

# CONSENT

On this Aug day of 11th, 2022

I, Linda Agner & Harry K. Agner II  
(Print Owners Name as on Deed)

as owner/owners of the property described as Township 25s, Range 14w,

Section 36Ac, Tax Lot 1800, Deed Reference 2008-8622

hereby grant permission to Linda Agner & Harry K. Agner II so that a(n)  
(Print Name)

Property Line Adjustment application can be submitted to the Coos  
(Print Application Type)

County Planning Department.

Owners Signature/s Harry K. Agner II

\_\_\_\_\_  
\_\_\_\_\_





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"): Stuntzner Engineering & Forestry, LLC  
PO Box 118  
Coos Bay, OR 97420

Customer Ref.: \_\_\_\_\_  
Order No.: 360622040560  
Effective Date: July 14, 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:

Harry K. Agner III, who acquired title as Harry K. Agner II, and Linda K. Agner, as tenants by the entirety

**Premises.** The Property is:

**(a) Street Address:**

No Address, 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. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2022-2023.
2. Regulations, levies, liens, assessments, rights of way and easements of Charleston Sanitary District.
3. Rights of the public to any portion of the Land lying within the area commonly known as roads and highways.
4. A certified copy of a short-form death certificate for Harvey E. Aston, former vestee, must be furnished for recording.

Note: Pursuant to ORS 432.355, as revised by 2014 Oregon Laws, Chapter 60, if the death certificate is from another state or the death occurred in Oregon prior to January 1, 2014, a long-form death certificate (that is, one containing medical information related to the cause of death) may be recorded.

5. Order, including the terms and provisions thereof,

Recording Date: February 1, 2022

Recording No.: [2022-1004](#)

6. A manufactured home situated on the subject land is classified as personal property, as disclosed by the ownership records of the Building Codes Division. Unless a manufactured home is reclassified from personal to real property, a manufactured housing endorsement (ALTA End. 7-06, 7.1-06 or 7.2-06) is not available until reclassification is completed and an appropriate approval is recorded. NOTE: Depending on circumstances, a manufactured home may be classified as personal property but assessed as real property under ORS 308.875.

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

Fiscal Year: 2021-2022  
Amount: \$3,048.26  
Levy Code: 927  
Account No.: [402014](#)  
Map No.: 25-14-36-AC-01800

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

Fiscal Year: 2021-2022  
Amount: \$905.42  
Levy Code: 927  
Account No.: [536](#)  
Map No.: 25-14-36-AC-01800

Ticor Title Company of Oregon  
Order No. 360622040560

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

Fiscal Year: 2021-2022  
Amount: \$723.90  
Levy Code: 927  
Account No.: 157394  
Map No.: 25-14-36-AC-01800

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

**End of Reported Information**

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

Coos Bay Title

[coosbaytitle@ticortitle.com](mailto:coosbaytitle@ticortitle.com)

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



**EXHIBIT "A"**  
Legal Description

PARCEL I:

Beginning at a point on the Northwestern boundary of the right of way of the relocation of the Cape Arago section of the Oregon State Highway through Government Lot 2 of Section 36, Township 25 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; from which point the iron pipe at the center of the said Section 36 bears South 52° 33 1/2' West a distance of 615.85 feet; the said point being on a spiral curve a distance of 120.08 feet from the beginning thereof; and running thence along the said spiral curve to the left (the long chord of which bears South 66° 38' West 133.99 feet) for a distance of 134.01 feet to an intersection with the Southeasterly boundary of the right of way of the original location of the said State Highway; thence North 44° 50 1/2' East along the said State Highway right of way boundary for a distance of 161.61 feet; thence South 7° 51' East for a distance of 61.39 feet to the point of beginning. Being a portion of Government Lot 2 of Section 36, Township 25 South, Range 14 West of the Willamette Meridian, Coos County, Oregon.

PARCEL II:

Beginning at a point on the Northwestern boundary of the right of way of the relocation of the Cape Arago Section of the Oregon State Highway, through Government Lot 2 of Section 36, Township 25 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, from which point the iron pipe at the center of the said Section 36 bears South 52° 33 1/2' West a distance of 615.85 feet; the said point being on a spiral curve; and running thence North 7° 51 1/2' West for a distance of 61.39 feet to a point on the Southeasterly boundary of the right of way of the original location of the State Highway; thence North 44° 50 1/2' East along the said right of way boundary for a distance of 75.00 feet; thence South 16° 16.6' East for a distance of 90.02 feet to a point on the said spiral curve along the Northwestern boundary of the relocation of the State Highway; thence along said spiral curve to the left; the long chord of which bears South 68° 25 1/3' West 75 feet, for a distance of 75.0 feet to the point of beginning. Being a portion of Government Lot 2, of Section 36, Township 25 South, Range 14 West of the Willamette Meridian, Coos County, Oregon.

