8" X 30" IRON ROD W/PLASTIC  
CAP MARKED HGE, INC., SET LEVEL  
WITH GROUND SURFACE.
- INITIAL POINT, SET 2" IRON PIPE 6 INCHES  
BELOW SURFACE W/5/8" X 30" IRON ROD  
(INSIDE 2" PIPE) W/PLASTIC CAP  
MARKED HGE, INC.
- BEARING CIRCLE; NOTHING FOUND,  
NOTHING SET.
- ✕ FD. 1" I.B. BENT VERY BADLY, LOC. N 08° 56' 25" E,  
0.43' FR. TRUE LOC. SET HGE MON. AS  
INDICATED ABOVE IN LEGEND.
- ⊙ FD. 5/8" I.R. LYING ON GROUND ADJ. TO OUR  
'SET' LOC. ALSO FD. 4X4 WD. POST LYING  
NEAR ON GROUND.
- ⊙ FD. 4X4 WOOD POST NO CORNER,  
ADJ. TO OUR 'SET' LOCATION.

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**  
*Russ A. Dodge*  
OREGON  
EXPIRES 12/31/98  
RUSS S. DODGE  
2128



NOTE: THESE POINTS ESTABLISHED BY MARGARETTE LEMON  
LOC. 211, PG. 579, SHREY DWG. NO. 78-9-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000

HGE, INC./ENGINEERS & PLANNERS  
375 PARK AVE.  
COOS BAY, OREGON 97420  
PHONE: 531-222-1487  
FAX: 531-222-1487



the triangle portion is omitted from the plat

# MINOR LAND PARTITION PORTION OF SECTION 8 & 17 TOWNSHIP 28 S. RANGE 14 WEST, W.M. COOS COUNTY, OREGON

1991 # 15  
CAB B-417

**PROPERTY DESCRIPTION:**

Beginning at a point on the North boundary of the NE-1/4 of the SE-1/4 of Section 8, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, 658 feet West of the Northeast corner of said NE-1/4 of the SE-1/4; thence South on a line parallel with and 658' West of the East boundary of said Section 8 a distance of 1320 feet, more or less, to the South boundary of the NE-1/4 of the SE-1/4 of said Section 8; thence continue South 50' to the North boundary of the North Bank Market Road No. 5; thence South 70° East 693 feet to the Section line between Section 8 and 9; thence South along said Section line 1083 feet to the Section corner common to Section 8, 9, 16 and 17 of said Township and Range; thence West along the South Section line of said Section 8 to the SW corner of of the SE-1/4 of the SE-1/4 of said Section 8; thence North along the quarter Section line 2640 feet, more or less, to the quarter quarter Section corner on the East-West quarter Section line through the center of Section 8; thence East along the Section line 658 feet, more or less, to the point of beginning.

ALSO: the West 1/2 of the SE-1/4 and the East 1/2 of the SW-1/4 of Section 8; the North 1/2 of the NE-1/4 and the NE-1/4 of the NW-1/4, and Lots 1, 2, and 3 of Section 17, all in Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT: those portions of the above described parcels lying within the limits of public roads and rights of way.

ALSO SAVE AND EXCEPT: from the above described parcels, that portion deeded to the State of Oregon, by and through its State Highway Commission, by deed recorded November 14, 1957 in Volume 261, page 458, Deed Records of Coos County, Oregon.

**PROPERTY OWNERS:**

Ernest A. Bussmann and Lynn E. Bussmann  
P. O. BOX 282  
Sixes, OR 97476

LEGEND: ( ) dimensions and bearings per Minor Partition Plat of Coos County filed in Cabinet B, Page 389, recording No. 90-09-1363.

**PREPARED BY:**

Prahar Surveying  
1045 Baltimore #1  
Bandon, OR 97411  
(503)347-9517

SCALE: 1"=400'



DATE PLAT PREPARED: MARCH 15, 1991

**CERTIFICATES**

We do hereby consent to the preparation and recording of this Minor Land Partition Plat.

*Ernest A. Bussmann*  
ERNEST A. BUSSMANN

*Lynn E. Bussmann*  
LYNN E. BUSSMANN

Subscribed and Sworn before Me on this 15<sup>th</sup> day of May, 1991.

