



CURRY COUNTY COMMUNITY DEVELOPMENT
 94235 MOORE STREET, SUITE 113
 GOLD BEACH, OREGON 97444

22-000154

Phone (541) 247-3304
 FAX (541) 247-4579

File # S-2201 Fee \$ 6,500 Receipt # _____ Accepted by _____

LAND USE DECISION APPLICATION FORM

Application Type (Check One)

Comp Plan/Zone Change Conditional Use Variance Partition Subdivision Development Permit

Application Date: 12/10/2021 Hearing / Decision Date: _____

APPLICANT: Please complete all parts of this form. The attached application checklist will be marked by staff to reflect the information and supporting items required for this request. Please return this prepared checklist, the completed application form and required fee at the time of submission. Please note that your application cannot be reviewed or processed until all the required items have been provided.

1. PROPERTY OWNER OF RECORD

Name Sara Whitney

Mailing Address: _____

City, State, ZIP: _____

Telephone #: _____ E-Mail _____

2. APPLICANT

Name Sara Whitney

Mailing Address: _____

City, State, ZIP: _____

Telephone #: _____ E-Mail _____

3. AGENT (If Any)

Name: _____

Mailing Address: _____

City, State, ZIP: _____

Telephone # _____ E-Mail _____

4. BASIC PROPOSAL (Briefly describe your proposed land use)

Create a 7 Lot Subdivision, each Lot being at least 1 acre. Will create a private roadway off

Cemetery Loop County Road for access to each lot.

Water will be on site wells. Sewer will be on site septic.

5. PROPERTY INFORMATION

Assessor Map # 33-15-04D Tax Lot (s) 1601

Zoning: R-2 Total Acreage 8.60

6. **PROPERTY LOCATION**

Address (if property has a situs address) No situs address

Description of how to locate the property from the intersection of Cemetery Loop Road
Deady Street, travel on Cemetery Loop Road for 1.2 miles to the
Property on the right side of the Road.

7. **EXISTING LAND USE (briefly describe the present land use of the property)**

Vacant Developed; Describe existing development

Property is vacant and has been recently cleared.

8. **SURROUNDING LAND USES (Briefly describe the land uses on adjacent property)**

There are scattered residential homes surrounding the property.

9. **SERVICE AND FACILITIES AVAILABLE TO THE PROPERTY**

Please indicate what services and facilities are available to the property. If on-site sewage disposal and/or water source is proposed, a copy of the approved site evaluation or septic system permit and a copy of any water rights or well construction permit must be submitted with this application.

Water Source on site wells

Sewage Disposal on site septic

Electrical Power Coos-Curry Electric Coop.

Telephone Service _____

Fire Department/District Port Orford Fire District

School District Port Orford School District

10. **ROAD INFORMATION**

Nearest Public Road Cemetery Loop County Road

Private Roads Serving the Property Existing Gravel roadway along easterly boundary

Road Condition gravel surface

Legal Status na

Ownership: I own the road Easement on others property Joint Owner

Please submit record of ownership (i.e. deeds, easement, plat dedication, etc)

Proposed New Roads/Driveways (Briefly describe any new road construction related to this application)
New paved access over existing 20' gravel access road will provide access to each lot.

11. PHYSICAL DESCRIPTION OF THE SUBJECT PROPERTY

Topography (Briefly describe the general slope and terrain of the property)

terrain is mostly gently sloping to the southwest and northwest.
westerly side of the property slopes towards creek on the adjoining property.

Vegetation (Briefly describe the vegetation on the property)

Property is mostly clear of vegetation with scattered trees

12. FINDINGS OF FACT

Oregon Statute and the zoning ordinance requires that land use decisions be supported by factual findings. The burden of proof is on the proponent therefore it is required that the application provide findings to support the request in this application. The standards and criteria that are relevant to this application will be provided by the staff and are considered to be a part of this application form. Please read the standards and criteria carefully and provide factual responses and evidence to address each standard. These findings must be sufficiently specific to allow the decision maker to determine whether your request meets the relevant standard. Please attach your written findings and supporting evidence to this application.

FAILURE TO PROVIDE THE REQUIRED FINDINGS WILL PREVENT THE APPLICATION FROM BEING PROCESSED AND IT WILL BE RETURNED AS BEING INCOMPLETE.

13. APPLICANT'S SIGNATURE AND STATEMENT OF UNDERSTANDING

(Please read the statement below *before* signing the signature blank)

I (We) _____ ;

_____ ; have filed this application for

With the Curry County Department of Community Development-Planning Division to be reviewed and processed according to State of Oregon and county ordinance requirements. My (our) signature (s) below affirms that I (we) have discussed the application with the staff, and that I (we) acknowledge the following disclosures:

- (a) I (we are stating all information and documentation submitted with this application is true and correct to the best of my (our) knowledge.
- (b) I (we) understand that if false information and documentation has been submitted and the decision is based on that evidence, the decision may be nullified and the county may seek all legal means to have the action reversed.
- (c) I (We) understand any representations, conclusions or opinions expressed by the staff in pre-application review of this request do not constitute final authority or approval, and I (we) am (are) not entitled to rely on such expressions in lieu of formal approval of my (our) request.
- (d) I (We) understand that I (we) may ask questions and receive input from staff, but acknowledge that I (we) am (are) ultimately responsible for all information or documentation submitted with

this application. I (We) further understand staff cannot legally bind the county to any fact or circumstance which conflicts with State of Oregon or local ordinance, and in event a conflict occurs, the statement or agreement is null and void.

- (e) I (We) understand that I (we) have the burden of proving that this request meets statutory and Ordinance requirements, and I (we) must address all of the criteria that may apply to the decision being made. The criteria for approving or denying this request have been provided to me (us) as a part of the application form.
- (f) I (We) understand the staff is entitled to request additional information or documentation any time after the submission of this application if it is determined as such information is needed for review and approval.
- (g) I (We) understand this application will be reviewed by the Oregon Department of Land Conservation & Development (DLCD) and possibly other state agencies as part of the statewide land use coordination process. I (We) understand that agencies that participate in the review process have the legal right to appeal the approval of the request.
- (h) I (We) understand that it is my (our) responsibility, and not the county's, to respond to any appeal and to prepare the legal defense of the county's approval of my (our) request. I (We) further realize it is not the county's function to argue the case at any appeal hearing.
- (i) I (We) understand that I (we) am (are) entitled to have a lawyer or land use consultant represent me (us) regarding my application and to appear with me (or for me) at any appointment, conference or hearing relating to it. In light of the complexity and technical nature of most land use decisions, I (we) understand that it may be in my best interests to seek professional assistance in preparation of this application.
- (j) The undersigned are the owner (s) of record for the property described as:

Assessor Map(s) 33-15-04D
and Tax Lot(s) 1601
in the records of Curry County.

This application MUST BE SIGNED BY ALL PROPERTY OWNERS OF RECORD, or you must submit a notarized document signed by each owner of record who has not signed the application form, stating that the owner has authorized this application.

- (1) Signature _____
Print Name Sara Whitney
- (2) Signature _____
Print Name _____
- (3) Signature _____
Print Name _____
- (4) Signature _____
Print Name _____

ADDITIONAL NOTES:

All fees must be paid at the time your application is filed. Staff will examine the application when filed to check for completeness and will not accept it if required items are missing. A final completeness check will be made prior to doing public notice regarding the pending decision. If it is determined to be incomplete or the findings are insufficient you will be notified and you must provide the required information in a timely manner to avoid denial of the request.

ORS 215.427 required the county to take final action on a land use application (except for plan/zone changes) including all local appeals within 120 days if inside an Urban Growth Boundary (UGB) or 150 days if outside a UGB once the application is deemed complete.

