



**Coos County
Planning Department
Property Line Adjustment
Application**

Official Use Only
Fee \$700
Receipt No. 212996
Check No./Cash 2225
Date 10/24/19
Received By CRYSTAD
File No. PLA-19-018

Introduction

The purpose of a property line adjustment application is to review changes in property lines when no new lots are being created. Property lines may be changed to account for the location of fences, driveways, gardens and buildings. For example, a property owner may discover that a fence is located on a neighbor's property. As a solution, the affected property owners may agree to relocate their property lines. A property line adjustment review is needed to make sure the change is consistent with zoning standards.

In addition to filling out the application form, the applicant needs to draw a plot plan. The plot plan will show the property lines and dimensions, and the location of all buildings, wells, septic tanks and drain field for the parcels which are being adjusted.

The applicants need to submit the application to the Planning Department. Once the application and plot plan are accepted, staff will review the proposal.

A single adjustment of one line between two abutting properties will be approved as an administrative act.

Multiple adjustments between more than two abutting properties will be processed as a land use decision and may be approved as a single application on condition that each adjustment is completed prior to the next, in accordance with ORS Chapter 92.

Approval will become final after the applicant(s) complies with the approval criteria including completion of surveys when required and recording of the property line adjustment deed(s). These must be completed within one year of the approval.

This information is provided as a courtesy and is not intended to replace the provisions of Article 6.3.

If you have any questions about this application, please feel free to contact this office at 541-396-7770 or visit us at 225 North Adams Street in Owen Building in Coquille, Oregon.

Please complete the following sections:

A. Property 1:

Owner(s): ATR SERVICES Telephone: 541-953-7866
Address: P.O. Box 876
City/State: VENETA, OR Zip Code: 97487-0876
Lien Holder(s): _____
Address: 56822 MYRTLE TERRACE RD
City/State: COQUILLE, OR Zip Code: 97423
Township: 28S R 12W Section: 07 BA
Range: R 12 W Tax Lot: 100
Tax Account: 844900 Zoning District: RR-2
Initial Lot Size: 27.37 Ac Adjusted Lot Size: 21.37 Ac

B. Property 2:

Owner(s): CHUCK E. TATUM, JR Telephone: 541-297-7238
Address: 56888 MYRTLE TERRACE RD.
City/State: COQUILLE, OR Zip Code: 97422
Lien Holder(s): N/A
Address: _____
City/State: _____ Zip Code: _____
Township: 28S Section: 07AB
Range: 12W Tax Lot: 202
Tax Account: 7343802 Zoning District: RR-2
Initial Lot Size: 2.06 Adjusted Lot Size: 8.06 +/-

C. Applicant:

Name: CHUCK E. TATUM Telephone: 541-297-7238
Address: 56888 MYRTLE TERRACE RD
City/State: COQUILLE, OR Zip Code: 97423

D. Surveyor

Name/Company: TONY HOSTETZER Telephone: 541-267-6102
Address: 63538 PINE TAIL DR
City/State: COOS BAY, OR Zip Code: 97420

E. Purpose of the Property Line Adjustment

RESOLVE BUILDING ENCROACHMENT

F. Criteria from Article 6.3

ARTICLE 6.3 PROPERTY LINE ADJUSTMENTS

SECTION 6.3.100 PROPERTY LINE ADJUSTMENTS:

As set forth in ORS 92.190(3), the common boundary line between lots or parcels may be adjusted in accordance with this section without the replatting procedures in ORS 92.180 and 92.185 or the vacation procedures in ORS Ch. 368. Once a lot or parcel line has been adjusted, the adjusted line shall be the boundary or property line, not the original line. The Director has authority to approve a line adjustment as an Administrative Action.

SECTION 6.3.125 PROCEDURE:

1. An application for a line adjustment or elimination shall be filed by the owners of all lots or parcels affected. The application shall be accompanied by an appropriate fee and contain the following information:
 - a. Reason for the line adjustment;
 - b. Vicinity map locating the proposed line adjustment or elimination in relation to adjacent subdivisions, partitions, other units of land and roadways;
 - c. A plot plan showing the existing boundary lines of the lots or parcels affected by the line adjustment and the approximate location for the proposed adjustment line. The plot plan shall also show the approximate location of all structures within ten (10) feet of the proposed adjusted line;
 - d. A current property report (less than 6 months old) indicating any taxes, assessment

- or other liens against the property, easements, restrictive covenants and rights-of-way, and ownerships of the property of the proposed development. A title report is acceptable.
- e. A notice of application and decision will be provided to any and all lien holders of record for the property that will be affected by the proposed adjustment. Applicants should consult with any and all such lien holders prior to submittal of an application.
2. A line adjustment is permitted only where an additional unit of land is not created and where the lot or parcel reduced in size by the adjustment complies with the requirements of the applicable zone except that a line adjustment for the purpose of exchange or transfer of land between resource land owners shall be allowed so long as:
 - a. No parcel is reduced in size contrary to a condition under which it was formed;
 - b. The resulting parcel sizes do not change the existing land use pattern (e.g. two conforming parcels must remain conforming; and
 - c. Two non-conforming parcels may remain non-conforming; and, two parcels, one conforming and one non-conforming, may remain as such regardless of which parcel is non-conforming after the exchange or transfer).
 3. An encroachment of existing or planned structures will not be created within required setbacks as a result of the line adjustment.
 4. A line adjustment for a lot or parcel that contains a dwelling, not on a public sanitation system, and is less than an acre before the adjustment and further reduced as a result of the adjustment shall obtain documentation from Department of Environmental Quality (DEQ) that the sanitation system will still meet their requirements.
 5. In resource lands, a unit of land containing a dwelling, or approved for construction of a dwelling, cannot be adjusted with a vacant resource unit of land for the purpose of qualifying the vacant unit for a 160-acre dwelling.
 - a. A resource unit of land less than 160 acres and containing a (preexisting) dwelling, or approved for construction of a dwelling, cannot be adjusted with a vacant resource unit of land for the purpose of qualifying the vacant unit for a 160-acre dwelling;
 - b. A resource unit of land 160 acres or greater and containing a (preexisting) dwelling, or approved for construction of a dwelling, cannot be adjusted below 160 acres with a vacant resource unit of land for the purpose of qualifying the vacant unit for a 160-acre dwelling;
 - c. A resource unit of land 160 acres or greater and containing a dwelling approved as a 160-acre dwelling, or approved for construction of a 160-acre dwelling, cannot be reduced below 160 acres for the purpose of qualifying the vacant unit for a 160-acre dwelling.
 6. Same Designation: A line adjustment shall only be permitted where the sale or transfer of ownership is made between abutting owners of like designated lands, residential lands, commercial lands, industrial lands, resource lands, and estuary zoned lands unless an existing structure encroaches over an existing property boundary or the boundary line adjustment is required to comply with requirements of the State Department of Environmental Quality for a subsurface sewage system.

7. Property line adjustments are subject to a twelve (12) day appeal period. If appealed, this will be treated as a Planning Director's decision and the procedures in Article 5.8 will be followed. A notice of the decision will be mailed to the applicant and to all neighborhood or community organizations recognized by the County and whose boundaries include the site. Notice of the decision will also be mailed to the owners of record of property on the most recent property tax assessment roll where such property is located:
 - a. Within 100 feet of the exterior boundaries of the contiguous property ownership which is the subject of the notice if the subject property is wholly or in part within an urban growth boundary;
 - b. Within 250 feet of the exterior boundaries of the contiguous property ownership which is the subject of the notice if the subject property is outside an urban growth boundary and not within a farm or forest zone;
 - c. Within 750 feet of the exterior boundaries of the contiguous property ownership which is the subject of the notice if the subject property is within a farm or forest zone.

SECTION 6.3.150 EASEMENTS AND ACCESS:

A line adjustment shall have no affect on existing easements or access. Access shall not be eliminated through a property line adjustment process. If an access is potentially affected then an easement may be created for access to comply with this criterion.

SECTION 6.3.175 MAPPING AND FILING REQUIREMENTS:

1. Map and Monuments Required:
 - a. For any resulting lot or parcel ten acres or less, a survey map that complies with ORS 209.250 shall be prepared;
 - b. The survey map shall show all structures within ten (10) feet of the adjusted line;
 - c. The survey shall establish monuments to mark the adjusted line.
2. Approval and Filing Requirements:
 - a. Upon determination that the requirements of this section have been met, the Director shall advise the applicant in writing that the line adjustment is tentatively approved;
 - b. Within one year from the date of tentative approval, the applicant shall prepare and submit to the Director any map required by Section 6.2.800(4) and Section 6.2.800(5) if a survey is required. If no map is required, the applicant shall submit proof that the requirements of the tentative approval have been met. The Director shall indicate final approval by endorsement upon the map, if any, or if no map is required the Director shall advise the applicant in writing that final approval has been granted;
 - c. Once endorsed by the Director, the map shall then be submitted to the County Surveyor. When the map is filed, the County Surveyor shall indicate the filing information on the map;
 - d. A line adjustment shall be effective when the map is filed by the County Surveyor and an instrument (e.g. deed or covenant) is recorded with the County Clerk. If no map is required, then the line adjustment shall be effective when final approval is granted by the Director and an instrument is recorded with the County Clerk;

- e. If a survey is required, the Deed shall be recorded and the Survey Map shall be filed simultaneously. The survey map, with the signature of the Coos County Planning Director shall be submitted to the County Surveyor along with the required filing fee. The survey map will be given a filing number which will be added to the Property Line Adjustment deed. The deed will then be recorded whereupon the recording number for said deed will be added to the face of the survey map. Said map will then be filed with the County Surveyor, completing the process.
- f. The property line adjustment deed must be submitted on the exact format found in Figure 1 below.

Figure 1 – PLA Deed **(NOT TO BE RECORDED UNTIL AFTER APPLICATION IS APPROVED)**

Send tax statements to:

After recording return to:

PROPERTY LINE ADJUSTMENT DEED

_____ GRANTOR(s) conveys and warrants to

_____ GRANTEE(s) the following described real property, situated in the
County of Coos, State of Oregon:

SEE LEGAL DESCRIPTION ON ATTACHED EXHIBIT "A"

Subject to and excepting:

The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets and highways.

Coos County real property Tax Account No. _____.

The consideration for this conveyance stated in terms of dollars is _____.

This is a property line adjustment deed. In compliance with ORS 92.190, the following information is furnished:

- 1. The names of the parties to this deed are as set forth above.
- 2. The description of the adjusted line is as follows:

SEE LEGAL DESCRIPTION ON ATTACHED EXHIBIT "B"

- 3. The deed whereby Grantor acquired title to the transferred property is recorded in Microfilm Reel No. _____ of the Deed of Records of Coos County, Oregon.
- 4. The deed whereby Grantee acquired title to the property to which the transferred property is joined is recorded in Microfilm Reel No. _____ of the Deed Records of Coos County, Oregon.
- 5. The survey and monumentation, as required by ORS 92.060 and 209.250, were done by _____ His survey is filed with the County Surveyor under Coos County Surveyor's Records, Map No. _____.

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 PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this _____ day of _____ 20 __.

Name

Name

STATE OF OREGON)
)ss.
County of Coos)

This instrument was acknowledged before me on _____, 20 __,
by _____.

Notary Public of Oregon

My Commission expires: _____

ACCEPTANCE

The undersigned grantee(s) hereby accept(s) this property line adjustment deed and signs this acceptance in accordance with ORS 92.190(4).

Name

Name



STATE OF OREGON)
)ss.
County of Coos)



This instrument was acknowledged before me on _____, 20 __,
by _____.



Notary Public of Oregon


My Commission expires: _____

G. Authorization: All areas must be initialed by all applicant(s) prior to the Planning Department accepting any application.


 Property 1	I hereby attest that I am authorized to make the application for a discretionary decision 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.
 Property 2	

 Property 1	<p><u>FEES</u></p> <p>The Coos County Board of Commissioners has adopted a schedule of fees and if the property owners understand they are subject to the fee. If a hearings officer is required to review this matter the property is responsible for actual cost of processing the application.</p>
 Property 2	

 Property 1	I understand it is the function of the Planning Department 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.
 Property 2	




 Property 1




 Property 2

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



 Property 1



 Property 2


As the applicant(s) I/we acknowledge pursuant to Section 6.3.175(2), the property line adjustment deed must be recorded with the County Clerk within one year from the date of final approval from the Planning Department.



 Applicant(s) Original Signature



 Date



 Applicant(s) Original Signature

 Date



 Applicant(s) Original Signature



 Date

 Applicant(s) Original Signature

 Date

EXISTING PARCELS

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

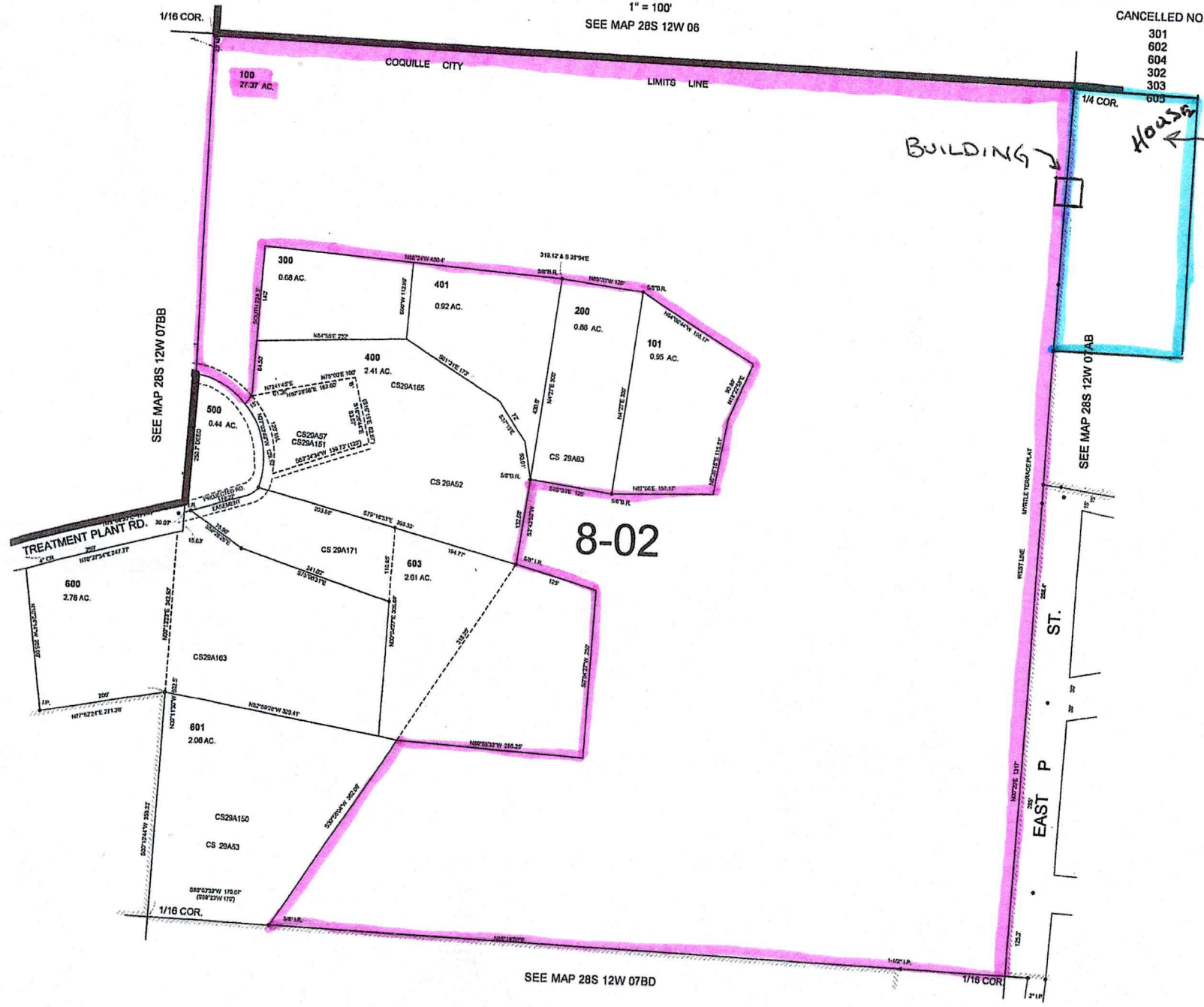
NE1/4 NW1/4 SEC.7 T28S R12W W.M. COOS COUNTY

1" = 100'
SEE MAP 28S 12W 06

28S 12W 07BA

CANCELLED NO.