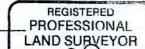
Notary Public of Oregon  
Cary Ray Morton  
My Commission Expires  
Feb. 10, 1995

*Cary Ray Morton*



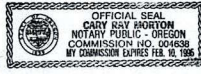
I, John P. Prahar, RLS#2009, have correctly prepared this Final Minor Land Partition Plat and have accurately described the tract of land upon which the parcels are laid out.

*John P. Prahar*  
John P. Prahar RLS#2009



Subscribed and Sworn to before Me on this 15<sup>th</sup> day of May, 1991.

*Cary Ray Morton*  
Notary Public of Oregon  
My Commission Expires Feb. 10, 1995



This Plat complies with the requirements for completeness pursuant to article 8.1 of the Coos County Land Development Ordinance.

*Russell J. Torbeck*  
Russell Torbeck, Coos County Surveyor on this 30<sup>th</sup> day of May, 1991.

This Plat is in conformity with the applicable requirements of this ordinance; and 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 damages which may occur as a result of the failure of the developer to construct, improve or maintain roads in or adjacent to this proposed land division.

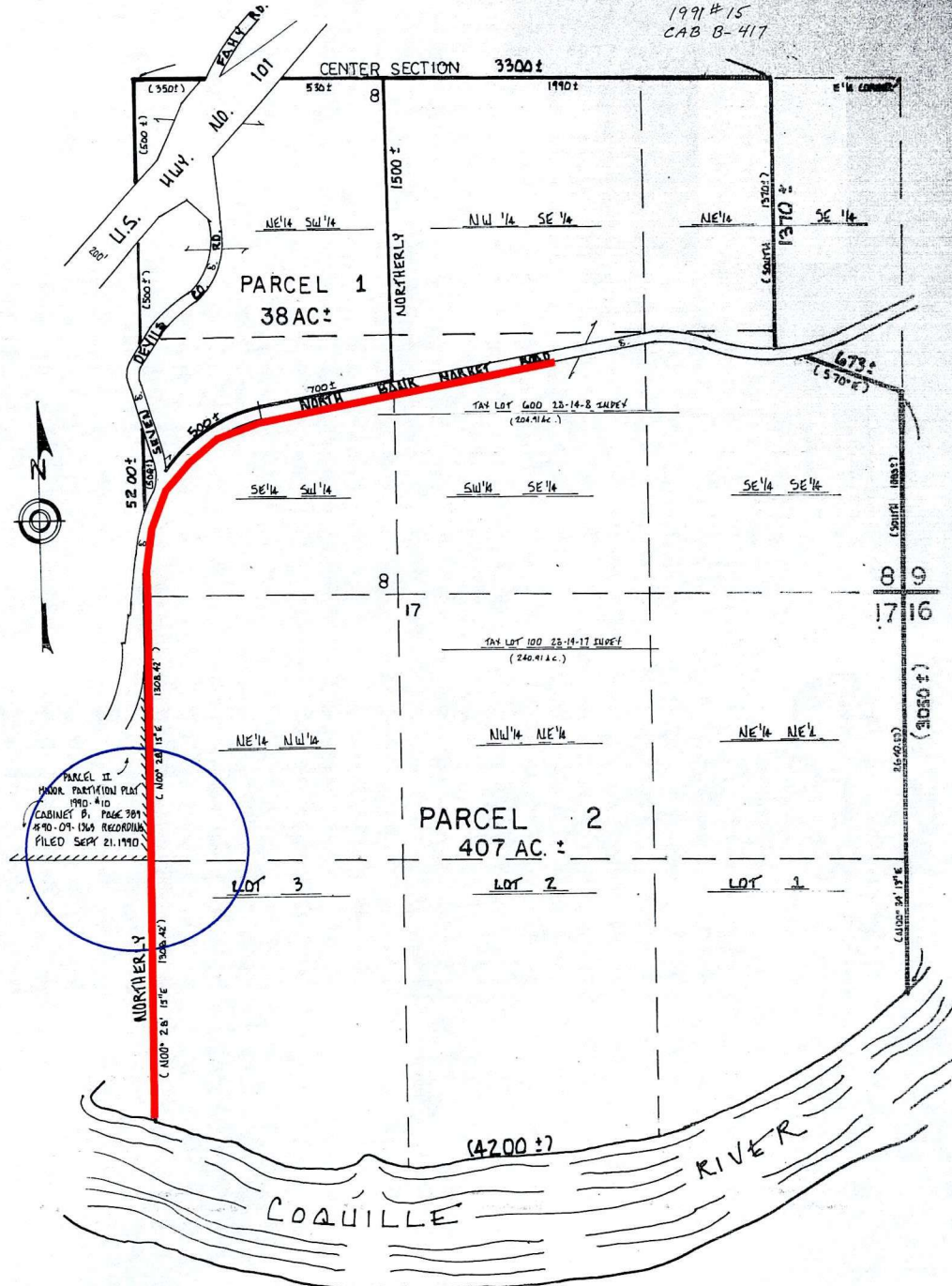
*William P. Grile*  
William P. Grile, Planning Director for Coos County, Dated this 30<sup>th</sup> day of MAY, 1991