PLOT PLANS:

All applications require that a plot plan of the subject property be included with the application form. The plot plan is an understandable map of your property and its relationship to adjacent properties. The plot plan must show certain essential information that is needed for the staff and the decision makers in the evaluation of your request. The plot plan is also incorporated into the public notice sent to adjacent property owners and affected agencies. The plot plan should be prepared on a single sheet of paper (preferable 8 ½ x 11") so copies can easily be reproduced for review.

An example plot plan is attached to this form to give you an idea of what information should be included on your plan and how it should be drawn. The plot plan **does not** have to be prepared by a surveyor or engineer, and can generally be prepared by the applicant from the Assessor map of the property. The dimensional information included on the plot plan must be accurate and drawn to scale so that the plot plan reasonably represents the subject property and any development therein. If your application is for a land partition or subdivision Oregon Statute required that plat maps must be prepared by a surveyor licensed by the state.

APPLICATION CHECKLIST
Please bring this form with your completed application

SPECIFIC TYPE OF APPLICATION : _____

If the item is checked or circled on the left you are required to provide that information.
All applications require the following information:

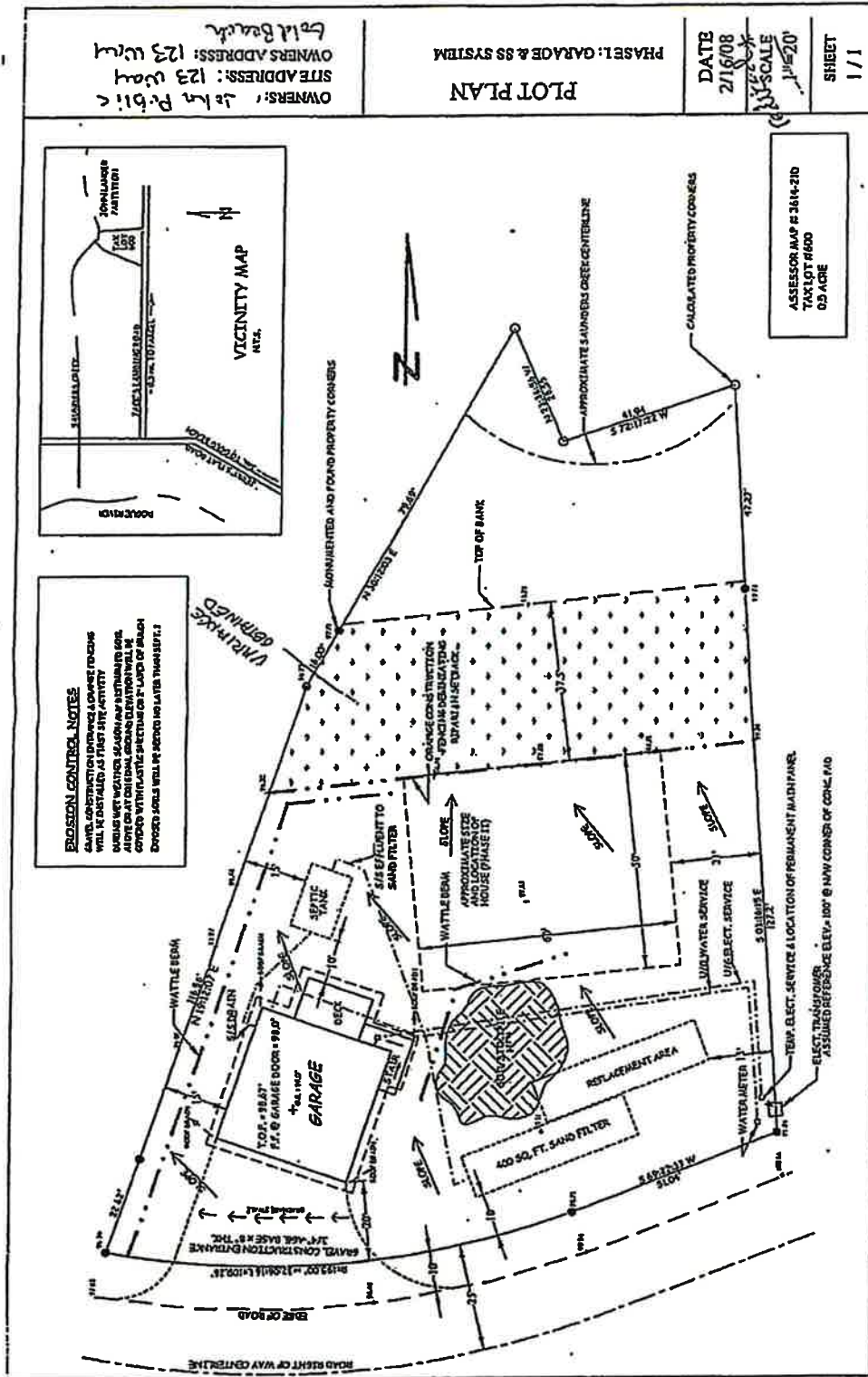
- Completed application form and fee
 - Current deed of the subject parcel(s)
 - Vicinity map and detailed plot plan drawn to scale (see example) if your plot plan is not adequate it will delay processing of your application
 - Service letter from agencies
Please provide letters from the following agencies regarding your application:
 - Fire District Water District (if located within a district)
 - Electric Service Sewer District (if located within a district)
 - OTHER: _____
 - Proposed source of water if not in district: wells _____
 - Sanitation coordination completed
 - Erosion prevention and sediment control plan
 - Storm and surface water management plan
 - Documentation of proposed or existing access to parcel (county, state, federal or private road, or easement)
 - MOST IMPORTANT: FINDINGS.** Depending on your application you will be required to provide specific facts and findings to support your application. Please provide the following: _____
 - FOR STRUCTURES IN NATURAL HAZARD AREAS:**
 - Geohazard report prepared by a licensed geologist
 - Elevation certificate and/or other flood ordinance requirements
- OTHER REQUIRED ITEMS: _____
- _____
- _____

FOR PARTITIONS AND SUBDIVISIONS:

You must provide a plat or map of survey prepared by a licensed surveyor with your application. Partitions and subdivisions require an erosion prevention and sediment control plan as well as a storm and surface water management plan.

MINIMUM SITE PLAN REQUIREMENTS

- Property owner(s) name(s) North arrow Assessor Map and tax lot number
- Exterior property lines Existing easements and their purpose Shorelines, water features, streams, rivers, drainages
- Existing structures Proposed structures Property setback lines (check with planning if you are unsure)
- Driveways or accessways Septic system and drainfields Well or other domestic water source
- Streets, roads, highways adjacent to property Physical address if one has been assigned



EROSION CONTROL NOTICE
 GRASS AND OTHER VEGETATION SHALL BE INSTALLED AS SOON AS POSSIBLE AFTER THE CONSTRUCTION OF THE SAND FILTER AND WHITE TANK. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SAND FILTER AND WHITE TANK ARE FULLY OPERATIONAL. EXPOSED SOILS SHALL BE COVERED WITH PLASTIC SHEETING OR P LANTERNS TO PREVENT EROSION.