- 301
- 602
- 604
- 302
- 303
- 609



BUILDING

House

TL202
28 12 7AB

8-02

ST.

EAST P

2-3-2010

28S 12W 07BA

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

NE1/4 NW1/4 SEC.7 T28S R12W W.M.
COOS COUNTY

1" = 100'

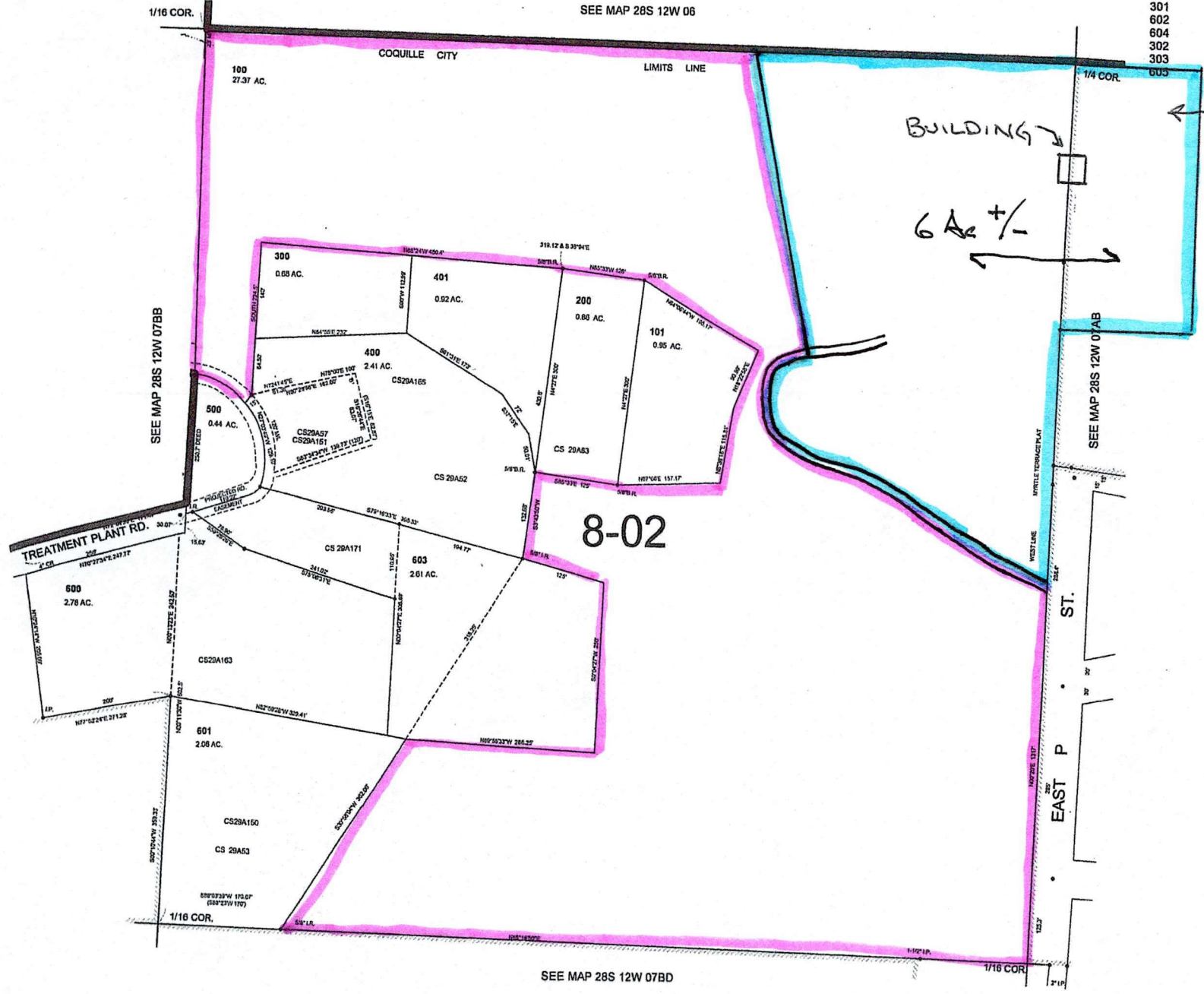
SEE MAP 28S 12W 06

ADJUSTED PARCELS

28S 12W 07BA

CANCELLED NO.

- 301
- 602
- 604
- 302
- 303



SEE MAP 28S 12W 07BB

TREATMENT PLANT RD.

8-02

ST.

EAST P

SEE MAP 28S 12W 07BD

1/16 COR.

2-3-2010

28S 12W 07BA



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ADJUSTED
PARCEL



300 W Anderson
(541)269-5127

OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

To ("Customer"): Tony Hostetter
63538 Pintale Drive
Coos Bay, OR 97420

Customer Ref.: _____
Order No.: 360619028941
Effective Date: October 10, 2019 at 08:00 AM
Charge: \$250.00

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:

Chuck E. Tatum, Jr.

Premises. The Property is:

(a) Street Address:

56888 Myrtle Terrace Road, Coquille, OR 97423

(b) Legal Description:

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



360619028941

Remit Payment To:

Ticor Title Company of Oregon
10151 SE Sunnyside Rd. Suite 300
Clackamas, OR 97015
Phone: (541)269-5127 Fax: (541)269-7583

INVOICE

Due upon receipt

Tony Hostetter
63538 Pintale Drive
Coos Bay, OR 97420

Order Number: 360619028941

Invoice Date: 10/14/2019
Invoice Number: 360619028941-1
Operation: 02743.470028

Buyer/Borrower(s): Chuck E. Tatum, JR.

Title Officer: John Beaver

Sales Rep: TT Coos House

Property Description (1):

56888 Myrtle Terrace Road, Coquille, OR 97423

Bill Code	Description	Amount
OER	OAE	250.00
Invoice total amount due:		\$250.00

**Thank you for the opportunity to serve you.
Please return a copy of this invoice with your payment**

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 for the fiscal year shown below are paid in full.

Fiscal Year: 2018-2019
Amount: \$2,495.85
Levy Code: 0802
Account No.: 7343802
Map No.: 28-12-07AB TL0202

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

2. 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 2019-2020.

3. Easement as delineated or dedicated on the recorded Final Partition Plat No. 1996 #6

4. Easement(s) for rights incidental thereto, as granted in a document:

Granted to: Pacificorp, a corporation, dba Pacific Power & Light Company
Recording Date: August 9, 1996
Recording No: 96-08-0435

5. Easement(s) for rights incidental thereto, as granted in a document:

Granted to: Rink Creek Water District, an Oregon municipal corporation
Recording Date: December 22, 1998
Recording No: 1998-61041

6. Easement(s) for rights incidental thereto, as granted in a document:

Granted to: Patrick J. McPherson and Thiery E. Ewing
Recording Date: September 28, 2001
Recording No: 2001-11691

7. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

8. The only conveyance(s) affecting said Land, which recorded over 24 months of the date of this report, are:

Grantor: Lori A.C. Roberts, who acquired title as Lori Ann Canida, as an estate in fee simple
Grantee: Chuck E. Tatum, Jr.
Recording Date: November 13, 2000
Recording No: 2000-11961

Ticor Title Company of Oregon
Order No. 360619028941

End of Reported Information

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

John Beaver
541-269-5127
john.beaver@ticortitle.com

Ticor Title Company of Oregon
300 W Anderson
Coos Bay, OR 97420

EXHIBIT "A"
Legal Description

Parcel 1 of Final Partition Plat No. 1996 #6 CAB-C161, recorded March 27, 1996 as Microfilm Reel No. 96-03-1227, Deed Records 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

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2019

NOT OFFICIAL VALUE

October 9, 2019 5:02:09 pm

Account # 7343802	Tax Status ASSESSABLE
Map # 28S1207AB00202	Acct Status ACTIVE
Code - Tax # 0802-7343802	Subtype NORMAL
Legal Descr See Record	
Mailing Name TATUM, CHUCK E., JR.	Deed Reference # See Record
Agent	Sales Date/Price See Record
In Care Of	Appraiser
Mailing Address 56888 MYRTLE TERRACE RD COQUILLE, OR 97423-7752	
Prop Class 101 MA SA NH Unit	
RMV Class 101 05 22 RRL 41485-1	

Situs Address(s)	Situs City
ID# 10 56888 MYRTLE TERRACE RD	COQUILLE

Code Area		RMV	MAV	Value Summary		MSAV	RMV Exception	CPR %
				AV	SAV			
0802	Land	95,140					Land	0
	Impr.	235,100					Impr.	0
Code Area Total		330,240	223,570	223,570	0	0		0
Grand Total		330,240	223,570	223,570	0	0		0

Code Area	ID#	RFPD Ex	Plan Zone	Value Source	Land Breakdown			Land Class	LUC	Trended RMV
					TD%	LS	Size			
0802	10	<input checked="" type="checkbox"/>	RR-2	Market	111	A	2.06	HS	002	95,140
Grand Total								2.06		95,140

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
0802	1	2001	131	One story-Class 3	111		1,710			235,100
Grand Total								1,710		235,100

Code Area	Type	Exemptions/Special Assessments/Potential Liability								
0802		FIRE PATROL:								
	■ FIRE PATROL SURCHARGE	Amount	47.50					Year	2019	
	■ FIRE PATROL TIMBER	Amount	18.75	Acres	1.06			Year	2019	

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

9-Oct-2019

TATUM, CHUCK E., JR.
56888 MYRTLE TERRACE RD
COQUILLE, OR 97423-7752

Tax Account #	7343802	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0802
Situs Address	56888 MYRTLE TERRACE RD COQUILLE, OR 97423	Interest To	Oct 15, 2019

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,495.85	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,435.32	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,372.15	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,043.14	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,021.18	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,973.82	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,921.63	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,865.92	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,814.11	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,771.60	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,780.33	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,666.69	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,617.87	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,604.57	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,540.49	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,348.35	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$30,273.02	

**COOS COUNTY ASSESSOR
REAL PROPERTY ACCOUNT NAMES**

10/9/2019 5:02:42 PM

Account # 7343802
Map 28S1207-AB-00202
Owner TATUM, CHUCK E., JR.
56888 MYRTLE TERRACE RD
COQUILLE, OR 97423-7752

Name Type	Name	Ownership Type	Own Pct
OWNER	TATUM, CHUCK E., JR.	OWNER	

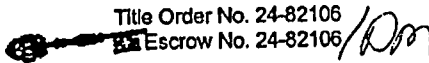
After Recording Return To:
Key Title Company
215 Curtis Ave.
PO Box 355
Coos Bay OR 974200037

Send Tax Statements To:
Chuck E. Tatum, Jr.
54825 Robertson Rd
Coquille OR 97423



RETURN TO KEY TITLE

Title Order No. 24-82106
Escrow No. 24-82106



Tax Account No. T28R12S7AB
202 A#73438.02

WARRANTY DEED
(ORS 93.850)

Lori A. C. Roberts, who acquired title as Lori Ann Canida, as an estate in fee simple, Grantor, conveys and warrants to Chuck E. Tatum, Jr., an estate in fee simple, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

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

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 PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$43,000.00.

Dated this 10 day of November, 2000.

Lori Ann Canida Roberts
Lori A. C. Roberts

State of OR, County of Coos)ss.

This instrument was acknowledged before me on November 10, 2000
by Lori A. C. Roberts.

Danielle Mitchell
Notary Public

My Commission Expires: 12-04-03



EXHIBIT 'A'Legal Description:

Parcel 1, Final Partition Plat 1996 # 06, filed and recorded March 27, 1996, CAB C/161, bearing Microfilm Reel No. 96-03-1227, Records of Coos County, Oregon.

Subject to:

The rights of the public in and to that portion of the premises herein described lying within the limits of public roads, streets and highways.

Easement as delineated or dedicated on the recorded plat,
For: Roadway

An Easement created by instrument, including the terms and provisions thereof,
In favor of: PacifiCorp, a corporation, dba Pacific Power & Light Company
For: Underground electric distribution line
Recorded: August 9, 1998
Microfilm No.: 96-08-0435
in Coos County, Oregon.

An Easement created by instrument, including the terms and provisions thereof,
In favor of: Rink Creek Water District, an Oregon municipal corporation
For: Water pipeline
Recorded: December 22, 1998
Microfilm No.: 1998-61041
in Coos County, Oregon.