PARCEL III:

Beginning at a point on the Northwestern boundary of the right of way of the relocation of the Cape Arago Section of the Oregon State Highway through Government Lot 2 of Section 36, Township 25 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, from which point the iron pipe at the center of the said Section 36 bears South 54° 15.9' West a distance of 688.28 feet, the said point being on a spiral curve; and running thence North 16° 16.6' West for a distance of 90.02 feet to a point on the Southeasterly boundary of the right of way of the original location of the said State Highway; thence North 44° 50 1/2' East along said right of way boundary for a distance of 85.0 feet; thence South 21° 01' East for a distance of 124.41 feet to a point on the said Northwestern boundary of the relocation of the State Highway right of way; thence South 68° 59' West along the said right of way boundary for a distance of 39.92 feet to the point of beginning of a spiral curve to the left; thence along the said spiral curve, the long chord of which bears South 68° 56' West 45.08 feet for a distance of 45.08 feet to the point of beginning. Being a portion of Government Lot 2 of Section 36, Township 25 South, Range 14 West of the Willamette Meridian, 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:

ROBERT FRAWSON  
63612 FIFTH ROAD  
COOS BAY OR, 97420

## ORDER

### COOS COUNTY FORESTLAND CLASSIFICATION COMMITTEE

WHEREAS, the County Forestland Classification Committee for Coos County, State of Oregon, under authority granted in ORS 526.310 through 526.328, has investigated and studied certain forestland within the said County of Coos, and has determined which of such land is suitable primarily for the production of timber, and which of such land is suitable primarily for grazing or other agricultural use, and

WHEREAS, upon the basis of such investigation and determination of said Committee, on the 12<sup>th</sup> day of January, 2022, has adopted a preliminary classification of such land, and caused notice thereof to be published and posted as provided by law, and

has held the public hearing provided herein at the time and place stated in said notice; and

WHEREAS, after said public hearing the said Committee made its statement of findings of fact, a copy of which, marked "Exhibit A" for identification, is hereto attached, and by reference is made a part of this order, and said Committee has also prepared a map showing the classifications of said land, copies of which, marked "Exhibit B" for identification, are hereto attached, and by reference, are made a part of this order;

NOW, THEREFORE, IT IS HEREBY ORDERED by the County Forestland Classification Committee for Coos County, State of Oregon, that those lands Designated and shown on said "Exhibit B" as (Class I), and (Class III), are so classified as Class (I) and (III), under the provisions of ORS 526.310 through 526.328.

Coos County, Oregon

\$841.00

2022-01004

02/01/2022 01:15 PM

Pgs=152



00145944202200010041521525

Diris D. Murphy, Coos County Clerk



Done this 1<sup>th</sup> day of February 2022.

County Forestland Classification Committee  
for Coos County  
State of Oregon

By [Signature]  
Lance Morgan, Chair (Coos County Rep)

By [Signature]  
Norma Kline, Secretary (OSU Extension Rep)

By [Signature]  
Neil Westfall (Coos County Rep)

By [Signature]  
Charlie Waterman (Coos County Rep)

By [Signature]  
Willy Burris (OSFM Rep)

By [Signature]  
Ole Buch (ODF Rep)

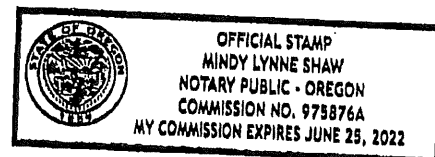
NOTARY:

STATE OF OREGON

County of Coos

Signed or attested before me on January 31 20 22

[Signature]  
Notary Public - State of Oregon





**Exhibit "A"**

**STATEMENT OF FINDINGS OF FACT**

**COOS COUNTY FORESTLAND CLASSIFICATION COMMITTEE**

**WHEREAS, the County Forestland Classification Committee for Coos** County, State of Oregon, under the authority and direction of ORS 526.310 to 526.328 has caused the investigation and study of all forest land within Coos County, State of Oregon, and has determined which of the land is primarily suitable for the production of timber, and which is primarily suitable for grazing or other agricultural use; and

WHEREAS, in making such determination, the committee has taken into consideration the climate, topography, elevation, rainfall, soil conditions, roads, extent of fire hazards, recreation needs, scenic values, and other physical, economic and social factors and conditions relating to the land involved.

NOW, THEREFORE, the County Forestland Classification Committee for Coos County, State of Oregon, does hereby set forth its findings of fact based upon the aforementioned study, investigation and determination:

- (1) That said investigation and study was undertaken by said committee on January 12, 2022 and resulted in the Order to which this statement is attached.
- (2) That in making such investigation and study, said committee determined which forestland is Class I or Class III, as such classes are defined in ORS 526.324.
- (3) That said committee has caused the preparation of a map which reveals said forestland classification in Coos County, which map is by reference made a part of the Order to which this statement is attached.






(4) That the aforementioned land classifications were determined from the best facts and information available to said committee, and that said actions and determinations of the committee were at all times made with a quorum of the committee present.

STATE OF OREGON            )  
  )  
  )  
  )  
  )  
COUNTY OF COOS         )

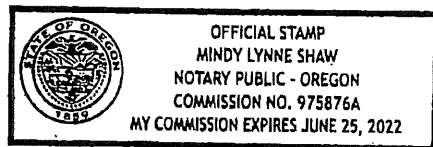
  SS.