Battle Rock Subdivision

Application Requirements:

- 1- Must comply with all requirements of the Curry Co. Land Division Ordinance (Article III, V and VI)
- 2- Must comply with all requirements of the Curry Co. Zoning Ordinance:
 - a- Section 3.110 Residential Two (R-2)
 - b- Section 4.050 Access Management
- 3- Must comply with County Surveyor requirements
- 4- Service Provider sign-offs from Coos Curry Electric Co-Op (CCEC) and PO RFPD

Conditions of Approval:

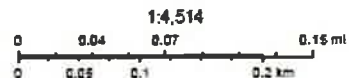
- 1- Written confirmation from Coos Curry Electric Co-Op that electric service shall be installed and extended to each lot.
- 2- Compliance with Erosion Prevention and Sediment Control requirements, CCZO Section 3.300 and DEQ NPDES 1200-C Erosion Control permit.
- 3- Submission of a Storm and Surface Water Mgmt plan, complying with CCZO Section 3.400
- 4- Compliance with all requirements of Port Orford Rural Fire Dept.
- 6- Compliance with County Road Dept requirements and submission of written confirmation by an engineer that the road system meets current county road standards
- 8- Apply for Road Name and Road Sign
- 9- Provision of a Road Maintenance and Storm Water Maintenance Agreement
- 10- Provision of a Disclosure Statement, CCLDO Section 6.0410
- 11- Property line boundaries shall be staked prior to construction of the dwellings.
- 12- Provision of Site Evaluations for each lot

Curry County Web Map



2/16/2022, 2:58:01 PM

- | | | |
|------------------------------|-------------------------|-----------------------|
| World Imagery | Override 1 | Townships |
| Low Resolution 15m Imagery | Highways (1) | City Limits |
| High Resolution 60cm Imagery | All Roads | Urban Growth Boundary |
| High Resolution 30cm Imagery | Parcels | Counties |
| Citations | Parcel Labels | |
| 1.2m Resolution Metadata | Situs Address (Current) | |



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri, Canica, Esri, HERE, Garmin, USGS, EPA, USGS, Mazon

Created by LCOG for Curry County



APPLICATION FOR FACILITY PERMIT

CURRY COUNTY ROAD DEPARTMENT

28425 Hunter Creek Road
Gold Beach, OR 97444

PERMIT NO. 3025

DATE: 3/30/17

TAX MAP 3315-04D

TAX LOT 1600 New To 1600 2-15-18

CHECK PAYMENT
BEING MAILED TO
CURRY ROAD DEPT.

PERMIT TYPE AND FEE COLLECTED:
X Driveway/Road Approach \$110
Road Encroachment \$230
Road Improvement
X Major
Minor
X Special
Utility

William O'Sullivan hereby make application for a facility permit upon the right-of-way of
(Applicant's Name) 2,054 +/- FEET FROM

Cemetery Loop Rd #268 Milepost (s) MAP in strict conformity to the
MP. 382

exhibits attached hereto, subject to all terms, conditions, agreement stipulations, and provisions contained in the application and
permit, and the rules and regulations regarding roads and rights-of-way, as set forth by the Curry County Code Article Three, and any
other applicable regulations, law or ordinance.

DESCRIPTION OF FACILITY:

REQUESTING A NEW ACCESS POINT OFF OF CEMETERY LOOP COUNTY ROAD FOR A PRIVATE ROAD TO POSSIBLY SERVE UP
TO 8 LOTS CREATED BY PARTITION OVER NEXT 3 +/- YEARS. CURRENT TAX LOT 1600 HAS APPROXIMATELY 2 LEGAL LOTS OF
WHICH THE SOUTHER PORTION (1 LOT WITH HOUSE) IS ACCESSED FROM HIGHWAY 101. WOULD PREFER TO TAKE ACCESS
FROM CEMETERY LOOP ROAD OFF OF THE NORTHEAST CORNER OF TAX LOT 1600 BUT IF THAT IS NOT POSSIBLE THEN WANT
A PRIVATE ROAD APPROACH FROM A CEMETERY LOOP CO ROAD IN A SUITABLE LOCATION FROM ROAD DEPARTMENT.

give Casey Jones permission to submit a
facility permit to verify access off of Cemetery loop Rd.
William O'Sullivan

Signature Mailing Address

Phone Number City State Zip

Email Address

FACILITY PERMIT

SPECIAL PROVISIONS: The terms and specifications which apply to this permit are as shown on the attachment
herewith and the permit conditions listed on the reverse side of this application. Noncompliance with these
terms, specifications and conditions will result in cancellation of this permit.

ATTACHMENTS FOR:

Driveway/Road Approach Road Improvement Utility
Road Encroachment Special

ADDITIONAL REQUIREMENTS:

See attached additional requirements

This permit shall be void unless the work herein contemplated shall have been completed before 10-25, 2017.

APPROVED:

4-25-17

Approved [checkmark]

INSPECTED:

Date Approved

Issue Date

Douglas M Robbins

Denied

By

Denied

Douglas M. Robbins, Roadmaster

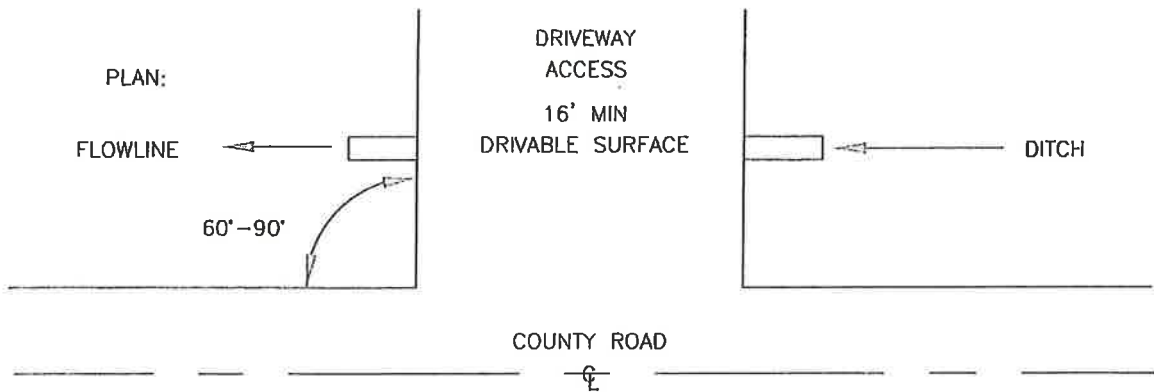
RETURN completed Permit Application to:
Curry County Road Department, 28425 Hunter Creek Road, Gold Beach, OR 97444

- A. This permit covers public right-of-way and/or County property only.
- B. It is the responsibility of the permit holder to re-establish any survey monument, moved, destroyed, etc. while working within County right-of-way. Re-establishment of survey monuments must be done by an approved registered surveyor and all costs will be borne by the permit holder.
- C. Notification to the Curry County Road Department is required 24 hours before beginning work under this permit - (541) 247-7097. Prior approval for modifications to permit specifications is required.
- D. Permits may be terminated or suspended when the permit holder is found to have obtained a permit through misrepresentation of the facts or when, in the judgment of the Roadmaster, terms of the permit are being violated or public safety is threatened. Access permits shall remain in effect until a change in land use occurs. The permit holder shall be responsible for the cost of design, installation or construction of additional roadway improvements and traffic control devices at any time in the future when the traffic generated by the use for which the access permit is authorized necessitate such installation in the interest of the public safety.
- E. **HOLD HARMLESS CLAUSE** - The permit holder agrees that their performance under this permit is at their own sole risk and that they shall indemnify Curry County, its agents and employees and hold them harmless from any and all liability for damages, costs, losses and expenses resulting from, arising out of, or in any way connected with this permit, or from the permit holder's failure to perform fully hereunder, and the permit holder further agrees to defend Curry County, its agents, and employees, against all suits, actions or proceedings brought by any third party against them for which the permit holder would be liable hereunder.
- F. The permit holder guarantees all restoration work for a period of one year from the date of completing the installation, except non-cement/sand slurry backfills under pavements shall be warranted for two years from the date of completing the installation.
- G. Any sight posts, sign posts, or mailboxes that are removed will be replaced immediately in like condition in the same location and the area around them will be restored to a like or better condition.
- H. As provided in O.R.S. 758.010 the Road Department, acting on behalf of the County Board of Commissioners, may designate where utilities may be located within a County road right-of-way and may order the location of such facility changed if deemed expedient.