A judgment for the amount herein stated and any other amounts due,
Case No.: 95DM0252
Entered: September 29, 1995
Amount: \$350 mo spousal support, plus interest, costs, disbursements and
attorney's fees if any.
Debtor: Charles E. Tatum, Jr.
Creditor: Judy Carol Tatum
Attorney for Creditor: Roger W. Gould

PAGE #: 0001 OF 0005
INST#: 1998 61041 **

12/22/1998 04:33 REC FEE: \$33.00
COOS COUNTY, OR, DOROTHY TAYLOR - COUNTY CLERK

WATER PIPELINE EASEMENT

Patrick J. McPherson and Thiery E. (Ewing) McPherson, husband and wife, as "Grantor", for consideration received, do hereby grant, convey and sell to Rink Creek Water District, an Oregon municipal corporation "Grantee", a permanent, exclusive water pipeline easement for installation, maintenance and replacement purposes of a public waterline, over real property owned by grantor as described on exhibit A. This grant includes a temporary construction easement as set forth on exhibit A.

This easement, along with others to be obtained by grantee, forms an integral part of grantee's overall water supply system.

This agreement is binding on and shall inure to the benefit of the parties, their heirs and assignees.

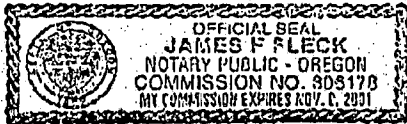
A map indicating the location of the easement is attached as Exhibit B.

IN WITNESS WHEREOF, grantors have set their hands this 22 day of DECEMBER, 1998.

Patrick J. McPherson
Thiery Ewing McPherson

STATE OF OREGON)
County of Coos) ss.

Personally appeared Patrick J. McPherson and Thiery E. (formerly Ewing) McPherson, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.
Date:



James F. Fleck
Notary Public for Oregon
My Commission expires: 11-9-01

After Recording return to:

JAMES FLECK
OREGON PROPERTIES OF COQUILLE
81 E 1ST STREET
COQUILLE OR 97423

Property taxes: no change

EXHIBIT A

EASEMENT WATERLINE

PARCEL 1

An easement for installation, maintenance and replacement purposes of a public waterline and necessary appurtenances over a strip of land 20 feet in width over a portion of a parcel of Parcel 3 of Partition Plat 1996 #6, Records of Coos County, located in the northeast quarter of Section 7, Township 28 South, Range 12 West of the Willamette Meridian, Coos County, Oregon being more particularly described as follows:

Beginning at the northwest corner of said Parcel 3, marked by a rebar with plastic cap which bears South 89° 17' 54" East 227.39 feet from the north quarter corner of said Section 7, marked by a brass cap monument, this line being the basis of bearings;

Thence South 89° 05' 59" East 116.08 feet along the northerly line of said Parcel 3 to the TRUE POINT OF BEGINNING;

Thence South 12° 22' 14" East 16.48 feet;

Thence South 31° 40' 59" West 23.41 feet;

Thence South 11° 24' 53" East 135.82 feet;

Thence South 14° 33' 12" West 112.21 feet;

Thence South 45° 50' 31" West 59.30 feet;

Thence North 89° 47' 38" West 60.00 feet, more or less to the westerly line of said Parcel 3, all as specified on the attached map.

TOGETHER WITH: A temporary easement for construction purposes over a strip of land 40 feet in width, the centerline of which is the centerline of the hereinabove described strip of land.

Said temporary easement will terminate on December 31, 2000.

McPherson Easement A-1

PAGE #: 0002 OF 0005
INST#: 1998 61041

12/22/1998 04:33 REC FEE: \$33.00
COOS COUNTY, OR, DOROTHY TAYLOR - COUNTY CLERK

EXHIBIT A

EASEMENT - WATERLINE

PARCEL 2

An easement for installation, maintenance and replacement purposes of a public waterline and necessary appurtenances over a strip of land 50 feet in width over a portion of a parcel of Parcel 1 of Partition Plat 1996 #6, Records of Coos County, located in the northeast quarter of Section 7, Township 28 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, said strip of land being the 50-foot road easement as shown on said Partition Plat, all as specified on the attached map.

PAGE #: 0003 OF 0005
INST#: 1998 61041

12/22/1998 04:33 REC FEE: \$33.00
COOS COUNTY, OR, DOROTHY TAYLOR - COUNTY CLERK

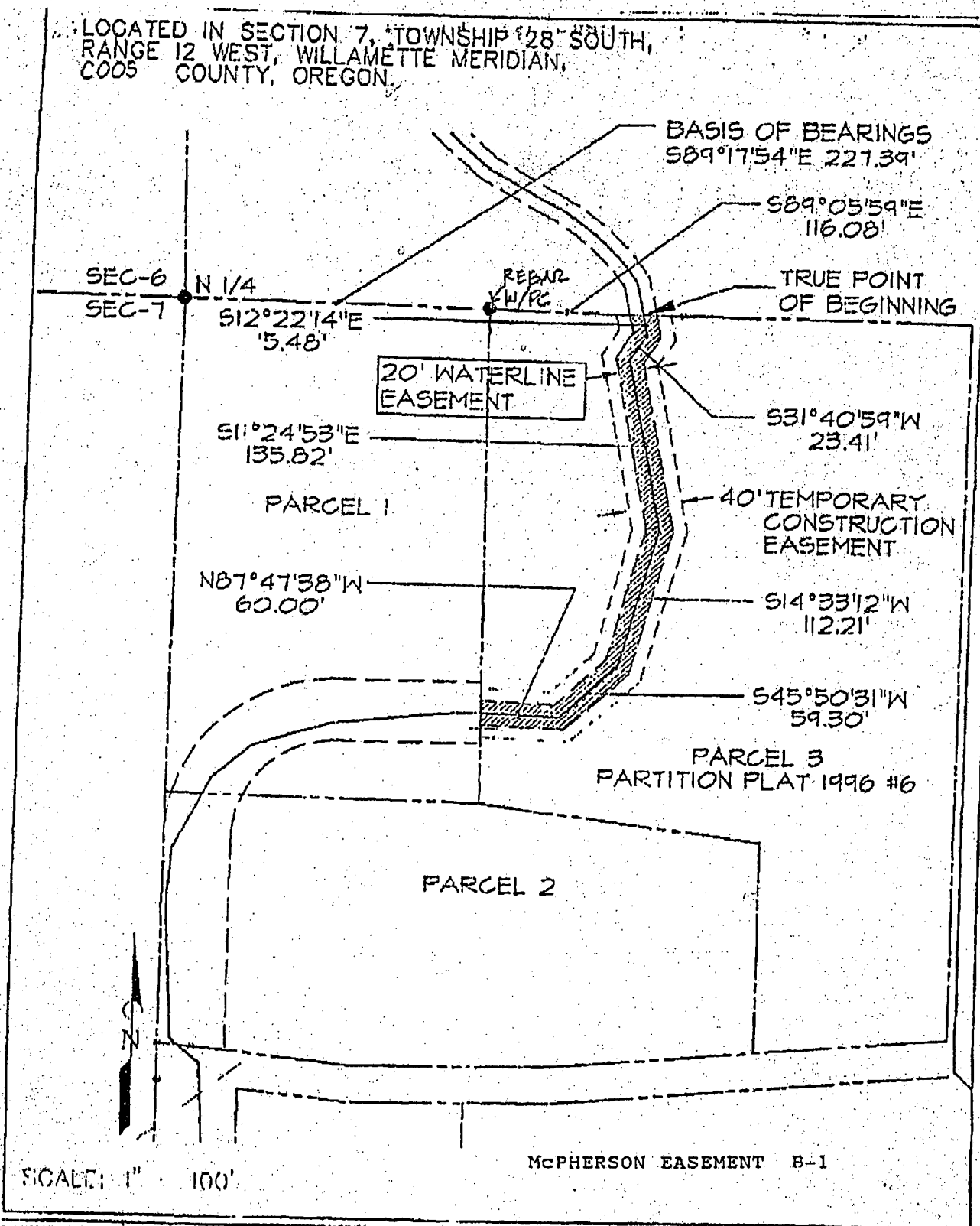
MCPHERSON EASEMENT A-2

1998 61041 0003 0000 0000

LOCATED IN SECTION 7, TOWNSHIP 28 SOUTH,
 RANGE 12 WEST, WILLAMETTE MERIDIAN,
 COOS COUNTY, OREGON.

PAGE #: 0004 OF 0005
 INST#: 1998 61041

12/22/1998 04:33 REC FEE: \$33.00
 COOS COUNTY, OR, DOROTHY TAYLOR - COUNTY CLERK



THE DYER PARTNERSHIP ENGINEERS & PLANNERS, INC.
 P.O. Box 1198
 275 MARSH AVE.
 DOUG LANE, GRESHAM, OREGON 97130
 TEL: (503) 638-0719

RINK CREEK WATER DISTRICT
WATER SYSTEM IMPROVEMENTS
 EASEMENT NO. 2

DES	DWN	CHK
MWE	SJS	MWE
DATE NOV. 1998		

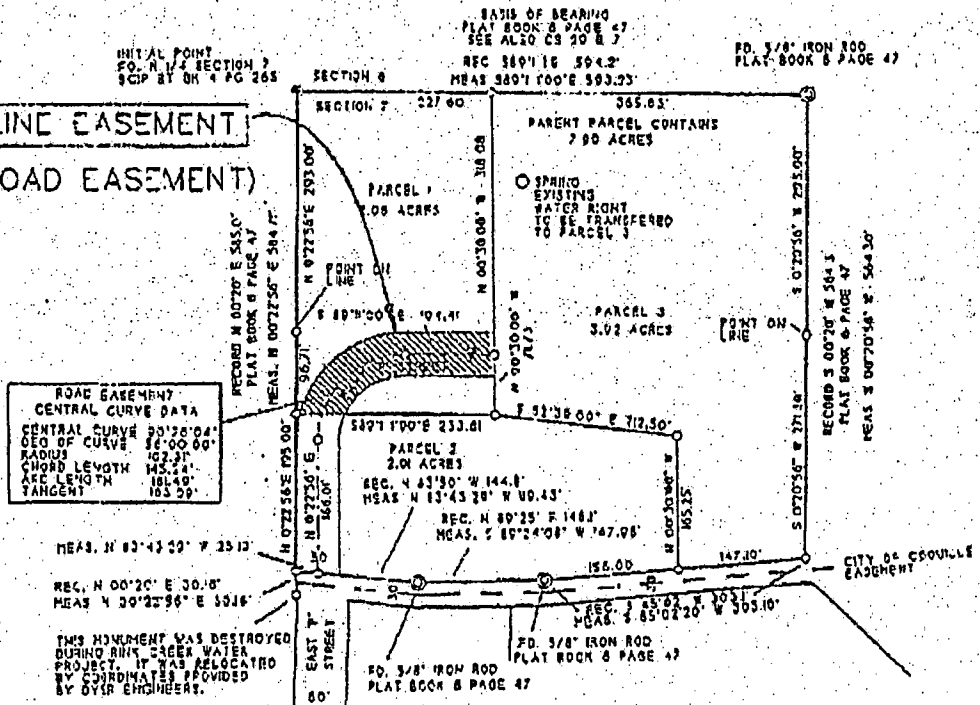
EPS NO.
 ESMNT2

LOCATED IN SECTION 7, TOWNSHIP 28 SOUTH,
 RANGE 12 WEST, WILLAMETTE MERIDIAN,
 COOS COUNTY, OREGON.
 PARTITION PLAT NO. 1996 #6

PAGE #: 0005 OF 0005
 INST#: 1998 61041

12/22/1998 04:33 REC FEE: \$33.00
 COOS COUNTY, OR, DOROTHY TAYLOR - COUNTY CLERK

50' WATERLINE EASEMENT
 (SAME AS ROAD EASEMENT)



SCALE: 1" = 200'

NOTE:
 A REDUCED COPY OF A PORTION OF THE ACTUAL PARTITION PLAT (1996 #6) WAS UTILIZED TO SHOW THE LIMITS OF THE EASEMENT. EASEMENT SHALL UTILIZE THE FULL 50ft WIDTH SHOWN FOR THE ROAD EASEMENT.

McPHERSON EASEMENT B-2

THE DYER PARTNERSHIP ENGINEERS & PLANNERS, INC.
 P.O. BOX 1192
 276 MARKET AVE.
 COOS BAY, OREGON 97420
 W 1997-1998 1998-1999

RINK CREEK WATER DISTRICT
WATER SYSTEM IMPROVEMENTS

DES	DWN	CHK
MWE	SJS	MWE
DATE NOV. 1998		

DWG NO.
 ESMNT3

PACIFIC POWER

96 08 0435

RC Name Coos Bay

Return To:

RC 41050 WO 01041317

PACIFIC POWER
P O BOX 989
COOS BAY OR 97420

RIGHT-OF-WAY EASEMENT
(Individual)

GRANTORS: MCPHERSON, PAT
MCPHERSON, TERRY E.

For value received the undersigned, (Grantor), (whether singular or plural), does hereby grant to PACIFICORP, a corporation, dba Pacific Power & Light Company, its successors and assigns, (Grantee), an easement and right-of-way, ¹⁰ feet in width, for an underground electric distribution line of one or more conductors and all necessary or desirable appurtenances (including but not limited to the right to install conduits, surface or subsurface mounted transformers, surface mounted connection boxes and meter cabinets) over, under, across and along the following described real property in Coos County, State of Oregon, to wit:

The Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) and the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 07, Township 28 South, Range 12 West, Willamette Meridian.

Deed Reference # 93-07-1239

The location and course of said easement and right-of-way are approximately as shown on the sketch attached as Exhibit(s) A and by this reference made a part hereof.

Together with the right of ingress and egress over the adjacent lands of the Grantor in order to install, maintain, repair, replace, rebuild, operate and patrol the underground electric power lines and appurtenances, and to exercise all other rights herein granted.

Grantor shall have the right to use the lands subject to the above described easement and right-of-way for all purposes not inconsistent with the uses and purposes herein set forth; provided that Grantor shall not build or erect any structure upon said easement and right-of-way without the prior written consent of Grantee.

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

Form 2768 (Rev. 4/90)

870

96 08 0435

Dated this 3rd day of May, 1996.

Pat McPherson (SEAL) _____ (SEAL)
Theresa E. McPherson (SEAL) _____ (SEAL)
THERESA E. MCPHERSON

STATE OF OREGON
County of Coos

On this 3rd day of May, 1996,
personally appeared before me a notary public in and for said
State, the within named Pat McPherson & Theresa McPherson

to me known to be the identical person as described therein and
who executed the foregoing instrument, and acknowledged to me that
they executed the same freely and voluntarily for the uses
and purposes therein mentioned.