I, Mary Ann Wilson, Coos County Clerk hereby certify that the within map was recorded by me in Coos County Records at 3:12 pm on this 31 day of May, 1991, recording No. 91-05-1142, filed in cabinet 8, Page 417.

*Mary Ann Wilson*  
MARY ANN WILSON

The assessor's office has reviewed the taxes and assessments which have become a lien on the property and certify that they are paid.

*Barbara Samal*  
Barbara Samal 6-30-91 Coos Co. Assessor  
Chief Deputy



Narrative for legal lot determination for those tracts acquire by the United States of America, FWS Tracts (100, 112c, 130):

**Original GLO**

Performed under contract 72, dated February 19, 1857, approved December 7, 1857

This plat divided the west half of the township and the monumented the meander along the Coquille River. The land in section 17 was originally divided per this plat.

The N1/2N1/2 and the S1/2S1/2 were divided into aliquot part. The S1/2N1/2 and the N1/2S1/2 were meandered, creating Government Lots 1 through 8 in section 17. Government Lots 1 through 4 are located in the N1/2 while Government Lots 5 through 8 are located in the S1/2.

The land in question is located in the N1/2 of section 17. What will become Seven Devils Road is shown on the plat. This original land subdivision creates account number 99916692, FWS Tract (100).

**GLO 1872**

Performed under contract 133, dated March 7, 1870, approved January 9, 1872

This plat completed the east half of the Township which was described as "rugged broken hills and lower marshy swamps unfit for settlement or cultivation" in the original plat.

**Minor Land Partition 1990-10**

Created Parcel I and Parcel II. Triangle must be part of Parcel I. The land was described in the certificate and monumented, since we have an area for Parcel II, it's clearly not a portion of Parcel II.

**Minor Land Partition 1991-15**

Created the current Parcel configuration. The triangle of Parcel I was NOT platted. This created "Parcel I of that Minor Land Partition 1990-010, excepting Parcels 1 and 2 of Minor Land Partition 1991-015". Not the required area but created in a lawful manner none the less. This land partition creates accounts 955201, FWS Tract (112c) and 955200, FWS Tract (130).

**Conclusion**

All of these lands have been platted, giving each one a discreet parcel identification. I'd like the three USA tax parcels to be labeled lawfully created tracts of land.

Account number 99916692: being Government Lot 4, section 17, T28S, R14W, WM

Account number 955201: being Parcel I of that Minor Land Partition 1990-010, excepting Parcels 1 and 2 of Minor Land Partition 1991-015, T28S, R14W, WM

Account number 955200: being Parcel 2, Partition Plat 1991-015, T28S, R14W, WM

Return address:  
Carmella LeCompte  
Division of Realty – NWRS-RE  
U.S. Fish and Wildlife Service  
911 NE 11<sup>th</sup> Avenue  
Portland, Oregon 97232

Recorded by  
First American Title

157816 VR

## WARRANTY DEED

The Grantor, Bandon Dunes L.P., a Limited Partnership of Delaware, as an estate in fee simple, does hereby convey and warrant to the UNITED STATES OF AMERICA and its assigns, the following described real property located in Coos County, Oregon, described as follows;

Section 17, T. 28 S., R. 14 W., Willamette Meridian

Parcel A

Government Lot 4, EXCEPTING THEREFROM that portion lying within right of way limits of Seven Devils County Road and U.S. Highway 101.