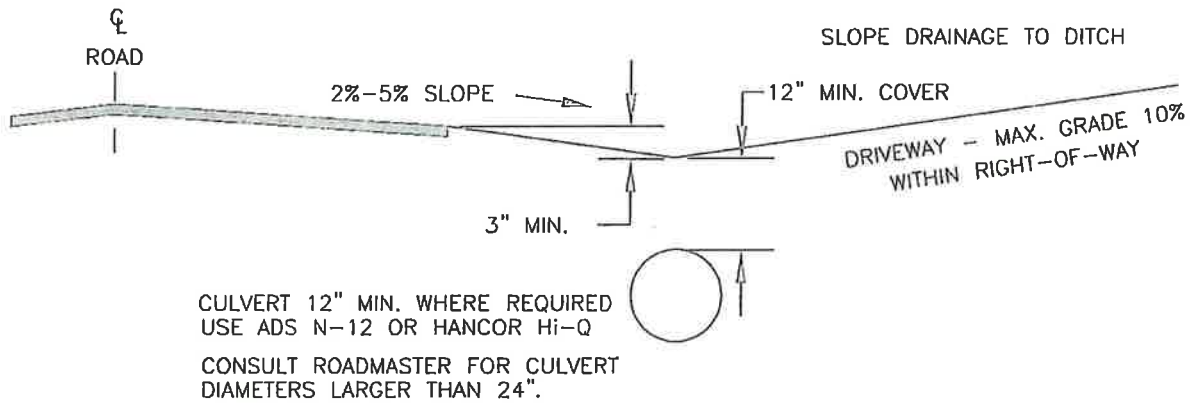
ADDITIONAL REQUIREMENTS

1. Vegetation and tree removal will be required to the North of the access point along County ROW and property line. This is required to be approved.
2. A "hidden driveway sign" will need to be placed along road side approximately 500' before the access on the west side of the road south bound lane. County Road Department will furnish and place the sign at the land owner's expense. The cost of the sign and installation will be at the current rate at the time the sign is installed.
3. See Exhibit "B" for typical driveway installation requirements.
4. See attached map for approved access location.

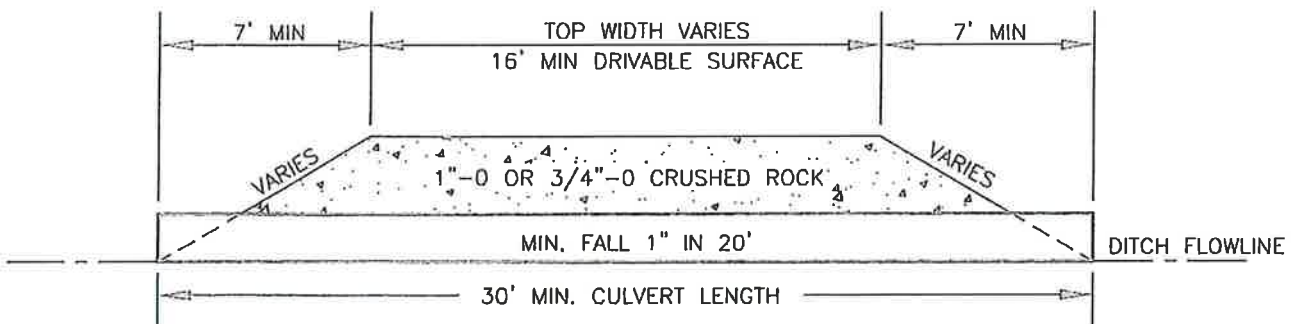
EXHIBIT "B"



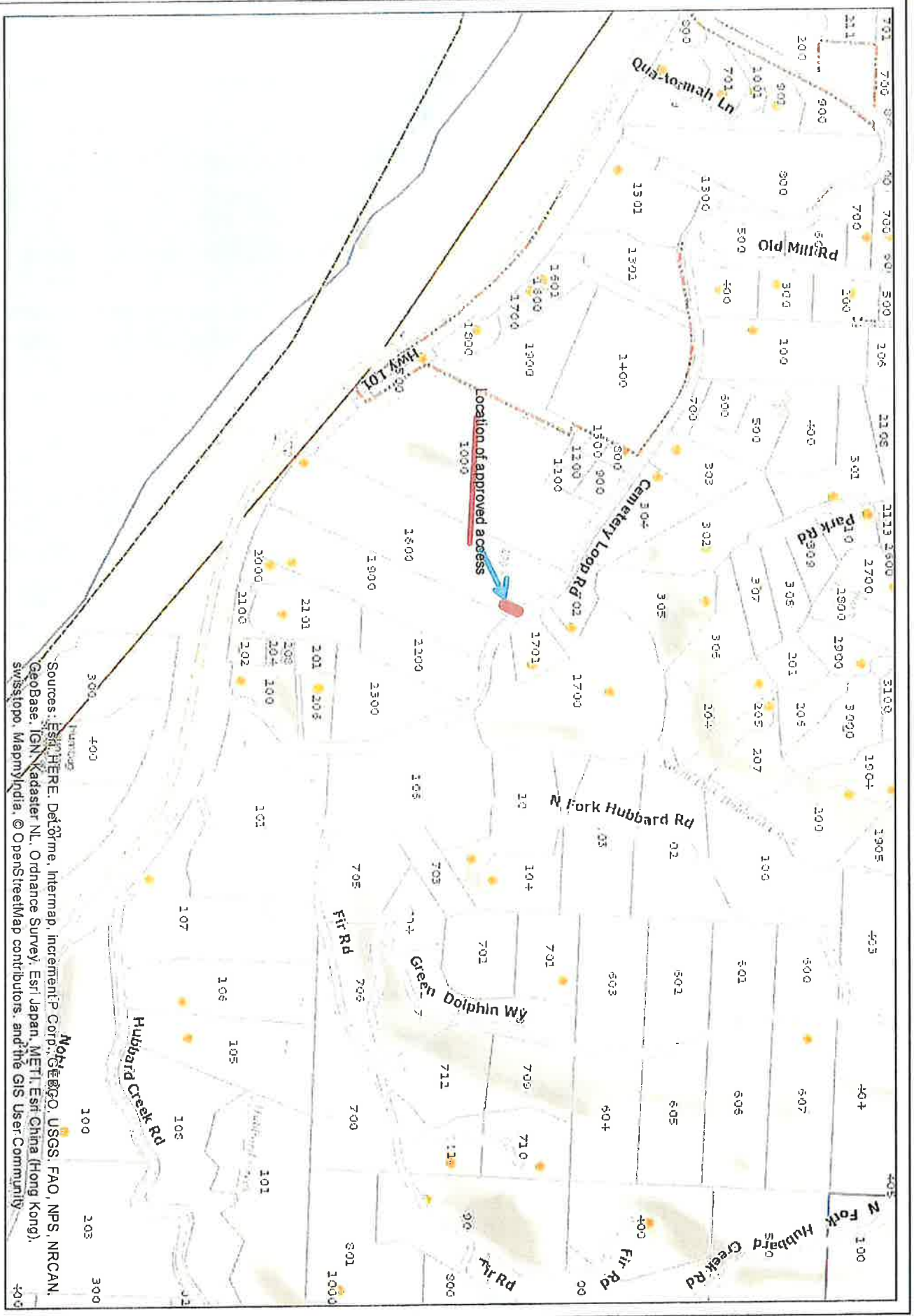
PROFILE:



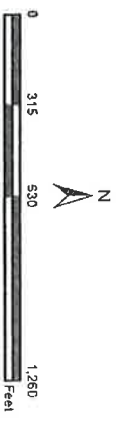
CROSS SECTION:



TYPICAL DRIVEWAY
ADJACENT TO COUNTY ROAD



The information on this map was derived from digital databases of the Lane County regional geographic information system. Care was taken in the creation of this map, but it is provided "as is." Lane County cannot accept any responsibility for errors, omissions or partial accuracy in the digital data or the underlying data. Current data is available on the website of the Lane County Geographic Information System. The user assumes all responsibility for any errors or omissions in this product. However, notification of any errors will be appreciated.