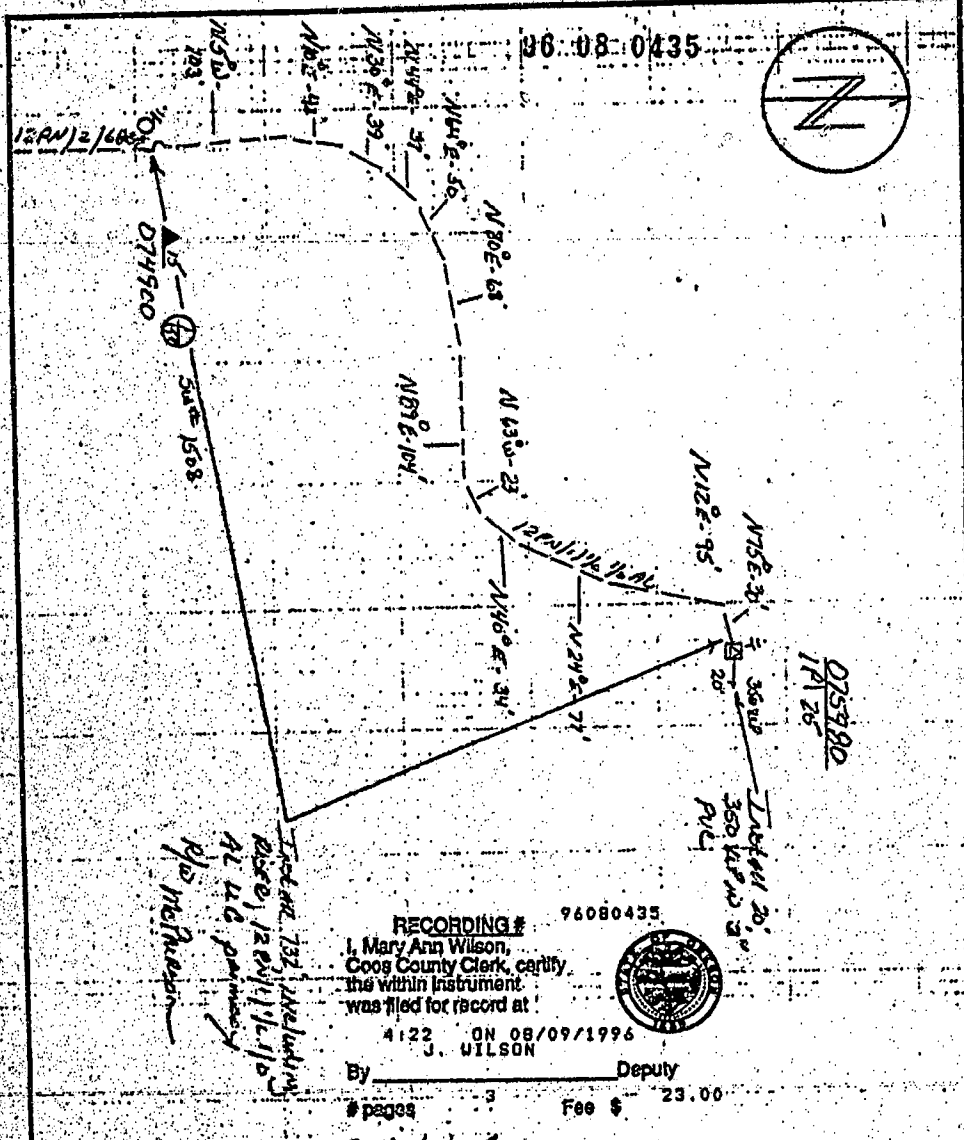
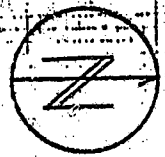
IN WITNESS WHEREOF, I have hereunto set my hand and
official seal the day and year above written.



Cindy Smith
Notary Public for OREGON
Residing at North Bend
My Commission expires: 2/11/99

871

96-08-0435



*Traverse 732 including
Disey, 12/24/1910
At 1/16 primary
p/w McPherson*

*D75780
171 25'
360 ft
350 ft
PVC*

RECORDING # 96080435
I, Mary Ann Wilson,
Coos County Clerk, certify
the within instrument
was filed for record at
4:22 ON 08/09/1996
J. WILSON Deputy
By _____ 3
pages Fee \$ 23.00



Exhibit A

DISTRICT <i>Coos Bay</i>	
NAME <i>Pat McPherson</i>	
COUNTY NUMBER <i>4241</i>	
MAP NO. <i>13-22-12-5/11-23-12-07-4</i>	R.C. <i>41050</i>
DRAWN <i>MAY</i>	W.O. <i>01041317</i>

PACIFIC POWER
ER SKETCH
SCALE *1" = 100'*

872



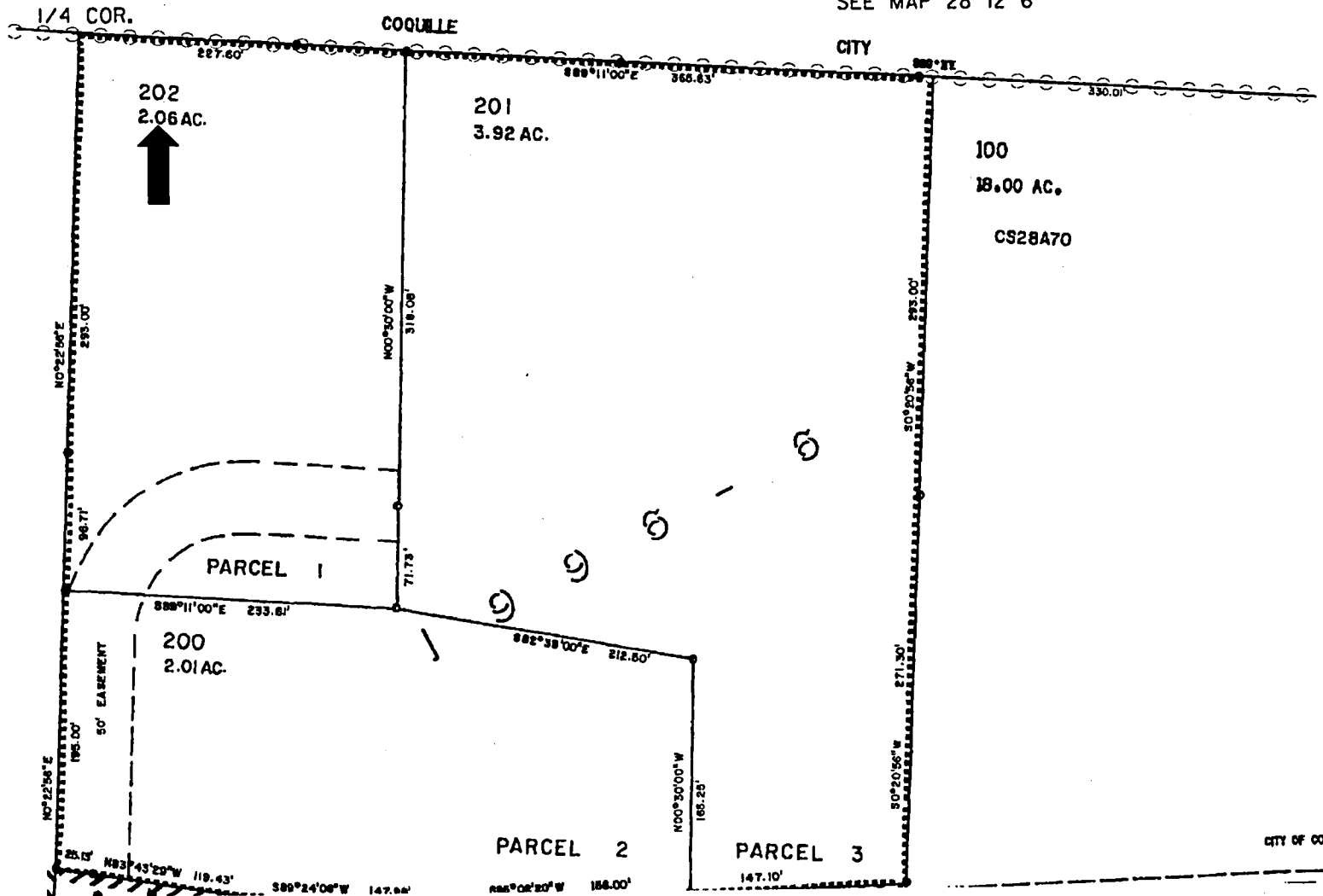
TICOR TITLE



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.

1" = 100'

SEE MAP 28 12 6



THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

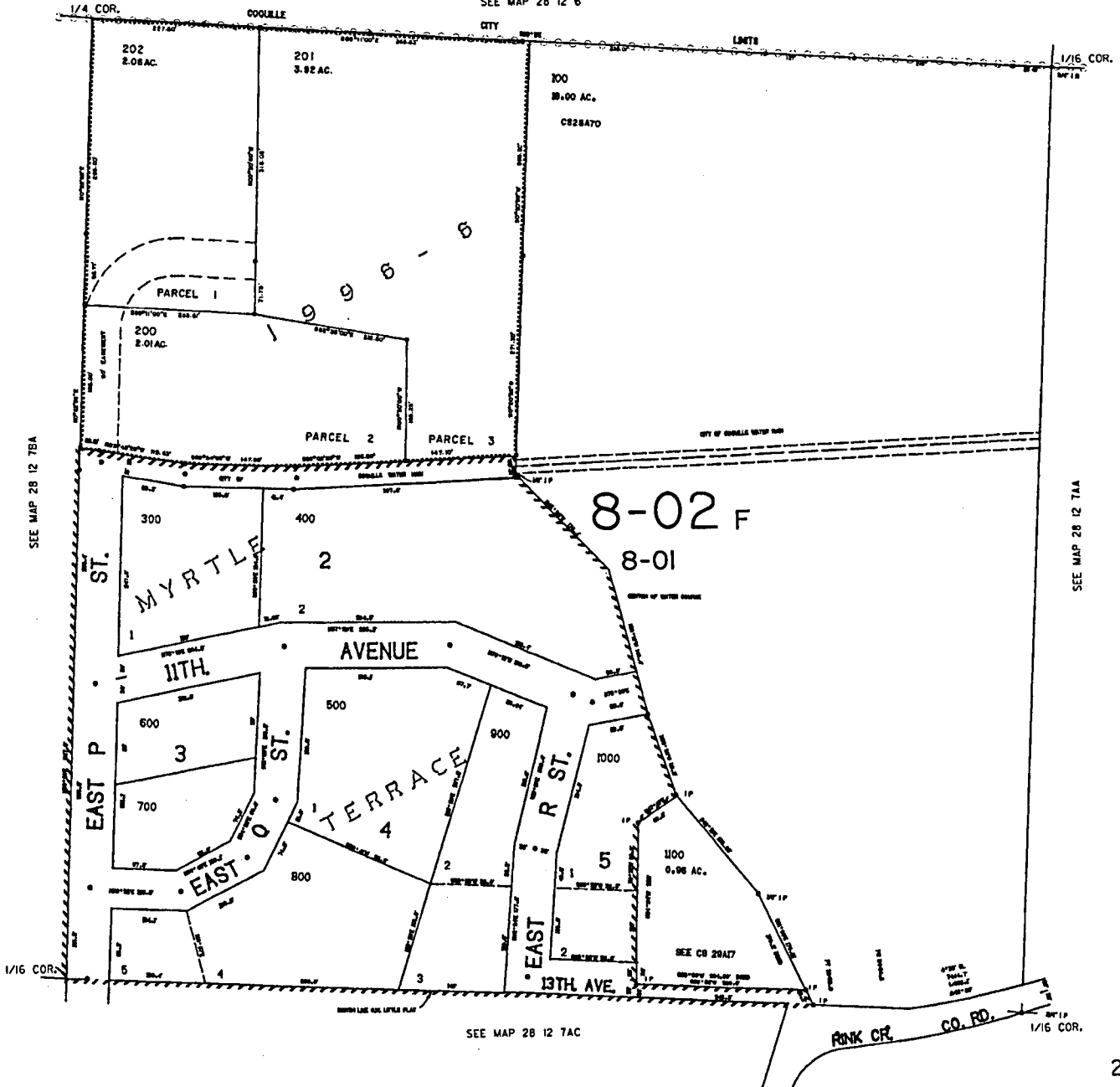
NW1/4 SE1/4 SEC.7 T.28S. R.12W. W.M.
COOS COUNTY

28 12 7AB

CANCELLED

1" = 100'

SEE MAP 28 12 6



DATE

28 12 7AB



360619028936

Remit Payment To:

Ticor Title Company of Oregon
10151 SE Sunnyside Rd. Suite 300
Clackamas, OR 97015
Phone: (541)269-5127 Fax: (541)269-7583

INVOICE

Due upon receipt

Tony Hostetter
63538 Pintale Drive
Coos Bay, OR 97420

Order Number: 360619028936

Invoice Date: 10/16/2019
Invoice Number: 360619028936-1
Operation: 02743.470028

Buyer/Borrower(s): ATR Services Inc

Title Officer: John Beaver

Sales Rep: TT Coos House

Property Description (1):
56822 Myrtle Terrace Road, Coquille, OR 97423

Bill Code	Description	Amount
OER	OAE	250.00
Invoice total amount due:		\$250.00

**Thank you for the opportunity to serve you.
Please return a copy of this invoice with your payment**



300 W Anderson
(541)269-5127

OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

To ("Customer"): Tony Hostetter
63538 Pintale Drive
Coos Bay, OR 97420

Customer Ref.: _____
Order No.: 360619028936
Effective Date: October 11, 2019 at 08:00 AM
Charge: \$250.00

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:

ATR Services, Inc., an Oregon corporation

Premises. The Property is:

(a) **Street Address:**

56822 Myrtle Terrace Road, Coquille, OR 97423

(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. Unpaid Property Taxes are as follows:

Fiscal Year: 2019-2020
Amount: \$1,541.42, plus interest, if any
Levy Code: 802
Account No.: 844900
Map No.: 28-12-07BA 100

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

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

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

Recording Date: August 21, 1963
Recording No: Book 303, Page 228

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

Recording Date: November 30, 1965
Recording No: 65-11-3745

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

Granted to: City of Coquille
Recording Date: May 4, 1993
Recording No: 93-05-0064

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

Granted to: Rink Creek Water District
Recording Date: February 9, 1999
Recording No: 1999-1666

7. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$250,724.62
Dated: April 20, 2018
Trustor/Grantor: ATR Services, Inc., an Oregon corporation
Trustee: Cascade Title Co.
Beneficiary: McDougal Bros., Inc
Recording Date: June 20, 2018
Recording No.: 2018-5729

Ticor Title Company of Oregon
Order No. 360619028936

8. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below:

Name of Corporation: ATR Services, Inc.