Parcel B

The Tidelands fronting Government Lot 4

TOGETHER WITH the Grantor's right, title, and interest in and to all mineral and water rights appurtenant to said property.

The land is conveyed subject to existing easements of record for public roads and highways, pipelines, and public utilities, if any.

TO HAVE AND TO HOLD the above described premises, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its successors and assigns, forever.

The Grantor hereby covenants to and with the UNITED STATES OF AMERICA and its assigns, that Grantor is lawfully seized in fee simple of the above-granted real property, has a good and lawful right and power to sell and convey the same, that the same is free and clear of all encumbrances, except as shown above, and that Grantor will forever warrant and defend the title thereto and the quiet possession thereof against the lawful claims and demands of all persons whomsoever.

The true consideration for this conveyance is \$64,000.00.

The Department of the Interior, U.S. Fish and Wildlife Service located at 911 NE 11<sup>th</sup> Avenue, Portland, Oregon 97232 is acquiring this land.

Bandon Marsh NWR  
Bandon Dunes LP (100)

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

09/20/2004 #2004-13623  
03:26 PM 1 OF 2



In Witness Whereof, the Grantor has executed this instrument this 15 day of Sept., 2004.

Bandon Dunes L.P.

By: Michael Keiser

Its: Pres.

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the persons acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

ACKNOWLEDGMENT

STATE OF OREGON )  
County of Coos ) ss.

On this 15<sup>th</sup> day of September 2004, before me KRISTIE JACOBSON a Notary Public, personally appeared Michael Keiser, to me personally known, who, being duly sworn, did say that he is the President of Bandon Dunes L.P. and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the same officer acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand official seal.

Kristie Jacobson  
(Signature)  
My commission expires: April 30, 2006



Bandon Marsh NWR  
Bandon Dunes LP (100)

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

09/20/2004 #2004-13623  
03:26 PM 2 OF 2

GRANTOR: Ernie and Lynn E. Bussmann  
GRANTEE: United States of America

RETURN TO F.A.T. CO.

257413VF

WARRANTY DEED

The Grantors, Ernie Bussmann, also known as Ernest A. Bussmann and Lynn E. Bussmann, husband and wife, as an estate in fee simple, do hereby convey and warrant to the UNITED STATES OF AMERICA and its assigns, the following described real property located in Coos County, Oregon, described as follows:

Beginning at a point 1330 feet South of the Northwest corner of Section 16, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; then South on the West line of said Section 16 a distance of 620 feet to the right bank of the Coquille River; thence North-easterly along the Meander Line of said Coquille River to a point from which the place beginning bears North 60° 30' West 346; thence North 60° 30' West 346 to the place of beginning.

ALSO: Beginning 1153.68 feet South of the corner of Section 8, 9, 16 and 17, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon at a cedar post marked "CS"; Thence South 182.82 feet to the Northwest corner of Robinson Rock's land; thence South 60° 30' East 363 feet to the right bank of the Coquille River to a stake marked "CS"; thence up said bank North 29° 30' East 159.72 feet and 42 links to a stake marked "CS"; thence North 60° 30' ; West 453.42 feet to the place of beginning.

The following described tract of land is located in Coos County, Oregon, situate approximately 3 miles north-northeast of Bandon, Oregon, and being a portion of the lands and interests described in the Personal Representative's Deed, from Margarett Lemon to Ernest A. and Lynn E. Bussmann, recorded January 15, 1995 in the Official Records of Coos County, Oregon as document 95-01-0546, said tracts being more particularly described as follows;

Courses are from Minor Land Partition Map recorded in Coos County Records as microfilm no. 90-09-1363 and filed in Cabinet B. Page 389

Section 17, T. 28 S., R. 14 W., Willamette Meridian:

Parcel I of that Minor Land Partition Map recorded in Coos County Records as microfilm no. 90-09-1363 and filed in Cabinet B, Page 389.  
Excepting therefrom, Parcels 1 and 2 of that Minor Land Partition Map recorded in Coos County Records as microfilm no. 91-05-1133 and filed in Cabinet B, Page 417.