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

ARC GIS Web Map

AVAILIBLTY OF POWER - ELECTRIC COORDINATION



1. THE SUBJECT PROPERTY IS WITHIN THE SERVICE TERRITORY OF COOS CURRY ELECTRIC AND CAN BE PROVIDED ELECTRIC POWER ONCE THE ROUTE HAS BEEN DETERMINED, EASEMENTS AND/OR PERMITS OBTAINED, AND ALL FEES PAID.
2. UTILITY NOTIFICATION CENTER SHOULD BE CALLED BEFORE ANY TRENCHING OR EXCAVATION.
3. STRUCTURES ARE NOT ALLOWED UNDERNEATH OR ON TOP OF ANY COOS CURRY FACILITIES.
4. NATIONAL ELECTRIC SAFETY CODE CLEARANCE REQUIREMENTS SHALL BE FOLLOWED

Situs address – None

Township- 33 South

Range- 15 West

Section- 4D

Taxlot (s)- 1601

CCEC Representative *Vanessa J. Frasen* Date *1/31/2022*
Owner/ Representative *[Signature]* Date *1-31-22*

Mailing Address for all Coos-Curry Electric Co-op offices: P.O. Box 1268, Port Orford OR 97465-1268

Port Orford Office: 43050 Hwy 101 Port Orford OR 97465 · Phone: 541-332-3931 Fax: 541-332-3501
Brookings Office: 815 Railroad St Brookings OR 97415 · Phone: 541-469-2103 Fax: 541-469-3193
Gold Beach Office: 29439 Ellensburg Gold Beach OR 97444 · Phone: 541-247-6638 Fax: 541-247-6630
Coquille Office: 220 S Mill Ave Coquille OR 97423 · Phone: 541-396-3118 Fax: 541-396-3119
www.ccec.coop
After Hours Outage Number 866-352-9044



Reference: 621131

January 26, 2022

Chief David Duncan
Port Orford Rural Fire District
PO Box 310
Port Orford, OR 97465

Subject: Battle Rock Estates- Proposed Subdivision

Dear Chief Duncan:

SHN has submitted a land division application for a 7 Lot Subdivision off Cemetery Loop County Road within the Urban Growth Boundary of the City of Port Orford. SHN is asking that the Port Orford Rural Fire District to confirm that service can be provided to the land division once developed.

Could you please sign below to acknowledge the availability of service below?

A copy of the Tentative Map for the proposed subdivision is enclosed.

The Port Orford Rural Fire District has available services and equipment to provide service to an additional 7 Lots as stated in the application for Battle Rock Estates.

Chief David Duncan _____ Date

Sincerely,

SHN

Walter E. White, PLS
Senior Surveyor

WEW:dkl

Attachments: 1. Tentative Map Proposed Battle Rock Estates Subdivision

\\CoosBay-FS\Projects\2021\621131-PTC-Constr\PUBS\Corr\ltr\20220126-POFireService.docx





PORT ORFORD RURAL FIRE PROTECTION DISTRICT

David Duncan, Fire Chief
P.O. Box 1258
Port Orford, OR 97465
PH (541) 366-4577
PortOrfordFire@gmail.com

This letter is for is for Battle Rock Estates Subdivision! As far as I can tell this Property is in the Port Orford Rural Fire District and we would protect. It will be up to the developers to make sure they are in the fire district by contacting Curry County Assesor office.



15 Oregon Ave., Bend, OR 97703
PHONE (541)389-7711 FAX (541)389-0506

To: SHN
275 Market Ave
Coos Bay, OR 97420

Date: December 29, 2021
Order No. 513079AM
Reference: 331504D001000
Port Orford, OR 97465

We have enclosed our Development Report pertaining to order number 513079AM.

Thank you for the opportunity to serve you. Your business is appreciated!

If you have any questions or need further assistance, please do not hesitate to contact your Title Officer listed below.

Sincerely,

A handwritten signature in black ink, appearing to read 'Curtis Holbert'.

curtis.holbert@amerititle.com
Title Officer

NOTICE: Please be aware that, due to the conflict between federal and state laws concerning the legality of the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving land that is associated with these activities.



AmeriTitle, LLC
15 Oregon Ave., Bend, OR 97703
PHONE (541)389-7711 FAX (541)389-0506

December 29, 2021
File Number: 513079AM
Report No.: 1
Title Officer: Curtis Holbert

DEVELOPMENT REPORT

Property Address: 331504D001601, Port Orford, OR 97465

Legal description attached hereto and made a part hereof marked Exhibit "A"

and dated as of 15th day of December, 2021 at 7:30 a.m., title is [vested in](#):

Sara Whitney

The estate or interest in the land described or referred to in this Development Report and covered herein is:

FEE SIMPLE

Except for the items properly cleared through closing, Schedule B of the proposed policy or policies will not insure against loss or damage which may arise by reason of the following:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject Land onto adjoining Land or of existing improvements located on adjoining Land onto the subject Land) encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental, or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

EXCEPTIONS 1 THROUGH 5 ABOVE APPLY TO STANDARD COVERAGE POLICIES AND MAY BE MODIFIED OR ELIMINATED ON AN EXTENDED COVERAGE POLICY.

SPECIAL EXCEPTIONS:

Tax Information:

Taxes assessed under Code No. 2-3 Account No. R38678 [Map](#) No. 331504D0 01601

NOTE: The 2021-2022 [Taxes](#): \$1,277.59, are Paid (Includes \$18.75 for Fire Patrol)

6. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
7. Limited access provisions contained in Deed from Orris Nicholas Knapp and Hazel M. Knapp, husband and wife, and Lloyd Knapp to State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property,
Recorded: November 15, 1941
Instrument No.: [26-538](#)
8. Limited access provisions contained in Deed from Ella Knapp to State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property,
Recorded: November 21, 1941
Instrument No.: [26-544](#)
9. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Coos-Curry Electric Cooperative, Inc., a cooperative corporation
Recorded: February 8, 1994
Instrument No.: [94-00823](#)

INFORMATIONAL NOTES:

NOTE: We find the following deed affecting said Land recorded within 24 months of the date of this report:

Document: Warranty Deed

Grantor: McKenzie Land and Timber, LLC, an Oregon Limited Liability Company

Grantee: Sara Whitney

Recorded: March 1, 2021

Instrument No.: [2021-01024](#)

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: Your application for a report was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the parties to the transaction must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction.

NOTE: Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Development Report shall automatically be considered null and void and of no force and effect.