- a) A Copy of the corporation By-laws and Articles of Incorporation
- b) An original or certified copy of a resolution authorizing the transaction contemplated herein
- c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

End of Reported Information

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

John Beaver
541-269-5127
john.beaver@ticortitle.com

Ticor Title Company of Oregon
300 W Anderson
Coos Bay, OR 97420

EXHIBIT "A"
Legal Description

The Northeast quarter of the Northwest quarter of Section 7, Township 28 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, EXCEPTING THEREFROM the following described parcels:

Parcel I:

Beginning at the Southwest corner of said Northeast quarter of the Northwest quarter of Section 7, thence North 00° 11 1/2' West along the 1/16th Section line 602.5 feet to a 5/8 inch iron rod; thence continuing North 00° 11 1/2' West an additional 15.63 feet to a point in the center of the roadway from State Highway No. 42 to the City of Coquille water treatment plant; thence Northeasterly along the center of said roadway to a point North 73° 27' West 15 feet from a 5/8 inch iron rod; thence South 73° 27' East 15 feet to said rod; thence South 79° 21' East 397.90 feet to a 5/8 inch iron rod; thence South 30° 31' East 679.1 feet to a 5/8 inch iron rod; thence along the 1/16th Section line South 88° 23' West 170 feet to the point of beginning.

Parcel II:

Beginning at a 5/8 inch iron rod which is 533.20 feet South and 78.56 feet East of the Northwest corner of said Northeast quarter of the Northwest quarter of Section 7; thence South 45° 03' West 15 feet to the center of the roadway from State Highway NO. 42 to the City of Coquille water treatment plant; thence down the center of said road along a 128.0 foot radius curve to the right, the long chord of which bears South 14° 12' East 130.9 feet; thence South 77° 27' East 15 feet to a 5/8 inch iron rod; thence South 79° 21' East 397.9 feet to a 5/8 inch iron rod; thence North 4° 27' East 430.6 feet to a 5/8 inch iron rod; thence North 88° 42' West 460.4 feet; thence South 224.5 feet to the point of beginning.

Parcel III:

Beginning at a point on the West line of the Northeast quarter of the Northwest quarter of Section 7, which point is 686.9 feet South and 1320 feet East of the Northwest corner of the aforesaid Section; thence North 71° 01' East, (the West line of the Northeast quarter of the Northwest quarter of said Section 7 being due North) 113.1 feet; thence on a 110 foot radius curve to the left, the long chord of which bears North 19° 19' West a distance measured along the curve of 308.5 feet; thence North 89° 40' West 71.3 feet, more or less, to the aforesaid West line of the Northeast quarter of the Northwest quarter of Section 7; thence South along said Section 7; 250.7 feet, more or less to the place of beginning.

Parcel IV:

Beginning at a 5/8 inch brass rod 319.12 feet South and 538.94 feet East from the Northwest corner of said Northeast quarter of the Northwest quarter of Section 7; thence South 4° 27' West 300 feet to a 5/8 inch brass rod; thence South 85° 33' East 125 feet to a 5/8 inch brass rod; thence North 4° 27' East 300 feet to a 5/8 inch brass rod; thence North 85° 33' West 125 feet to the point of beginning.

Parcel V:

Beginning at the Southwest corner of said Northeast quarter of the Northwest quarter of said section 7; thence North 00° 11 1/2" West along the 1/16th Section line 602.5 feet to a 5/8 inch iron rod; thence continuing North 00° 11 1/2' West an additional 15.63 feet to a point in the center of the roadway from State Highway No. 42 to the City of Coquille water treatment plant; thence Northeasterly along the center of said roadway to a point North 73° 27' West 15 feet to a 5/8 inch iron rod; thence South 73° 27' East 15 feet to said rod; thence South 79° 21' East 397.90 feet to a 5/8 inch iron rod, which point is the Northeast corner of a parcel conveyed under contract of sale dated September 1, 1962 between James K. Kay, et ux and A. O. Montgomery, et ux, and to the true point of beginning of this parcel; thence continuing South 79° 21' East 125 feet; thence South 250 feet; thence West 290 feet, more or less, to a point which is South 30° 31' West from the true point of beginning; thence North 30° 31' East to the true point of beginning.

Parcel VI:

A tract of land located in the Northeast quarter of the Northwest quarter of Section 7, Township 28 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, and more particularly described as follows: Beginning at a 5/8 inch brass rod 328.82 feet South and 663.56 feet East from the Northwest corner of said Northeast quarter of the Northwest quarter; thence South 4° 27' West a distance of 300.72 feet to a 5/8 inch brass rod; thence North 85° 08' East a distance of 157.17 feet; thence North 6° 36' 18" East a distance of 115.81 feet; thence

EXHIBIT "A"
Legal Description

North 18° 22' 58" East a distance of 90.89 feet; thence North 64° 06' 44" West a distance of 195.17 feet to the point of beginning.

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

KNOW ALL MEN BY THESE PRESENTS, That ROLAND L. WEEKLY and DOROTHY O. WEEKLY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK W. FLEMING and JUANITA M. FLEMING, husband and wife,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Coos and State of Oregon, described as follows, to-wit:

The NE 1/4 of the NW 1/4 of Section 7, Township 28 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, EXCEPTING THEREFROM the following described parcels:

PARCEL I. Beginning at the Southwest corner of said NE 1/4 of the NW 1/4 of Section 7; thence North 00° 11 1/2' West along the 1/16 section line 602.5 feet to a 5/8 inch iron rod; thence continuing North 00° 11 1/2' West an additional 15.63 feet to a point in the center of the roadway from State Highway #42 to the City of Coquille water treatment plant; thence Northeasterly along the center of said roadway to a point North 73° 27' West 15 feet from a 5/8 inch iron rod; thence South 73° 27' East 15 feet to said rod; thence South 79° 21' East 307.90 feet to a 5/8 inch iron rod; thence South 30° 31' East 679.1 feet to a 5/8 inch iron rod; thence along the 1/16 section line South 88° 23' West 170 feet to the point of beginning.

PARCEL II. Beginning at a 5/8 inch iron rod which is 533.20 feet South and (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (OVER)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

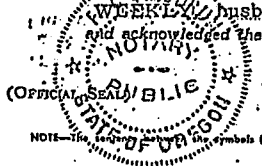
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$24,000.00

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 21st day of June, 1973

Roland L. Weekly
Dorothy O. Weekly

STATE OF OREGON, County of Coos ss. June 21, 1973

Personally appeared the above named ROLAND L. WEEKLY and DOROTHY O. WEEKLY, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: D.C. McIlwain Notary Public for Oregon My commission expires 6-31-75

NOTE—The symbols (S) if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

ROLAND L. WEEKLY et ux

TO

MARK W. FLEMING et ux

AFTER RECORDING RETURN TO

STATE OF OREGON

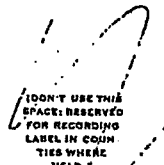
County of Coos ss.

I certify that the within instrument was received for record on the day of June, 1973 at o'clock P.M. and recorded in book on page of file number Record of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By Deputy



DON'T USE THIS SPACE RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED

80 4 5672

78.56 feet East of the Northwest corner of said NE 1/4 of the NW 1/4 of Section 7; thence South 45° 03' West 15 feet to the center of the roadway from State Highway #42 to the City of Coquille water treatment plant; thence down the center of said road along a 128.0 foot radius curve to the right the long chord of which bears South 14° 12' East 130.9 feet; thence South 77° 27' East 15 feet to a 5/8 inch iron rod; thence South 79° 21' East 397.0 feet to a 5/8 inch iron rod; thence North 4° 27' East 430.6 feet to a 5/8 inch iron rod; thence North 88° 42' West 460.4 feet; thence South 224.5 feet to the point of beginning.

PARCEL III. Beginning at a point on the West line of the NE 1/4 of the NW 1/4 of Section 7, which point is 686.9 feet South and 1320 feet East of the Northwest corner of the aforesaid section; thence North 71° 01' East, (the West line of the NE 1/4 of the NW 1/4 of said Section 7 being due North) 113.1 feet; thence on a 110 foot radius curve to the left, the long chord of which bears North 10° 19' West a distance measured along the curve of 308.5 feet; thence North 89° 40' West 71.3 feet, more or less, to the aforesaid West line of the NE 1/4 of the NW 1/4 of Section 7; thence South along said Section 7, 250.7 feet, more or less, to the place of beginning.

PARCEL IV. Beginning at a 5/8 inch brass rod 319.12 feet South and 538.94 feet East from the Northwest corner of said NE 1/4 of the NW 1/4 of Section 7; thence South 4° 27' West 300 feet to a 5/8 inch brass rod; thence South 85° 33' East 125 feet to a 5/8 inch brass rod; thence North 4° 27' East 300 feet to a 5/8 inch brass rod; thence North 85° 33' West 125 feet to the point of beginning.

PARCEL V. Beginning at the Southwest corner of said NE 1/4 of the NW 1/4 of said Section 7; thence North 00° 11 1/2' West along the 1/16 section line 602.5 feet to a 5/8 inch iron rod; thence continuing North 00° 11 1/2' West an additional 15.63 feet to a point in the center of the roadway from State Highway #42 to the City of Coquille water treatment plant; thence Northeasterly along the center of said roadway to a point North 73° 27' West 15 feet to a 5/8 inch iron rod; thence South 73° 27' East 15 feet to said rod; thence South 79° 21' East 397.90 feet to a 5/8 inch iron rod, which point is the Northeast corner of a parcel conveyed under contract of sale dated September 1, 1962 between James K. Kay et ux, and A. O. Montgomery et ux; and to the true point of beginning of this parcel; thence continuing South 79° 21' East 125 feet; thence South 250 feet; thence West 290 feet, more or less to a point which is South 30° 31' West from the true point of beginning; thence North 30° 31' East to the true point of beginning.

SUBJECT TO: Easement, including the terms and provisions thereof, together with a 30 foot easement and right of way for roadway purposes along the North line of Parcel I of the excepted property, recorded in Book 303, Page 228, November 30, 1965, County Clerk's Microfilm Reel No. 65-11-3745, Records of Coos County, Oregon.

WILLAMETTE VALLEY TITLE
254 Central 64693
Coos Bay, Oregon 97420

80-4-5672-776
SEP 23 3 34 PM '80

State of Oregon
County of Coos

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

WITNESS, my hand and seal of County affixed:

MARY ANN WILSON
Coos County Clerk

By *[Signature]* deputy

Return to *[Signature]*

Fee 7.00

STATEMENT OF TAX ACCOUNT

COOS COUNTY TAX COLLECTOR

COOS COUNTY COURTHOUSE

COQUILLE, OREGON 97423

(541) 396-7725

Pay Online Now with Credit Card or Check

15-Oct-2019

ATR SERVICES INC
PO BOX 876
VENETA, OR 97487-0876

Tax Account # 844900	Lender Name
Account Status A	Loan Number
Roll Type Real	Property ID 0802
Situs Address 56822 MYRTLE TERRACE RD COQUILLE, OR 97423	Interest To Oct 15, 2019

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2019	ADVALOREM	\$1,495.18	\$1,541.42	\$0.00	\$46.24	\$1,541.42	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,492.99	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,477.44	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,440.15	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,394.17	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,378.04	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$765.09	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$745.59	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$725.57	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$704.56	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$688.23	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$707.91	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$640.70	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$622.77	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$621.44	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$594.61	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$567.87	Nov 15, 2003
Total		\$1,495.18	\$1,541.42	\$0.00	\$46.24	\$16,108.55	

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
SPLIT CODE	4-Jun-2014	AFFIDAVIT #20303 - #844990 COMBINED INTO #844900 RURAL FIRE/FIRE PATROL SPLIT CODE CONSOLIDATION

COOS County Assessor's Summary Report
Real Property Assessment Report
 FOR ASSESSMENT YEAR 2019

October 15, 2019 3:02:46 pm

Account # 844900
 Map # 28S1207BA00100
 Code - Tax # 0802-844900
 Legal Descr See Record
 Mailing Name ATR SERVICES INC
 Agent
 In Care Of
 Mailing Address PO BOX 876
 VENETA, OR 97487-0876

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Deed Reference # 2018-5728
 Sales Date/Price 06-18-2018 / \$250,000.00
 Appraiser

Prop Class 409 MA SA NH Unit
 RMV Class 401 05 22 RRL 15059-1

Situs Address(es)		Situs City
ID# 20 56822 MYRTLE TERRACE RD		COQUILLE

Code Area	RMV	MAV	Value Summary AV	SAV	MSAV	RMV Exception	CPR %
0802 Land	153,160					Land	0
Impr.	1,530					Impr.	0
Code Area Total	154,690	137,360	137,360	0	0		0
Grand Total	154,690	137,360	137,360	0	0		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			LUC	Trended RMV	
						TD%	LS	Size			
0802	30	<input checked="" type="checkbox"/>		RR-2	Market	111	A	1.00	MHS	003	33,000
0802	20	<input type="checkbox"/>		RR-2	Market	111	A	22.37	MV	003	101,900
0802	40	<input checked="" type="checkbox"/>		RR-2	Market	111	A	4.00	MV	003	18,260
Grand Total								27.37			153,160

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
0802	1	0	308	MACHINE SHED		111	586		1,530
Grand Total								586	1,530

Code Area	Type	Exemptions/Special Assessments/Potential Liability								
NOTATION(S):										
■ FIRE PATROL ADDED 2014 AFFIDAVIT #20303 - #844990 COMBINED INTO #844900 RURAL FIRE/FIRE PATROL SPLIT CODE CONSOLIDATION										
0802										
FIRE PATROL:										
■ FIRE PATROL SURCHARGE										
	Amount	47.50		Year	2019					
■ FIRE PATROL TIMBER										
	Amount	42.46	Acres	26.37	Year	2019				

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

9-Oct-2019

ATR SERVICES INC
 PO BOX 876
 VENETA, OR 97487-0876

Tax Account #	844900	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0802
Situs Address	56822 MYRTLE TERRACE RD COQUILLE, OR 97423	Interest To	Oct 15, 2019