The exterior being further described as follows:

Beginning at the Northwest One-Sixteenth corner of Section 17,

thence North 00°28' 15" East a distance of 153.88 feet to the Initial Point of Minor Land Partition Map recorded in Coos County Records as microfilm no. 90-09-1363 and filed in Cabinet B, Page 389,

thence South 45°00' 00" West a distance of 213.04 feet to the North Sixteenth line of Section 17,

Thence South 88°58' 42" East along said line a distance of 149.97 feet, more or less, to the point of beginning.

Township 28 South, Range 14 West, Willamette Meridian  
Section 17 Tidelands fronting Lot 2  
(also known as Tax Lot 28-14-17-400/Account No. 9569.00)

TOGETHER WITH the Grantor's right, title, and interest in and to all mineral and water rights appurtenant to said property.

The land is conveyed subject to existing easements of record for public roads and highways, pipelines, and public utilities.

The true consideration is \$14,000.00

Send Tax Statements to:

United States of America  
911 NE 11th Ave.  
Portland, OR 97232

COOS COUNTY, OREGON TOTAL \$36.00  
TERRI L. TORI, CMC, COUNTY CLERK

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TO HAVE AND TO HOLD the above described premises, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its successors and assigns, forever.

The Grantor hereby covenants to and with the UNITED STATES OF AMERICA and its assigns, that Grantor is lawfully seized in fee simple of the above-granted real property, has a good and lawful right and power to sell and convey the same, that the same is free and clear of all encumbrances, except as shown above, and that Grantor will forever warrant and defend the title thereto and the quiet possession thereof against the lawful claims and demands of all persons whomsoever.

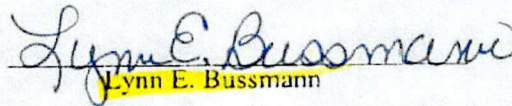
The true consideration for this conveyance is \$14,000.00.

In Witness Whereof, the Grantor has executed this instrument this 25<sup>th</sup> day of September 2003.

By: 

Ernie Bussmann

Also known as Ernest A. Bussmann

By: 

Lynn E. Bussmann

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the persons acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

L.A.-OREGON

Ni-les'tun Unit of Bandon Marsh NWR

Ernest A. & Lynn E. Bussmann (112b-d)

ACKNOWLEDGMENT

STATE OF OREGON

ss

County of Coos

On this 25<sup>th</sup> day of September, 2003, before me the undersigned, a Notary Public, personally appeared Ernest A. Bussmann, also known as Ernie Bussmann, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me he/she executed the same as his/her free act and deed.

On this 25<sup>th</sup> day of September, 2003, before me the undersigned, a Notary Public, personally appeared Lynn E. Bussmann, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me he/she executed the same as his/her free act and deed.

WITNESS my hand and official seal.

Vicki Falke  
(Signature)



LA-OREGON

Ni-les'tun Unit of Bandon Marsh NWR

Ernest A. & Lynn E. Bussmann (112b-d)

COOS COUNTY, OREGON TOTAL \$36.00  
TERRITORY FILED IN CLERK'S OFFICE, COUNTY CLERK

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**WARRANTY DEED**

The Grantor, The Archaeological Conservancy, a California nonprofit corporation, as an estate in fee simple, does hereby convey and warrant to the UNITED STATES OF AMERICA and its assigns, the following described real property located in portions of Sections 8 and 17 in Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, said tract being more particularly described as follows;

Parcel No. 2 of Minor Land Partition recorded May 31, 1991 as microfilm no. 91-05-1133, records of Coos County, Oregon and filed in Cabinet B, page 417.

TOGETHER WITH the Grantor's right, title, and interest in and to all mineral and water rights appurtenant to said property.

The land is conveyed subject to existing easements of record for public roads and highways, pipelines, and public utilities.

TO HAVE AND TO HOLD the above described premises, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its successors and assigns, forever.