THIS DEVELOPMENT REPORT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

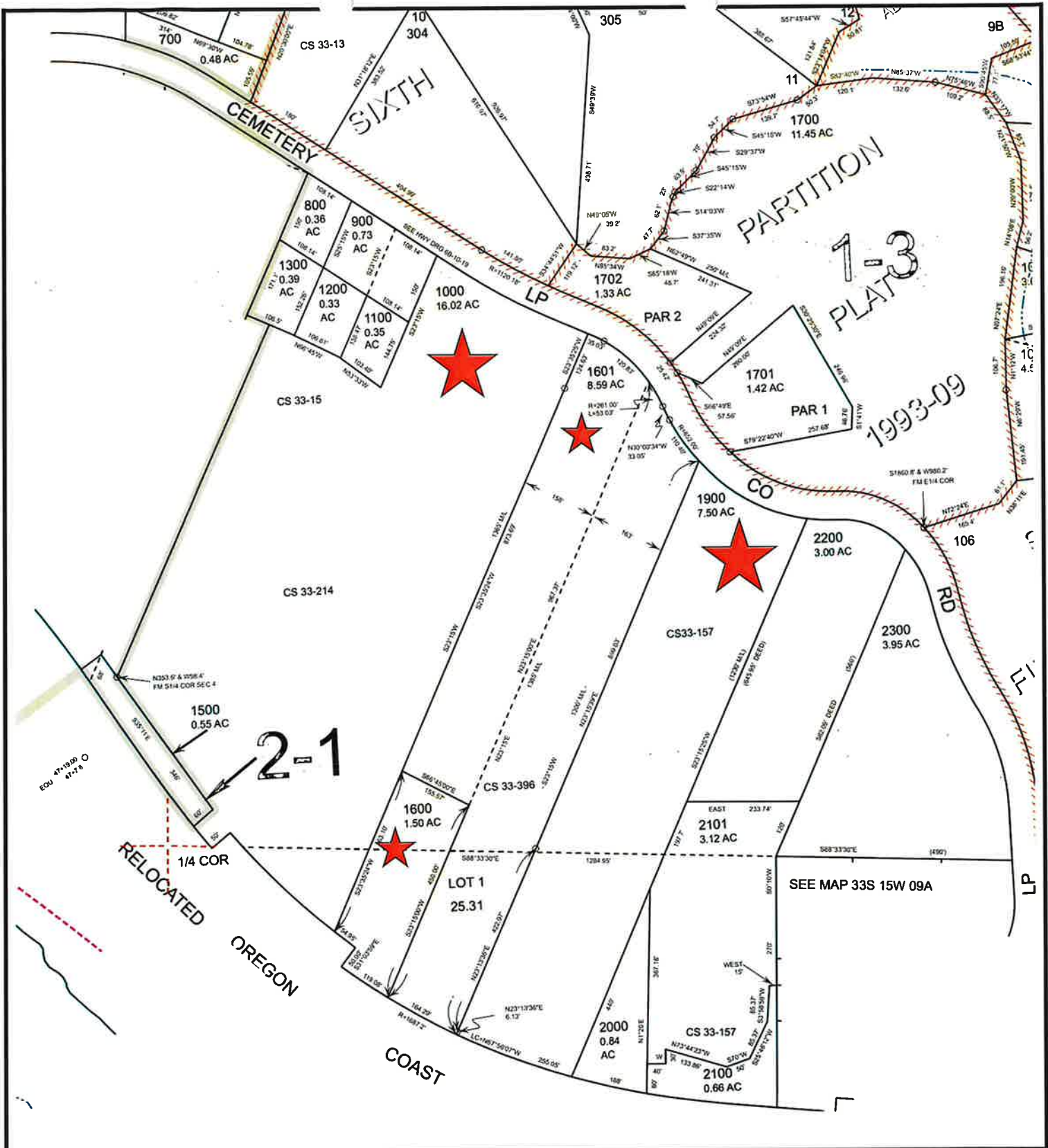
End of Report

"Superior Service with Commitment and Respect for Customers and Employees"

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the Southeast Quarter (SE1/4) of Section 4 and in Government Lot1 of Section 9, all in Township 33 South, Range 15 West of the Willamette Meridian, Curry County, Oregon, more particularly described as follows:

Beginning at a point on the South boundary of Cemetery County Road from which a 5/8" rebar at the corner between Parcels 2 and 3 of Partition 1993-09, recorded March 22, 1993 as Instrument No. 93-01504, Curry County bears N65°30'01"E a distance of 60.51 feet; thence along a 261.00 ft. radius curve left through a central angle of 26°31'30" an arc distance of 120.83 feet to a point;
Thence N65°42'07"W a distance of 35.03 feet to a 1/2" iron pipe;
Thence leaving said road boundary S23°01'25"W a distance of 124.63 feet to a 1/2" iron pipe;
Thence S23°35'24"W a distance of 873.69 feet to a 5/8" rebar;
Thence S66°45'00"E a distance of 155.57 feet to a 5/8" rebar;
Thence S23°15'00"W a distance of 450.00 feet to a point on the Northerly boundary of U.S. Highway 101; thence along a 1687.2 ft. radius curve left through a central angle of 5°34'44" an arc distance of 164.29 feet to a point; thence N23°13'36"E a distance of 6.13 feet to a 1/2" iron pipe;
Thence N23°13'36"E a distance of 422.97 feet to a 3/4" iron rod;
Thence N23°15'39"E a distance of 899.03 feet to a 3/4" iron pipe on the Southerly boundary of Cemetery Loop County Road;
Thence along a 652.00 ft. radius curve right through a central angle of 9°42'06" an arc distance of 110.40 feet; thence N30°00'34"W a distance of 33.05 feet to a point; thence along a 261.00 ft. radius curve left through a central angle of 11°38'26" an arc distance of 53.03 feet to the Point of Beginning.



33-15-04D Tax Lot 1601
OR

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Sara Whitney

Until a change is requested all tax statements shall be sent to the following address:
Sara Whitney

File No. 441089AM

CURRY COUNTY, OREGON 2021-01024
LAND 03/01/2021 11:52:00 AM
Cnt=1 Pgs=3 \$106.00

I Renee' Kolen, County Clerk, certify that the within document was received and duly recorded in the official records of Curry County.

Renee' Kolen - Curry County Clerk



STATUTORY WARRANTY DEED

McKenzie Land and Timber, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Sara Whitney,

Grantee(s), the following described real property in the County of Curry and State of Oregon free of encumbrances except as specifically set forth herein:

See Attached Exhibit 'A'

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3315-04D-01601 R38678

The true and actual consideration for this conveyance is \$175,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:



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

Dated this 1 day of March, 2021.

McKenzie Land and Timber, LLC, an Oregon Limited Liability Company

By: [Signature]
Casey Jones, Jr., Manager

State of OR) ss
County of Douglas

On this 1 day of March, 2021, before me, Barry John Robinson, a Notary Public in and for said state, personally appeared Casey Jones, Jr. known or identified to me to be the Managing Member in the Oregon Limited Liability Company known as McKenzie Land and Timber, LLC, who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

[Signature]
Notary Public for the State of OR
Residing at: Roseburg OR
Commission Expires: March 26, 2021

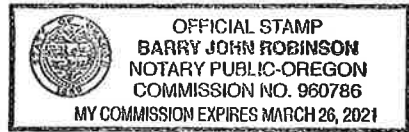


EXHIBIT 'A'

File No. 441089AM

A parcel of land located in the SE1/4 of Section 4 and in Gov't Lot1 of Section 9, all in Township 33 South, Range 15 West of the Willamette Meridian, Curry County, Oregon, more particularly described as follows:

Beginning at a point on the South boundary of Cemetery County Road from which a 5/8" rebar at the corner between Parcels 2 and 3 of Partition Plat 1993 #09 bears N65°30'01"E a distance of 60.51 feet; thence along a 261.00 ft. radius curve left through a central angle of 26°31'30" an arc distance of 120.83 feet to a point; thence N65°42'07"W a distance of 35.03 feet to a 14" iron pipe; thence leaving said road boundary S23°01'25"W a distance of 124.63 feet to a 14" iron pipe; thence S23°35'24"W a distance of 873.69 feet to a 5/8" rebar; thence S66°45'00"E a distance of 155.57 feet to a 5/8" rebar; thence S23°15'00"W a distance of 450.00 feet to a point on the Northerly boundary of U.S. Highway 101; thence along a 1687.2 ft. radius curve left through a central angle of 5°34'44" an arc distance of 164.29 feet to a point; thence N23°13'36"E a distance of 6.13 feet to a 14" iron pipe; thence N23°13'36"E a distance of 422.97 feet to a 3/4" iron rod; thence N23°15'39"E a distance of 899.03 feet to a 3/4" iron pipe on the Southerly boundary of Cemetery Loop County Road; thence along a 652.00 ft. radius curve right through a central angle of 9°42'06" an arc distance of 110.40 feet; thence N30°00'34"W a distance of 33.05 feet to a point; thence along a 261.00 ft. radius curve left through a central angle of 11°38'26" an arc distance of 53.03 feet to the point of beginning.