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$704.56	Nov 15, 2010
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2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$567.87	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$14,567.13	

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
SPLIT CODE	4-Jun-2014	AFFIDAVIT #20303 - #844990 COMBINED INTO #844900 RURAL FIRE/FIRE PATROL SPLIT CODE CONSOLIDATION

COOS County Assessor's Summary Report
Real Property Assessment Report
 FOR ASSESSMENT YEAR 2019
 NOT OFFICIAL VALUE

October 9, 2019 4:00:31 pm

Account # 844900
 Map # 28S1207BA00100
 Code - Tax # 0802-844900

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name ATR SERVICES INC

Deed Reference # 2018-5728

Agent

Sales Date/Price 06-18-2018 / \$250,000.00

In Care Of

Appraiser

Mailing Address PO BOX 876
 VENETA, OR 97487-0876

Prop Class 409 MA SA NH Unit
 RMV Class 401 05 22 RRL 15059-1

Situs Address(s)	Situs City
ID# 20 56822 MYRTLE TERRACE RD	COQUILLE

Code Area	RMV	MAV	Value Summary AV	SAV	MSAV	RMV Exception	CPR %
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Impr.	1,530					Impr.	0
Code Area Total	154,690	137,360	137,360	0	0		0
Grand Total	154,690	137,360	137,360	0	0		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Land Class	LUC	Trended RMV
						TD%	LS	Size			
0802	30	<input checked="" type="checkbox"/>		RR-2	Market	111	A	1.00	MHS	003	33,000
0802	20	<input type="checkbox"/>		RR-2	Market	111	A	22.37	MV	003	101,900
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Grand Total								27.37			153,160

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
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Grand Total								586	1,530

Code Area	Type	Exemptions/Special Assessments/Potential Liability									
NOTATION(S):											
■ FIRE PATROL ADDED 2014 AFFIDAVIT #20303 - #844990 COMBINED INTO #844900 RURAL FIRE/FIRE PATROL SPLIT CODE CONSOLIDATION											
0802											
FIRE PATROL:											
■ FIRE PATROL SURCHARGE											
	Amount	47.50							Year	2019	
■ FIRE PATROL TIMBER											
	Amount	42.46	Acres	26.37	Year	2019					

**COOS COUNTY ASSESSOR
REAL PROPERTY ACCOUNT NAMES**

10/9/2019 4:01:06 PM

Account # 844900
Map 28S1207-BA-00100
Owner ATR SERVICES INC
PO BOX 876
VENETA, OR 97487-0876

Name Type	Name	Ownership Type	Own Pct
OWNER	ATR SERVICES INC	OWNER	
OWNER	ATR SERVICES INC		

49074

EASEMENT AGREEMENT

THIS AGREEMENT, Made and entered into this 28th day of May, 1963, by and between WAYNE J. JACOBSEN and DAISY JACOBSEN, Husband and Wife, hereinafter referred to and designated as "Jacobsens"; JAMES E. KAY and D. ELAINE KAY, Husband and Wife, hereinafter referred to and designated as "Kays"; and A. O. MONTGOMERY and SADIE MONTGOMERY, Husband and Wife, hereinafter referred to and designated as "Montgomerys"; and CLARENCE E. PENSE and ALICE M. PENSE, Husband and Wife, hereinafter referred to and designated as Penses;

W I T N E S S E T H :

THAT WHEREAS, Kays have purchased from Russell W. Wilson and Dolores J. Wilson, husband and wife, the following described premises situate in Coos County, State of Oregon, bounded and described as follows, to-wit:

The Northeast quarter (NE 1/4) of the Northwest quarter (NW 1/4) of Section 7, Township 28 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

AND WHEREAS, Jacobsens own premises abutting said property described in the preceding paragraph, and

WHEREAS, Kays have sold portions of the above described premises by Land Sales Contracts to Montgomerys and Penses, and are going to deed a portion of said premises to Jacobsens, and

WHEREAS, the road and right-of-way now and heretofore in existence from Highway 42 to the above-described premises and being the road used for access and egress to Kays premises and the premises sold on contract to Montgomerys and Penses crosses the premises of Jacobsens abutting the above-described premises and whereas heretofore certain easement documents have been recorded concerning said roadway, said easements appearing in Deeds Records of Coos County in Volume 213 at Page 556 and in Volume 213 at Page 561, and the parties wish to clarify and make more definite and certain the terms and provisions of said instruments, now,

therefore, it is understood and agreed as follows:

1. It is understood and agreed, and Jacobsens do hereby grant unto Kays, Penses, and Montgomerys, their heirs and assigns, a right-of-way and easement over the property of Jacobsens abutting the premises hereinabove described, said right-of-way being from Highway 42 to the premises of the said parties and being that right-of-way described in Deeds Records of Coos County in Volume 213 at Page 561, said right-of-way and easement to be for residential access and egress purposes only and to cover one residential use for each of Kays, ~~Rexxas~~, and Montgomerys, and two residential uses for Penses.
2. Kays shall convey by Warranty Deed containing the usual covenants a portion of said premises, the receipt of which Deed is hereby acknowledged by Jacobsens, and Jacobsens shall convey to Kays by Deed a certain portion of Jacobsens premises and Kays hereby acknowledge receipt of such conveyance.

IN WITNESS WHEREOF, the parties have hereunto set their hands in quadruplicate, the day and year first hereinabove written.

Wayne J. Jacobsen
Wayne J. Jacobsen

Daisy Jacobsen
Daisy Jacobsen

James E. Kay
James E. Kay

D. Elaine Kay
D. Elaine Kay

A. O. Montgomery
A. O. Montgomery

Sadie Montgomery
Sadie Montgomery

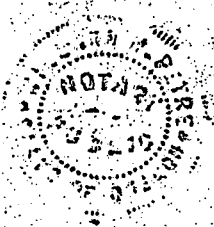
Clarence E. Pense
Clarence E. Pense

Alice M. Pense
Alice M. Pense

STATE OF OREGON,)
County of Coos.) ss.

On this 26th day of July, 1963, before me, the undersigned,
A Notary Public in and for said County and State, personally appeared the
within named WAYNE J. JACOBSEN and DAISY JACOBSEN, Husband and
Wife, JAMES E. KAY and D. ELAINE KAY, Husband and Wife, A. O. MONT-
GOMERY and SADIE MONTGOMERY, Husband and Wife, CLARENCE E.
PENSE and ALICE M. PENSE, Husband and Wife, who are known to me to
be the identical individuals described in and who executed the within in-
strument, and acknowledged to me that they executed the same freely and
voluntarily.

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



Willard H. Petoe
Notary Public for Oregon
My Commission expires December 14, 1964

RECORDED AUG 21 1963 AT 9:56 pm
MURIEL PAULSEN, COUNTY CLERK

93 05 0064

Mail tax statements
to:

No Change

After recording,
return to:

City of Coquille
99 E. 2nd Street
Coquille, OR 97423

RECORDING # 93050064
I, Mary Ann Wilson,
Coos County Clerk, certify
the within instrument
was filed for record at



Consideration:

None

10:23 ON 05/04/1993 Deputy
By M. BRIGHT

pages 4 Fee \$ 28.00

EASEMENT

MARK W. FLEMING and JUANITA M. FLEMING, husband and wife, grantor, hereby grants and conveys unto the CITY OF COQUILLE, OREGON, a Municipal Corporation of the State of Oregon, grantee, the perpetual right to enter upon and install, construct, maintain, repair, rebuild, replace, use, operate and control a raw waterline, with necessary appurtenances, all to be on, over and across the property described on the attached Exhibit "A" (2 pages).

TO HAVE AND TO HOLD the above easement unto the City of Coquille, its successors and assigns forever, and for such purposes; the City of Coquille, its officers, agents, employees and contractors shall have a right of ingress and egress upon, over and across said real property for such purposes, provided, however, that grantor, his successors and assigns, shall have the use of said premises for all purposes at all times so long as the same does not interfere with the proper function, use and operation of the City of Coquille and its service equipment; and the City of Coquille shall restore the premises to original condition after the construction, maintenance or repair has been completed.

Grantor covenants that he is lawfully seized in fee simple to the above described real property and that the same is free and clear of all liens and encumbrances.

This easement shall be binding upon the grantor, his successors and assigns, and shall inure to the benefit of the City of Coquille, its successors and assigns.

EASEMENT - 1

133

93 05 0064

DATED this 14th day of December, 1992.

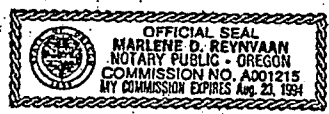
Mark W. Fleming
MARK W. FLEMING

Juanita M. Fleming
JUANITA M. FLEMING

STATE OF Oregon }
County of Clatsop } SS.

DATED: Dec. 14, 1992

Personally appeared the above named individuals and acknowledged the foregoing instrument to be their voluntary act and deed. BEFORE ME:



Marlene D. Reynvaan
Notary Public for Oregon
My Commission Expires: 8-21-94

EASEMENT - 2

134

93 05 0064

RINK CREEK RAW WATERLINE EASEMENT NO. 1

An easement for installation, maintenance and replacement purposes of a raw waterline with necessary appurtenances over a strip of land 30 feet in width, that portion of which affects that certain parcel of land owned by Mark and Juanita Fleming as described in Document No. 80-4-5671, records of Coos County, located in the northwest quarter of Section 7, Township 28 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, the centerline of said 30-foot strip of land being more particularly described as follows:

Beginning at the northwest corner of said Section 7, marked by a brass cap monument, which bears South 88° 38' 41" West 2629.70 feet from the north quarter corner of said Section 7, marked by a brass cap monument, this line being the basis of bearing;

Thence South 76° 22' 01" East 1349.16 feet to the northeast corner of the parcel of land owned by the City of Coquille for the Water Treatment Plant, marked by a 1/2-inch iron pipe;

Thence South 00° 08' 35" West 102.00 feet along the easterly line of said Water Treatment Plant parcel to the TRUE POINT OF BEGINNING;

Thence South 87° 10' 00" East 1,040.00 feet, all as specified on the attached map.

PINK CREEK RAW WATERLINE EASEMENT No. 1
 LOCATED IN NW 1/4 OF SECTION 7, T. 28 S., R. 12 W., W.M., COOS CO., OR.

93 05 0064

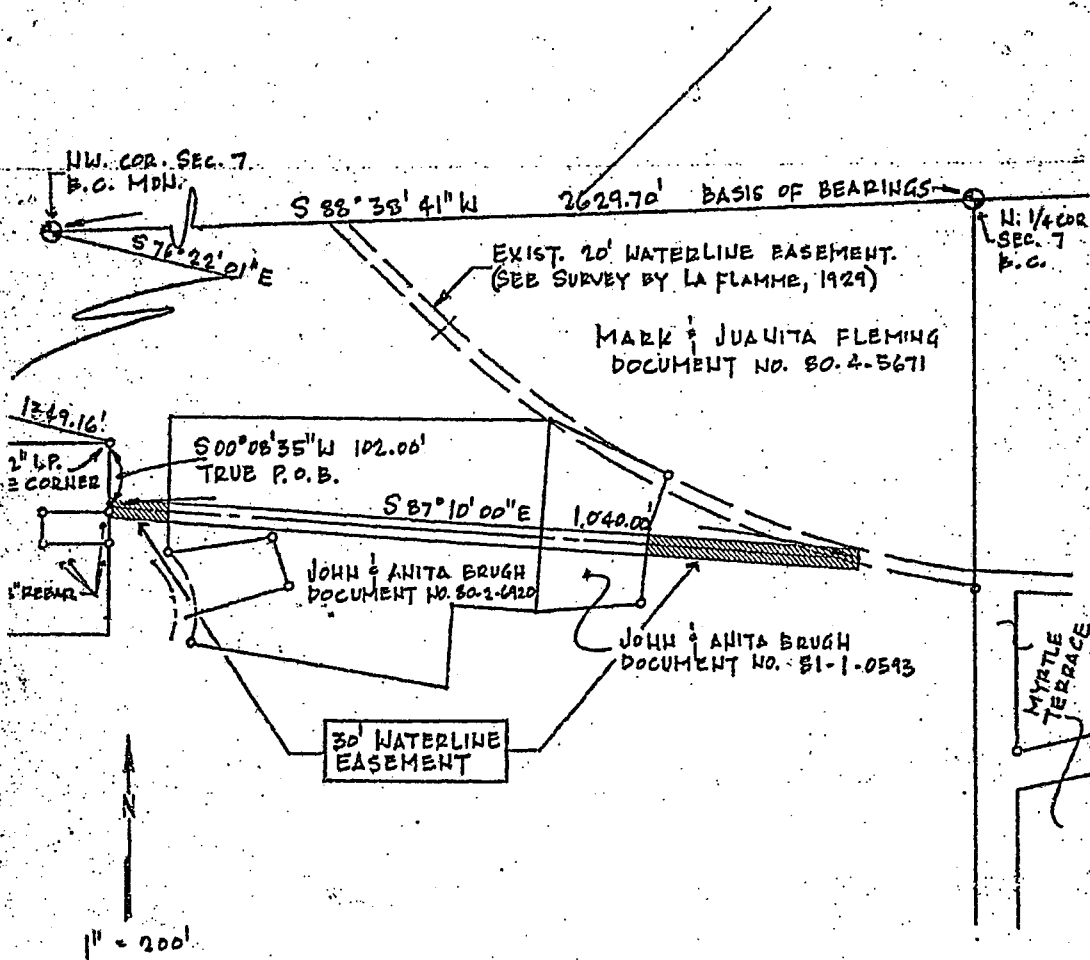


EXHIBIT "A" - Page 2

136

65-1-3745

E A S E M E N T

THIS INDENTURE, made this 30th day of October, 1965, by and between JAMES E. KAY and D. ELAINE KAY, husband and wife, and DEAN Y. WEEKLY and SHIRLEY F. WEEKLY, husband and wife, hereinafter referred to as "grantors", and RICHARD H. SAWDAY and NELL F. SAWDAY, husband and wife, hereinafter referred to as "grantees"; and

WHEREAS, E. W. Hughes and Mabel S. Hughes, husband and wife, have heretofore granted and conveyed unto the grantees certain real property lying North and East of the hereinafter described road right-of-way, and the said grantees are without lawful access thereto; and

WHEREAS, a road right-of-way is in existence and in use on the real property of grantors that is particularly described in that certain deed dated May 15, 1965 from Wayne J. Jacobsen and Daisy Jacobsen, husband and wife, as grantors therein, to James E. Kay and D. Elaine Kay, as grantees therein, and which deed is recorded in volume 317 at page 316, Deed Records of Coos County, Oregon;

NOW, THEREFORE, the premises considered and in consideration of One Dollar (\$1.00) paid unto the grantors by grantees, the receipt of which is hereby acknowledged, and other valuable consideration not herein mentioned, the grantors do hereby grant and convey unto the grantees, the right of ingress and egress over and upon that certain road right-of-way situate on grantors' said parcel of real property, and which road right-of-way is more fully described in volume 213 at page 561, Deed Records of Coos County, Oregon. By grantees' acceptance of this Easement, they covenant and agree that such Easement shall be used for purposes of ingress and egress to their said parcel of real property for residential purposes and that they, the grantees,

65-11-3746

shall share in the maintenance of said roadway according to their pro-rata use thereof; it being understood that the grant of easement herein contained is a non-exclusive grant of easement to be exercised in common with other users.