The Grantor hereby covenants to and with the UNITED STATES OF AMERICA and its assigns, that Grantor is lawfully seized in fee simple of the above-granted real property, has a good and lawful right and power to sell and convey the same, that the same is free and clear of all encumbrances, except as shown above, and that Grantor will forever warrant and defend the title thereto and the quiet possession thereof against the lawful claims and demands of all persons whomsoever.

The true consideration for this conveyance is \$1,155,000.00.

In Witness Whereof, the Grantor has executed this instrument this 3<sup>rd</sup> day of January, ~~1999~~ 2000.

*Mark Michel*

Mark Michel, President  
The Archaeological Conservancy



RETURN TO: F.A.T.CO.

194096 L0

ACKNOWLEDGMENT

STATE OF New Mexico  
County of Bernalillo <sup>SS</sup>

On this 3<sup>rd</sup> day of January, ~~1999~~ <sup>2000</sup>, before me Tione E. Joseph, a Notary Public, personally appeared Mark Michel, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and official seal.

Tione E. Joseph  
(Signature)



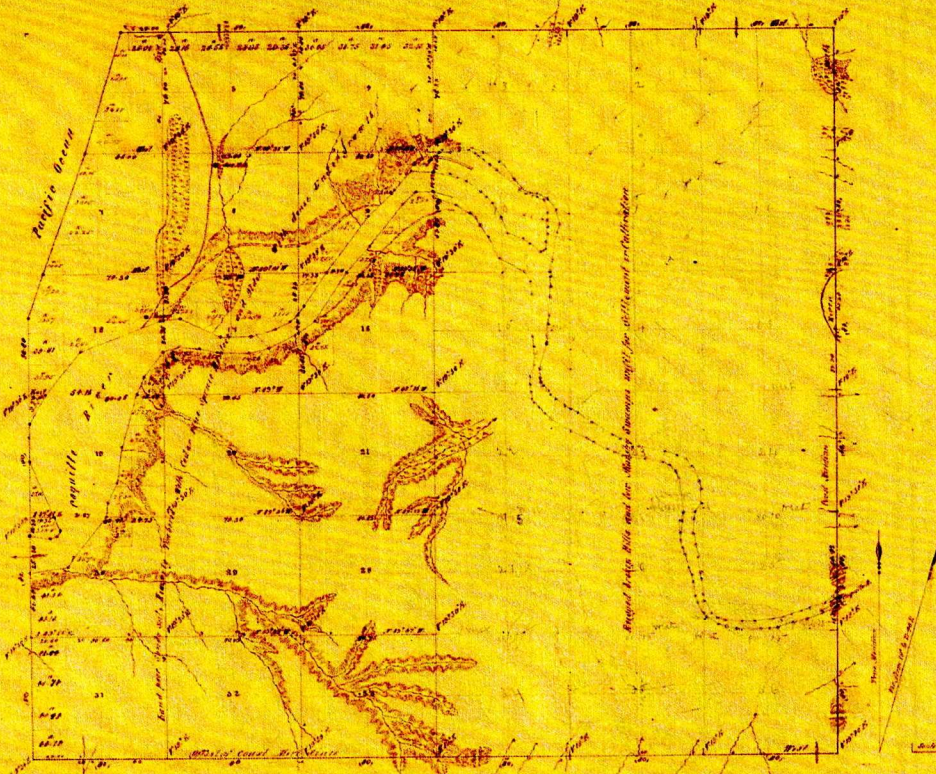
Unofficial Copy

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the persons acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.



1685

Township No 28 South Range No 14 West Willamette Meridian



Survey Acquired	By whom Surveyed	of	Original Date	Area of Acreage	of Acreage	of Acreage	of Acreage
Township lines	W. B. and D. B. Boring	72	February 18th 1857	4	24	60	December 20th 1857
Subdivisions	W. B. and D. Boring	72	February 18th 1857	12	24	18	December 20th 1857
Boundaries				12	33	72	
Total number of Acres	6286.18						

The location of Sectional Township No 28 South Range No 14 West Willamette Meridian  
 and the Oregon Road is hereby confirmed to the field notes of the Survey thereof in 1857  
 as the Office, which has been examined and approved.  
 Surveyor General Office  
 Salem December 20th 1857

*John Fisher*  
 Sec. Gen. of Oregon