Court of Curry County, Oregon, sitting for the transaction of business at a regular term of said Court, duly made and entered a certain order as shown at page 30 of Volume 8, of the Journal of said Court, and under and by virtue of which order the said County Court of Curry County, Oregon, ordered and directed that certain real property heretofore acquired by Curry County at tax foreclosure sale or sales, and now owned by said County, be sold, as is further set forth in said Order, reference to which order is hereby made and the same is hereby made a part hereof;

AND WHEREAS, in pursuance of said Order and of the laws of the state of Oregon in such cases made and provided, Curry County, Oregon, sold the real property hereinafter described to Sara Freeman Williams for the agreed and stipulated sum of \$25.00 dollars, lawful money of the United States of America, by her to the County in hand paid, the receipt of which is hereby acknowledged, that being the highest sum bid therefor, and the said Sara Freeman Williams being the highest and best bidder therefor, said property being situated in the County of Curry, State of Oregon, and described as follows, to-wit:

Land described in Vol. 19 page 474. Beginning at a pt. 800' North & 710.73' East of S.W. corner NW $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 5 T. 41 S. R. 15; run N. 8° 13' 30" W. 101.04' thence E. 385.04' thence S. 12° 48' E. 102.55' thence W. 383.30'.

NOW, THEREFORE, KNOW YE THAT CURRY COUNTY, OREGON, in consideration of the premises, and by virtue of the statutes of the State of Oregon in such cases made and provided, and under and pursuant to the said Order of the said County Court aforesaid, does hereby grant, bargain, sell and convey unto the said Sara Freeman Williams and to her heirs and assigns forever, the said real estate hereinbefore described, together with all the right, title, interest and claim of the said County of Curry, State of Oregon, in and to the same, as fully and completely as the said party of the first part can by virtue of the premises convey the same.

There is, however, reserved unto the grantor herein, for the use and benefit of the public the right to locate and construct a road and roadway, not exceeding 80 feet in width over and across said premises.

DATED this 5th day of November, A. D., 1941.

CURRY COUNTY, OREGON

Attest:
Oleta A. Walker, County Clerk
(County Seal)

A. H. Boice, County Judge
C. M. Clayton, County Commissioner
A. W. Cope, County Commissioner

Filed and recorded November 14, 1941. Oleta A. Walker, Clerk.

ORRIS NICHOLAS KNAPP, ET AL
TO
STATE OF OREGON

WARRANTY DEED 2561 B

THIS INDENTURE WITNESSETH That We, ORRIS NICHOLAS KNAPP and HAZEL M. KNAPP, husband and wife, and LLOYD KNAPP, a widower, grantors, for the consideration of the sum of EIGHT HUNDRED SIXTY-FIVE and 50/100 (\$865.50) DOLLARS to us paid, have bargained and sold and by these presents do bargain, sell and convey unto the STATE OF OREGON, by and through its STATE HIGHWAY COMMISSION, the following described premises, to-wit: a parcel of land lying in Government Lot 2 and in the southwest quarter (SW $\frac{1}{4}$) of the southeast quarter (SE $\frac{1}{4}$) of Section 5 and in Government Lot 1 of Section 6, Township 35, South, Range 15 West, W. M., Curry County, Oregon, and being a portion of the following described property: That tract of land which was conveyed by that certain deed to Oris Nicholas Knapp and Lloyd Knapp, recorded in Probate Book 4, Page 296 of Curry County Record of Wills; the said parcel being all that portion of the foregoing described property included in a strip of land of variable width, on each side of the center line of the Oregon Coast Highway as said highway has been relocated over and across or adjacent to the said property; the location of the said strip of land (in so far as it encroached upon said property) being determined by the said center line from Station 51+00 to Station 54+00, which portion of center line is described as follows:

Beginning at a point which is beginning's center line Station 51+00, thence S 15°

feet distant northeasterly from which point is the northwest corner of said Government Lot 2 of Section 4; said point being 1345 feet south and 1230 feet east of the west quarter corner of Section 4, Township 33rd South, Range 15 West, W. M.; thence South 61° 39' East a distance of 330.7 feet to Engineer's Station 34+801.1 P.S.; thence on a spiral curve right (the long chord of which bears South 60° 03' East 319.9 feet) a distance of 320 feet; thence on a 1909.9 foot radius curve right (the long chord of which bears South 49° 10' 30" East 576.15 feet) a distance of 576.5 feet; thence on a spiral curve right (the long chord of which bears South 36° 18' East 319.9 feet) a distance of 320 feet to Engineer's Station 46+88.4 P.T.; thence South 34° 42' East a distance of 9.4 feet to Engineer's Station 47+07.8 equals Station 47+19.0 P.S.; thence on a spiral curve left (the long chord of which bears South 36° 24' East 319.86 feet) a distance of 320 feet; thence on a 1736.2 foot radius curve left (the long chord of which bears South 60° 00' 30" East 1104.16 feet) a distance of 1126.2 feet; thence on a spiral curve left (the long chord of which bears South 83° 27' East 319.86 feet) a distance of 320 feet to Station 64+85.2 P.T.; thence South 85° 19' East a distance of 3.8 feet to Station 64+89 opposite and 410 feet distant southerly from which station the high tide line intersects the east line of Government Lot 1 of said Section 9.

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

Station to Station	Total Width	Width on Northeastery Side of Center Line	Width on Southwesterly Side of Center Line
31+49.4	43+00	Variable	High tide line
43+00	50+39	"	" " "
50+39	54+00	"	" " "
54+00	64+89	"	" " "

The parcel of land to which this description applies contains 32.14 acres, of which 20.6 acres lie within the existing right of way acquired September 18, 1939 and 11.54 acres lie outside of the existing right of way.

TO HAVE AND TO HOLD the said premises with their appurtenances, in fee simple, unto the said State of Oregon, by and through its State Highway Commission, its successors and assigns forever.

And we the said grantors do hereby covenant to and with the said State of Oregon, by and through its State Highway Commission, its successors and assigns, that we are the owners in fee simple of said premises; that they are free from all incumbrances and that we will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30th day of September, 1941.

Done in presence of:
Mary S. Pugh
Ellenor Miller

Orris Nicholas Knapp
Hazel M. Knapp
Lloyd Knapp



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

On this 30th day of September, 1941, personally came before me, a Notary Public in and for said county and state, the within named Orris Nicholas Knapp and Hazel M. Knapp, his wife, to me personally known to be the identical persons described in, and who executed, the within instrument, and who each personally acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named.

Witness my hand and official seal the day and year last above written.

(Notary Seal)

Bernard Mather, Notary Public for Oregon
My Commission expires 5-24-1945

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

On this 9th day of October, 1941, personally came before me, a Notary Public in and for said county and state, the within named Lloyd Knapp, a widower, to me personally known to be

the identical person described in, and who executed, the within instrument, and who each personally acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein named.

Witness my hand and official seal the day and year last above written.

(Notary Seal)

Andrew J. Rothhouse, Notary Public for Oregon
My commission expires Dec. 18, 1942.

Filed and recorded November 15, 1941. Olga A. Walker, Clerk.