This easement is not in gross and shall run with and attach to the following described parcel of real property owned by grantees that is situate in the County of Coos, State of Oregon, bounded and described as follows, to-wit:

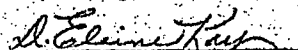
Beginning at the Northwest corner of the City of Coquille Water Treatment Plant site in Section 7, Township 28 South, Range 12, West of the Willamette Meridian, which is described in Book 212, Pages 551 and 554 of the Coos County Deed Records and running thence North $4^{\circ} 00'$ West 245.0 feet; thence North $77^{\circ} 30'$ East 50.0 feet; thence North $15^{\circ} 15'$ East 82.0 feet; thence South $84^{\circ} 00'$ East 84.0 feet; thence South $78^{\circ} 30'$ East 134.0 feet; thence South $84^{\circ} 30'$ East 103 feet, more or less, to the City of Coquille pipeline; thence Southerly along said pipeline to a point on the North boundary of the Water Treatment Plant site; thence along said boundary of the Water Plant Site North $89^{\circ} 28'$ West 395 feet, more or less, to the point of beginning, containing 2.95 acres, more or less.

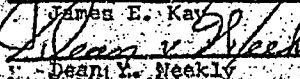
ALSO: Beginning at the Northeast corner of the City of Coquille Water Treatment Plant Site in Section 7, Township 28 South, Range 12, West of the Willamette Meridian, which is described in Book 212, Pages 551 and 554 of the Coos County Deed Records and running thence along the North boundary of said parcel North $89^{\circ} 28'$ West 400 feet, more or less, to the City of Coquille pipeline; thence along said pipeline Northerly 385 feet, more or less, to the center of a creek; thence along said creek in an easterly direction 450 feet, more or less, to a point on the East boundary of the Northwest quarter (NW-1/4) of the Northwest quarter (NW-1/4) of Section 7; thence along the one-sixteenth Section line South $1^{\circ} 38'$ West 330 feet, more or less, to the point of beginning, containing 3.4 acres, more or less.

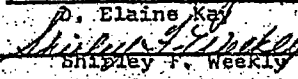
TO HAVE AND TO HOLD, the above-described and granted easement under the above-described conditions unto the said grantees, their heirs and assigns forever.

WITNESS our hands and seals this 30th day of October, 1965.

 (SEAL)
James E. Kay

 (SEAL)
Elaine Kay

 (SEAL)
Dean V. Weekly

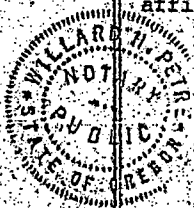
 (SEAL)
Shirley F. Weekly

65-11-3747

STATE OF OREGON)
) SS.
COUNTY OF CURRY)

On this 30th day of October, 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within-named JAMES E. KAY and D. ELAINE KAY, husband and wife, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

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

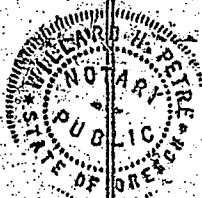


Willard H. Petro
Notary Public for Oregon
My Commission expires: Dec 14, 1968

STATE OF OREGON)
) SS.
COUNTY OF COOS)

On this 2nd day of November, 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within-named DEAN Y. WEEKLY and SHIRLEY Y. WEEKLY, husband and wife, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

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



Willard H. Petro
Notary Public for Oregon
My Commission expires: Dec 14, 1968

Easement - 3 (end)

RECORDED NOV 30 1965 AT 11:25
FAY F. CRABTREE, COUNTY CLERK

WATER PIPELINE EASEMENT

Mark Fleming and Juanita Fleming, husband and wife, as "Grantor", for consideration received, do hereby grant, convey, and sell to Rink Creek Water District, an Oregon municipal corporation "Grantee", a permanent, exclusive water pipeline easement for installation, maintenance and replacement purposes of a public waterline, over real property owned by grantor as described on Exhibit A. This grant includes a temporary construction easement as set forth on Exhibit A.

This easement, along with others to be obtained by grantee, forms an integral part of grantee's overall water supply system.

This agreement is binding on and shall inure to the benefit of the parties, their heirs and assignees.

A map indicating the location of the easement is attached as Exhibit B.

IN WITNESS WHEREOF, grantors have set their hands this 3 day of February, 1999.

Mark Fleming
Juanita M Fleming

STATE OF OREGON)
) Clock) ss.
County of Coos)

February 3, 1999

Personally appeared Mark Fleming and Juanita Fleming and acknowledged the foregoing instrument to be their voluntary act and deed.



April F Hensley
Notary Public for Oregon

Send Tax Statements to:
No Change

After Recording return to:
Rink Creek Water District
PO Box 65
Coquille, OR 97423

EXHIBIT A

EASEMENT NO. 18 - WATERLINE

An easement for installation, maintenance and replacement purposes of a public waterline and necessary appurtenances over a strip of land 20 feet in width, that portion of which affects a parcel of land owned by the Mark and Juanita Fleming as described in Microfilm Record No. 80-45671, Records of Coos County, located in the northeast quarter of the northwest quarter of Section 7, Township 28 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, the centerline of said strip of land being more particularly described as follows:

Beginning at the southeast corner of a parcel of land owned by John Brugh, as described in Microfilm Record No. 96-11-0903, Records of Coos County, marked by 5/8" rebar which bears South 79° 21' East 398.28 feet from the southwest corner of said parcel owned by Brugh, marked by an iron pipe, this line being the BASIS OF BEARINGS;

Thence North 04° 27' 00" East 4.20 feet along the easterly line of said parcel owned by Brugh to the TRUE POINT OF BEGINNING;

Thence South 55° 10' 56" East 51.24 feet;

Thence South 74° 30' 35" East 83.42 feet;

Thence North 86° 24' 05" East 120.71 feet;

Thence North 87° 28' 47" East 129.76 feet;

Thence South 87° 14' 28" East 77.24 feet;

Thence South 65° 16' 32" East 109.72 feet;

Thence North 65° 23' 53" East 108.33 feet;

Thence South 73° 36' 22" East 135.70 feet;

Thence North 62° 13' 06" East 22.06 feet, more or less to the westerly right-of-way line of East P Street per Myrtle Terrace Subdivision, all as specified on the attached map. With the sidelines of said strip of land being lengthened or shortened to terminate on the westerly and easterly lines of said parcel.

5505.02\descripleaseno18.doc

EXH A-1

02/09/1999 01:41 REC FEE: \$28.00
COOS COUNTY, OR, TERRI TURI - COUNTY CLERK

PAGE #: 0003 OF 0004
INST#: 1999 1666

TOGETHER WITH: A temporary easement for construction purposes over a strip of land 40 feet in width, the centerline of which is the centerline of the hereinabove described strip of land.

Said temporary easement will terminate on December 31, 2000.

(Bearings based on Coos County Survey #29a52)

5505.02\descripleaseno18.doc

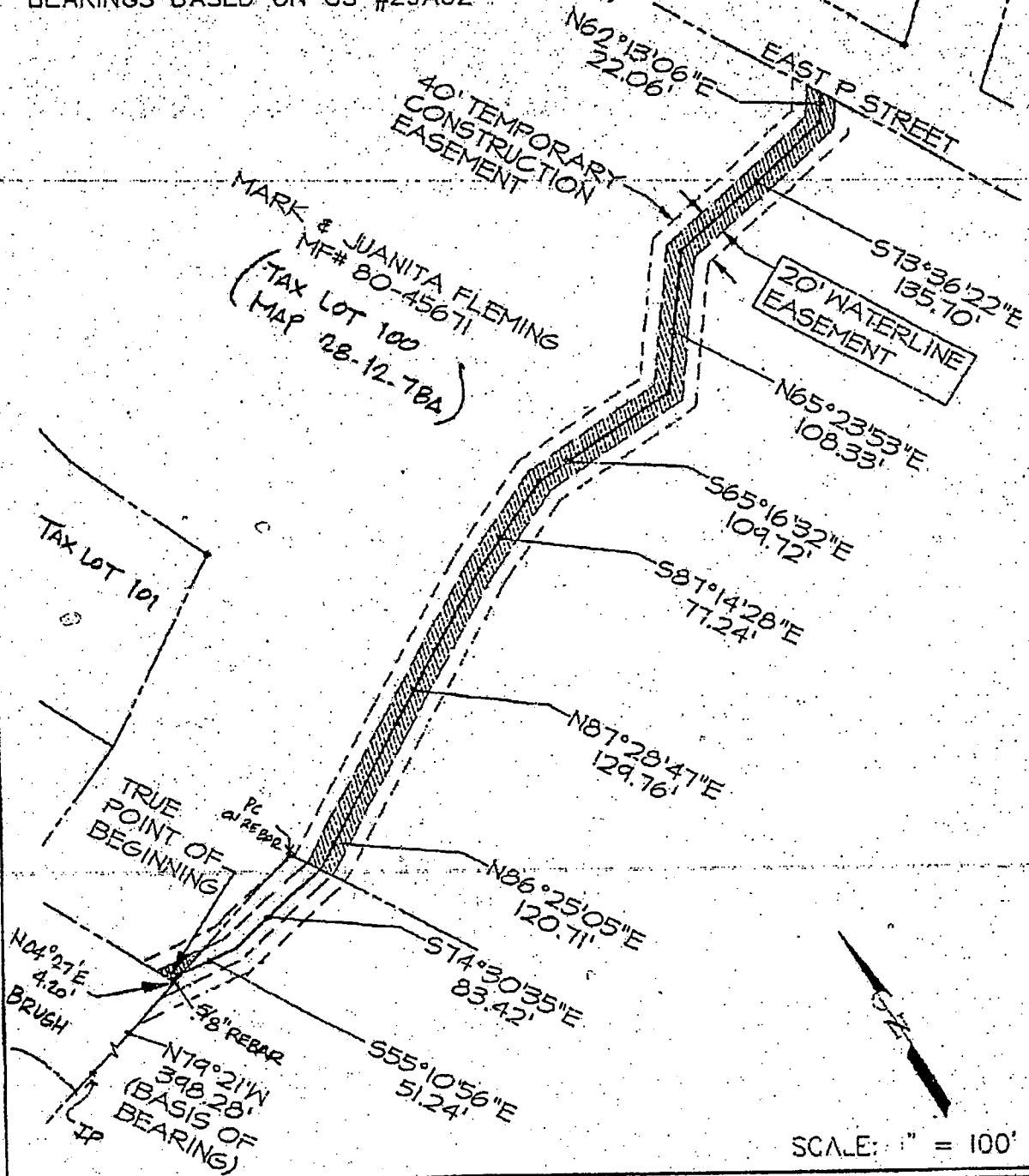
EXH A-2

1999 1666 0003 0000 0000

LOCATED IN SECTION 7, TOWNSHIP 28 SOUTH,
 RANGE 12 WEST, WILLAMETTE MERIDIAN,
 COOS COUNTY, OREGON.
 BEARINGS BASED ON CS #29A52

PAGE #: 0004 OF 0004
 INST#: 1999 1666

02/09/1999 01:41 REC FEE: \$28.00
 COOS COUNTY, OR, TERRI TURI - COUNTY CLERK



THE DYER PARTNERSHIP ENGINEERS & PLANNERS, INC.
 P.O. BOX 1198
 275 MARK AVE.
 COOS BAY, OREGON 97420
 TEL: (503) 289-1173
 FAX: (503) 269-2044

RINK CREEK WATER DISTRICT
 WATER SYSTEM IMPROVEMENTS
 EASEMENT NO. 18

DES	DWN	CHK
MWE	SJS	MWE
DATE NOV. 1998		
PROJECT 5505.03		

DNS NO.
 ESMAT18

EXPL 5

After recording return to
and mail tax statements to:

MCDUGAL BROS., INC.
P O BOX 518
CRESWELL, OREGON 97426

AmeriTitle WAS REQUESTED TO
RECORD THIS INSTRUMENT AS
AN ACCOMMODATION. IT HAS NOT
BEEN EXAMINED FOR SUFFICIENCY
OR ITS EFFECT UPON THE TITLE.

TRUST DEED

PARTIES: **ATR Services, Inc.** , Grantor
Cascade Title Co. , Trustee
McDougal Bros., Inc., , Beneficiary

Grantor conveys to Trustee, in trust, the real property described below, which is not currently used for agricultural, timber or grazing purposes:

See attached Exhibit A

This Trust Deed shall secure payment and performance of a Promissory Note dated June 4, 2018, and other agreements. The principal amount of the Promissory Note is \$250,724.62 which, together with accrued interest, is due on sale of land and timber.

Grantor warrants and covenants that Grantor owns the property free and clear of encumbrances except easements, conditions, and restrictions of record.

Grantor shall pay the Promissory Note in accordance with its agreement with Beneficiary and shall pay when due all taxes, assessments, and other charges that may be levied against the property. Grantor shall keep any buildings now on the premises or which may hereafter be placed thereon insured against loss or damage by fire, with extended coverage, for their full insurable value with Beneficiary listed as a named insured or loss payee. Grantor shall keep improvements on the premises in good repair and will not commit or suffer any waste thereof or of the premises.

Time is of the essence hereof. Default by Grantor of any of Grantor's obligations in the Promissory Note or other loan agreements with Beneficiary, or this Trust Deed will entitle Beneficiary to declare the full unpaid balance of the promissory note,

together with any other sums secured by this Trust Deed, immediately due and payable, in which case failure of the Grantor to pay the full amount declared to be due within ten (10) days from the date of such declaration shall be a material breach of this Trust Deed.