I hereby certify that the foregoing copy is a full, true and correct copy of the original thereof.

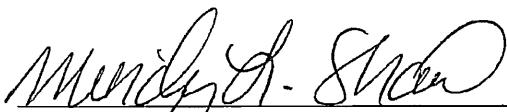
  
\_\_\_\_\_  
Norma Kline  
Secretary of Coos County  
Forestland Classification  
Committee

NOTARY:

STATE OF OREGON  
County of Coos



Signed or attested before me on January 31 20 22 by Norma Kline

  
\_\_\_\_\_  
Mindy Lynne Shaw  
Notary Public - State of Oregon



THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

SW1/4 NE1/4 SEC.36 T25S R14W W.M.  
COOS COUNTY

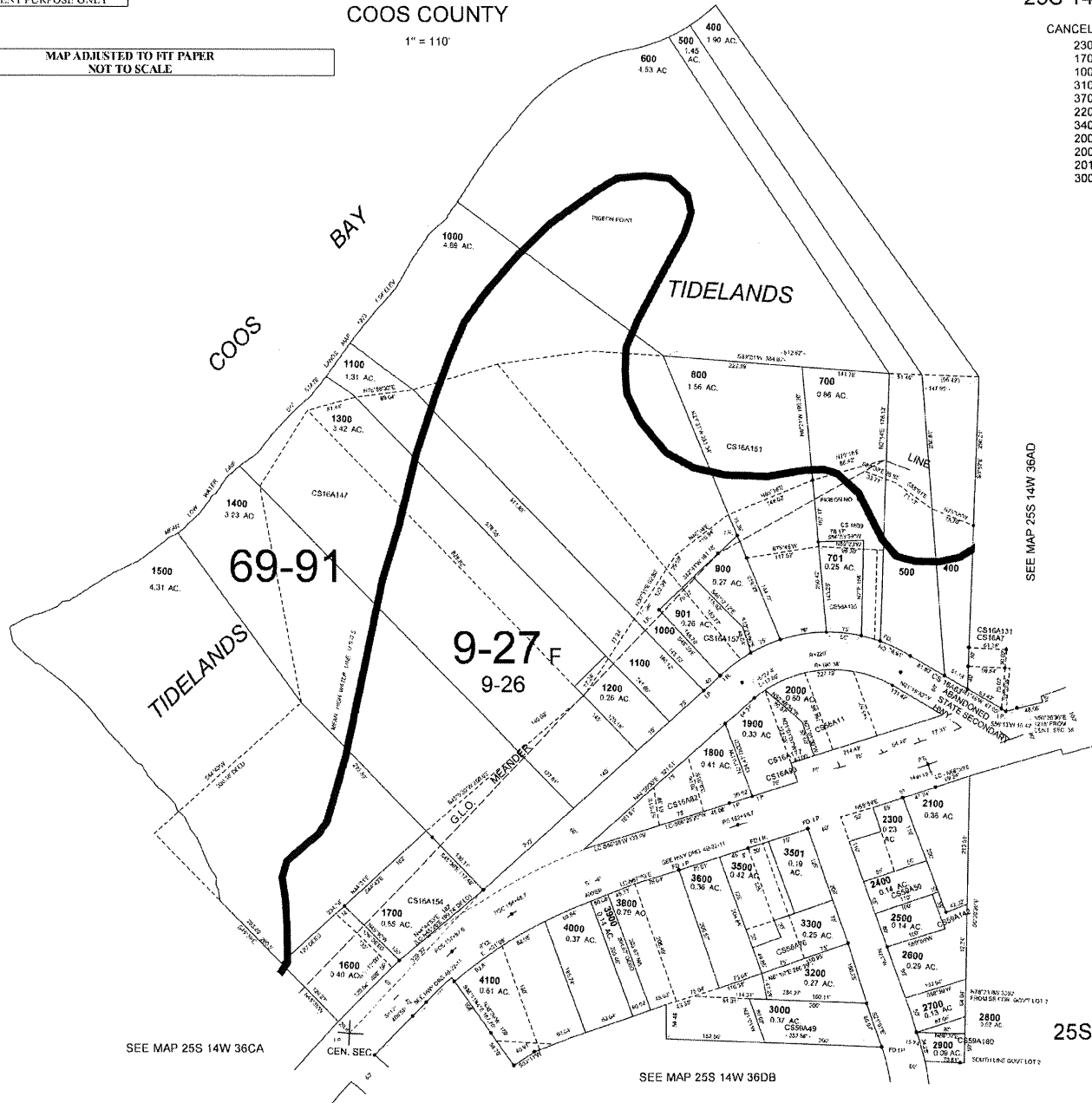
25S 14W 36AC

1" = 110'

MAP ADJUSTED TO FIT PAPER  
NOT TO SCALE

CANCELLED NO.

- 2301
- 1701
- 100
- 3100
- 3700
- 2200
- 3400
- 2001
- 200
- 201
- 300



SEE MAP 25S 14W 36AD

SEE MAP 25S 14W 36AC

SEE MAP 25S 14W 36DB

6-30-2009  
25S 14W 36AC





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.