Should Grantor default, Beneficiary, in addition to any other legal or equitable remedies, may deliver to its Trustee a written notice of default and election to sell the property. Upon such delivery, the Beneficiary shall deposit with the Trustee this Trust Deed and all promissory notes and documents evidencing expenditures secured hereby, whereupon the Trustee shall fix the time and place of sale and give notice thereof as then required by law.

If legal expenses are incurred in a trustee's sale of the property, the Trustee and Beneficiary shall be entitled to recover such expenses. If litigation arises from this document, the prevailing party shall be entitled to recover attorneys' fees at all levels of litigation.

Date: June 14, 2018

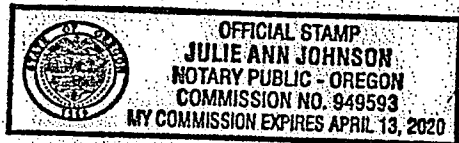
GRANTOR:

ATR SERVICES, INC.

By: [Signature]
GREGORY M. DEMERS, President

STATE OF OREGON)
)ss.
County of Lane)

The foregoing instrument was acknowledged before me this 14 day of June, 2018, by GREGORY M. DEMERS, President of ATR SERVICES, INC. as his voluntary act and deed.



[Signature]
Notary Public for Oregon
My Commission Expires: 4-13-2020

EXHIBIT "A"
LEGAL DESCRIPTION

The Northeast quarter of the Northwest quarter of Section 7, Township 28 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, EXCEPTING THEREFROM the following described parcels:

PARCEL I:

Beginning at the Southwest corner of said Northeast quarter of the Northwest quarter of Section 7; thence North $00^{\circ} 11 \frac{1}{2}'$ West along the 1/16th Section line 602.5 feet to a 5/8 inch iron rod; thence continuing North $00^{\circ} 11 \frac{1}{2}'$ West an additional 15.63 feet to a point in the center of the roadway from State Highway No. 42 to the City of Coquille water treatment plant; thence Northeasterly along the center of said roadway to a point North $73^{\circ} 27'$ West 15 feet from a 5/8 inch iron rod; thence South $73^{\circ} 27'$ East 15 feet to said rod; thence South $79^{\circ} 21'$ East 397.90 feet to a 5/8 inch iron rod; thence South $30^{\circ} 31'$ East 679.1 feet to a 5/8 inch iron rod; thence along the 1/16th Section line South $88^{\circ} 23'$ West 170 feet to the point of beginning.

PARCEL II:

Beginning at a 5/8 inch iron rod which is 533.20 feet South and 78.56 feet East of the Northwest corner of said Northeast quarter of the Northwest quarter of Section 7; thence South $45^{\circ} 03'$ West 15 feet to the center of the roadway from State Highway No. 42 to the City of Coquille water treatment plant; thence down the center of said road along a 128.0 foot radius curve to the right, the long chord of which bears South $14^{\circ} 12'$ East 130.9 feet; thence South $77^{\circ} 27'$ East 15 feet to a 5/8 inch iron rod; thence South $79^{\circ} 21'$ East 397.9 feet to a 5/8 inch iron rod; thence North $4^{\circ} 27'$ East 430.6 feet to a 5/8 inch iron rod; thence North $88^{\circ} 42'$ West 460.4 feet; thence South 224.5 feet to the point of beginning.

PARCEL III:

Beginning at a point on the West line of the Northeast quarter of the Northwest quarter of Section 7, which point is 686.9 feet South and 1320 feet East of the Northwest corner of the aforesaid Section; thence North $71^{\circ} 01'$ East, (the West line of the Northeast quarter of the Northwest quarter of said Section 7 being due North) 113.1 feet; thence on a 110 foot radius curve to the left, the long chord of which bears North $19^{\circ} 19'$ West a distance measured along the curve of 308.5 feet; thence North $89^{\circ} 40'$ West 71.3 feet, more or less, to the aforesaid West line of the Northeast quarter of the Northwest quarter of Section 7; thence South along said Section 7, 250.7 feet, more or less, to the place of beginning.

PARCEL IV:

Beginning at a 5/8 inch brass rod 319.12 feet South and 538.94 feet East from the Northwest corner of said Northeast quarter of the Northwest quarter of Section 7; thence South $4^{\circ} 27'$ West 300 feet to a 5/8 inch brass rod; thence South $85^{\circ} 33'$ East 125 feet to a 5/8 inch brass rod; thence North $4^{\circ} 27'$ East 300 feet to a 5/8 inch brass rod; thence North $85^{\circ} 33'$ West 125 feet to the point of beginning.

PARCEL V:

Beginning at the Southwest corner of said Northeast quarter of the Northwest quarter of said Section 7; thence North $00^{\circ} 11 \frac{1}{2}'$ West along the 1/16th Section line 602.5 feet to a 5/8 inch iron rod; thence continuing North $00^{\circ} 11 \frac{1}{2}'$ West an additional 15.63 feet to a point in the center of the roadway from State Highway No. 42 to the City of Coquille water treatment plant; thence Northeasterly along the center of said roadway to a point North $73^{\circ} 27'$ West 15 feet to a 5/8 inch iron rod; thence South $73^{\circ} 27'$ East 15 feet to said rod; thence South $79^{\circ} 21'$ East 397.90 feet to a 5/8 inch iron rod, which point is the Northeast corner of a parcel conveyed under contract of sale dated September 1, 1962 between James K. Kay, et ux, and A. O. Montgomery, et ux, and to the true point of beginning of this parcel; thence continuing South $79^{\circ} 21'$ East 125 feet; thence South 250 feet; thence West 290 feet, more or less, to a point which is South $30^{\circ} 31'$ West from the true point of beginning; thence North $30^{\circ} 31'$ East to the true point of beginning.

PARCEL VI:

A tract of land located in the Northeast quarter of the Northwest quarter of Section 7, Township 28 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, and more particularly described as follows: Beginning at a 5/8 inch brass rod 328.82 feet South and 663.56 feet East from the Northwest corner of said Northeast quarter of the Northwest quarter; thence South $4^{\circ} 27'$ West a distance of 300.72 feet to a 5/8 inch brass rod; thence North $85^{\circ} 08'$ East a distance of 157.17 feet; thence North $6^{\circ} 36' 18''$ East a distance of 115.81 feet; thence North $18^{\circ} 22' 58''$ East a distance of 90.89 feet; thence North $64^{\circ} 06' 44''$ West a distance of 195.17 feet to the point of beginning.

FOR INFORMATIONAL PURPOSES ONLY, THE FOLLOWING IS INCLUDED:

28-12W-07BA-00100



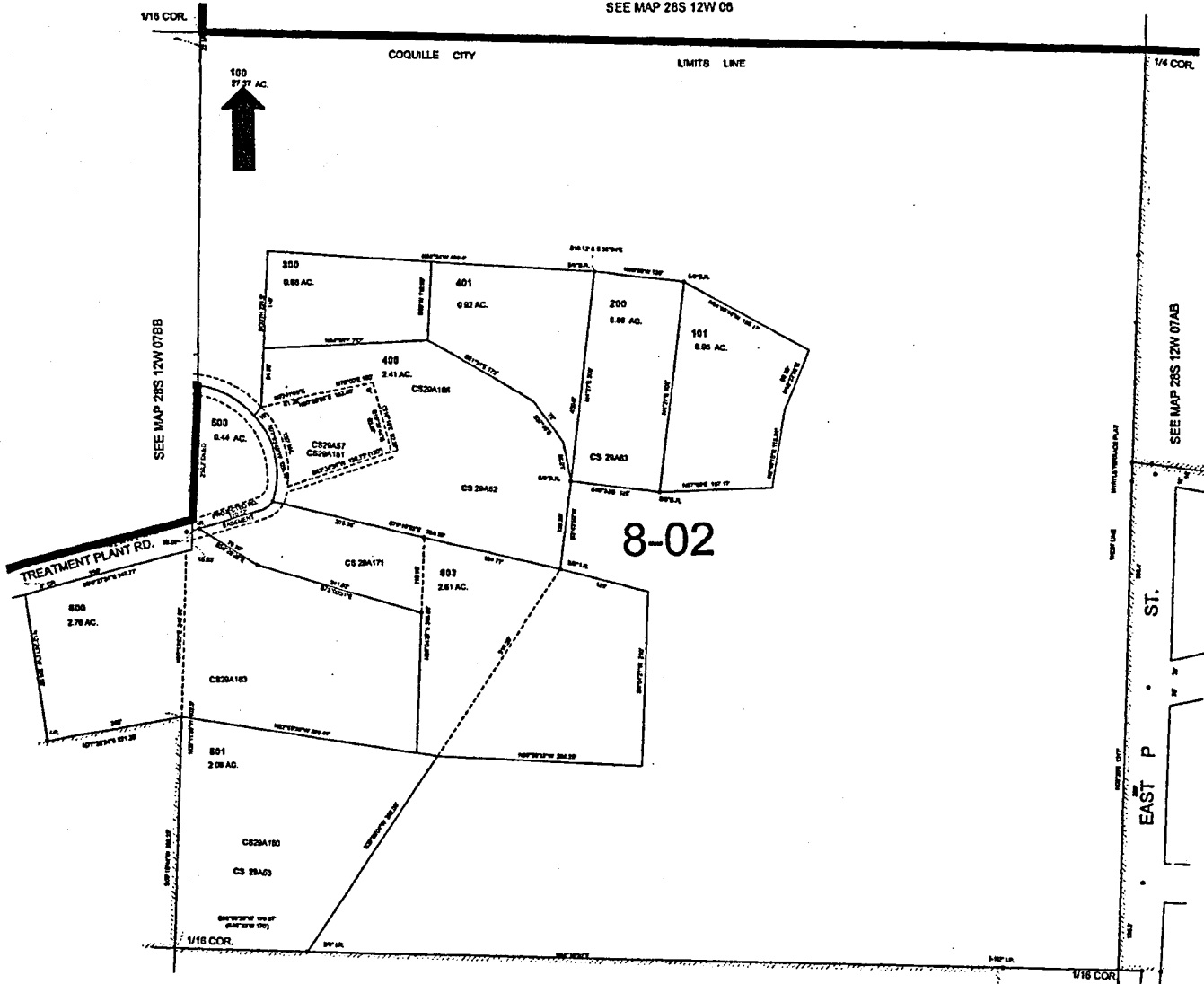
TICOR TITLE



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.

1 - 100
SEE MAP 28S 12W 06

301
602
604
302
303
605



THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

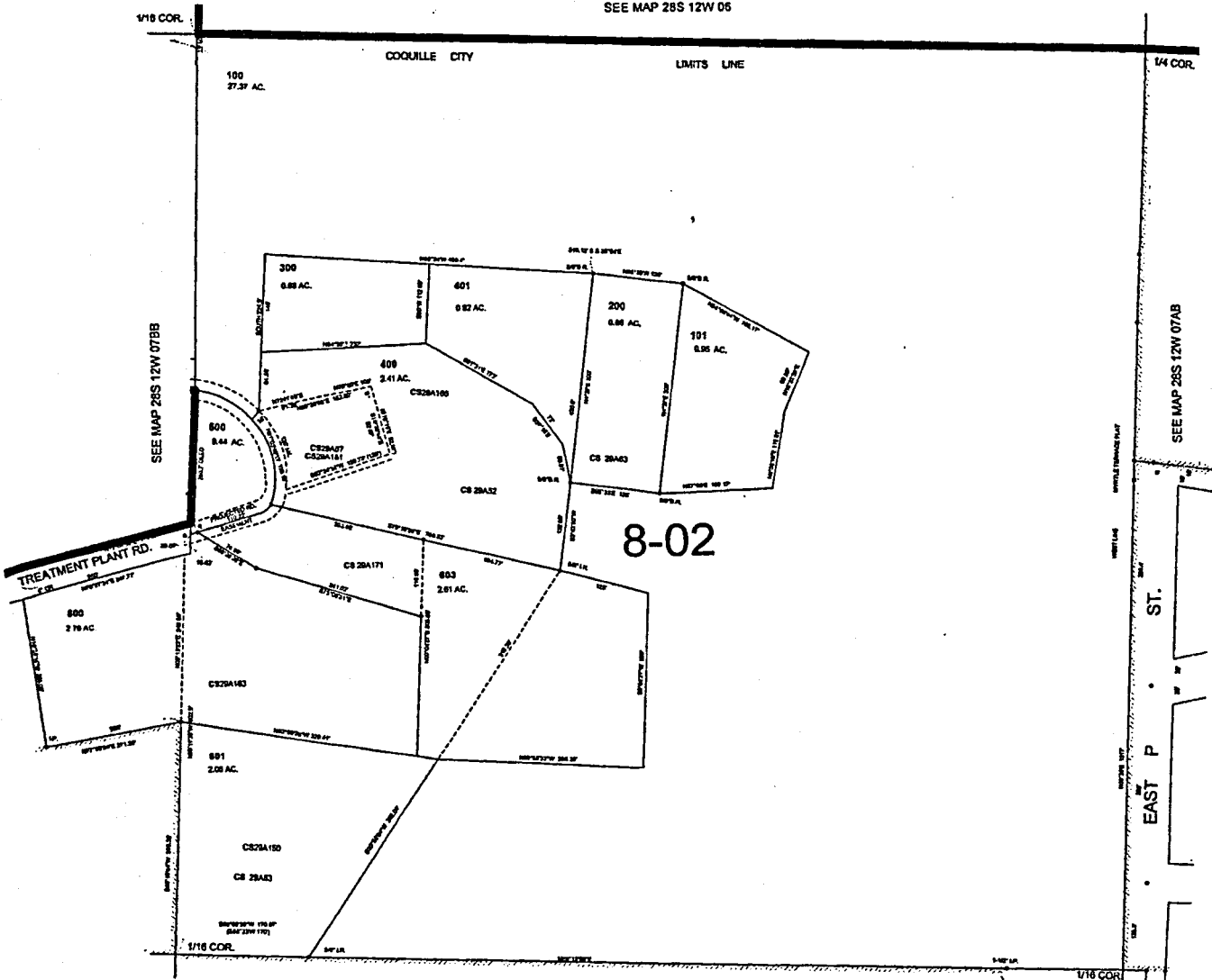
NE1/4 NW1/4 SEC.7 T28S R12W W.M.
COOS COUNTY

1" = 100'
SEE MAP 28S 12W 05

28S 12W 07BA

CANCELLED NO.

- 301
- 302
- 303
- 605



SEE MAP 28S 12W 07BD

2-3-2010
28S 12W 07BA