MARY E. COY, ET ALS

TO

WINSTON W. CHAMBERS, ET UX

FORWARD

WARRANTY DEED

THIS INDENTURE WITNESSETH, That Mary E. Coy and William R. Coy, her husband, Eleanor Neumann, sometimes known as Ellenora Neumann, and Otto Neumann, her husband, Louise M. Svihus, a widow, Anna Gertrude Jensen and George Jensen, her husband, Dorothy M. Pulley and Jack Pulley, her husband, Willa G. White, sometimes known as Wilma G. White, and Claude A. White, her husband, the said Mary E. Coy, Eleanor Neumann, Louise M. Svihus and Anna Gertrude Jensen being the daughters of Mary A. Colebrook, deceased, and the said Dorothy M. Pulley and Willa G. White being the daughters of George Colebrook, deceased, the son of the said Mary A. Colebrook, deceased, and of Ester Colebrook, his wife, now Ester Foster, grantors, said grantors being the sole heirs of the said Mary A. Colebrook, deceased, except William Colebrook and Mary Mae Colebrook, minors, son and daughter, respectively of the said George Colebrook, deceased, and Esther Colebrook, each of whom are the owners by inheritance of an undivided 1/20th interest in the real property hereinafter mentioned and hereby conveyed; for and in consideration of the amount of Ten and Other Dollars to them paid, have bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto Winston W. Chambers and Marjorie P. Chambers, husband and wife, their heirs and assigns, an undivided 9/10th interest in and to the following described premises, to-wit:

The following described real property in Township 34 South, Range 14 West, Willamette Meridian in Curry County, Oregon:

Lots 3 and 4 in Section 30; The West half of the Southwest quarter of Section 29; Lots 1 and 2 in Section 31; and the West half of the Northwest quarter and Lot 1 in Section 32, excepting those parcels and rights of way, including 58.68 acres of land, conveyed to Alexander Frank by deeds recorded, respectively, at page 524 of Volume 5, at page 80 of Volume 6, and at page 566 of Volume 6, and conveyed to S. H. Frank and Company by deed recorded at page 359 of Volume 16 of the official deed records of Curry County, Oregon.

Lot 2, the Southeast quarter of the Northwest quarter East half of the Southwest quarter, and Southeast quarter of Section 32.

That certain right of way granted and conveyed to Mary Colebrook by deed recorded at page 9, Volume 11 of the official deed records of Curry County, Oregon.

Also, the following described real property situated in Section 5, Township 35 South, Range 14 West, Willamette Meridian, in Curry County, Oregon: Lot 2, excepting 5.35 acres reserved and retained by George J. Heibergor, grantor in that certain deed recorded at page 458 of Volume 15 of the official deed records of Curry County, Oregon, the said tract of 5.35 acres being particularly described in the said deed. Lot 3: A strip of land in Lot 3 and the Southwest quarter of the Northeast quarter 15.83 feet in width adjacent to and abutting upon the south boundary line of Lots 2 and 3 for the entire length of the said line.

Excepting from all of the above described and granted real property the right of way of the Oregon Coast Highway and all other rights of way conveyed or granted by deeds of record in the official records of Curry County, Oregon.

It is the intention of the parties hereto that this conveyance include all of the right title and interest of the grantors herein in and to all of the real property constituting the Colebrook Ranch, and this conveyance shall be so construed.

(space reserved for recording number)

Work Order No. 7659

1994 INSTRUMENT 94 00823

RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned, for a good and valuable consideration, receipt thereof acknowledged, do hereby grant unto COOS-CURRY ELECTRIC COOPERATIVE, INC., a cooperative corporation whose post office address is P.O.B. 1268, Port Orford, Oregon, and to its successors or assigns, the right to enter upon the land of the undersigned, situated in the County of Curry, State of Oregon, as described in the official County Records at

Instrument No. BR 58 PAGE 248, being located in Township 33 South, Range 15 West, Section 9^{4D}, and more particularly described as follows:

See Attached Exhibit "A"

TL 1600

and to construct, reconstruct, operate and maintain on the above described land and/or upon all streets, roads or highways abutting said land, an electric transmission or distribution line or system.

OVERHEAD SYSTEM:

To remove and trim trees and brush within 20 feet of electric facilities and to remove all dead, weak, leaning and other dangerous trees beyond that distance which are tall enough to strike the facilities in falling. Also, to require that no fence or structure be constructed within 10 feet of the base of any pole.

UNDERGROUND SYSTEM:

To remove and trim trees and brush within 10 feet of electric facilities and to require that no structure, foundation, pad driveway and the like be constructed over the facilities. Also, no fence located closer than 5 feet from the centerline of the facility.

Owners covenant that they, their heirs, successors & assigns shall not site fences or structures upon this right-of-way that attach to or interfere with access to the electric facilities or violate the clearance provisions of the then current edition of the National Electrical Safety Code. Further, the undersigned covenant they are owners of the above described lands and that said lands are free and clear of all encumbrances and liens whatsoever character, except those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands this 8 day of November, 1993.

OWNER SIGNATURE(S):

William L. O'Sullivan

STATE OF OREGON

County of Curry }

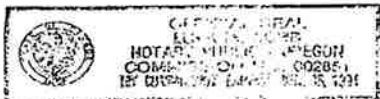
BE IT REMEMBERED on this 8 day of November,

1993, personally appeared the within named _____

William L. O'Sullivan and acknowledged to me that he executed the foregoing freely and voluntarily.

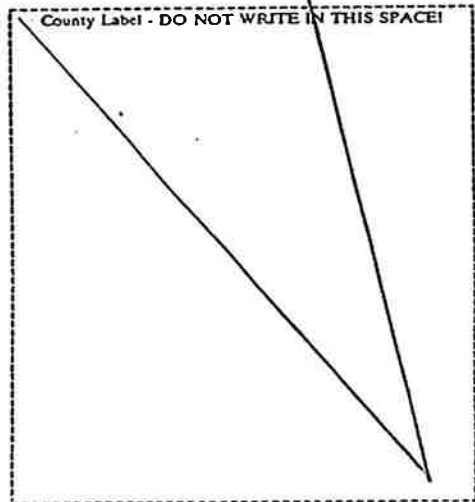
Jules M. Cobb
Notary Public for Oregon

My Commission Expires: 12-16-94



(NOTARY SEAL)

Return To:
Coos Curry Electric Cooperative, Inc.
P.O. Box 1268, Port Orford, OR 97465



RECEIVED

RECORDED

Tract No. 13 of the unrecorded Knapp Subdivision. That certain tract of land lying in the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Four (4) and in Lot One (1) of Section Nine (9), all in Township Thirty-three (33) South, Range Fifteen (15) West of the Willamette Meridian, Curry County, Oregon, described as follows:

Beginning at an iron pipe driven on the Northerly boundary of the right of way line of the new location of the Oregon Coast Highway at a point 325.9 feet South and 467.1 feet East of the Quarter Section corner between Section Four (4) and Section Nine (9);
thence describing Line "A" North 23° 15' East 1385 feet, more or less, to the Southerly boundary of the right of way of the present Oregon Coast Highway;
thence Northwesterly, following the Southerly boundary of said highway right of way a distance of 170 feet, more or less, to a point 158 feet distant, when measured at right angles to the above described Line "A";
thence South 23° 15' West 1365 feet, more or less, to an iron pipe driven on the Northerly boundary of the right of way of the new location of the Oregon Coast Highway;
thence Easterly following said right of way boundary to the place of beginning.

Tract No. 14 of the unrecorded Knapp Subdivision. That certain tract of land lying in the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Four (4) and in Lot One (1) of Section Nine (9), all in Township Thirty-three (33) South, Range Fifteen (15) West of the Willamette Meridian in Curry County, Oregon, described as follows:

Beginning at an iron pipe driven on the Northerly boundary of the right of way of the new location of the Oregon Coast Highway at a point 325.9 feet South and 467.1 feet East of the Quarter Section corner between said Section Four (4) and Section Nine (9);
thence, describing Line "A", North 23° 15' East 1385 feet, more or less, to the Southerly boundary of the right of way of the present Oregon Coast Highway;
thence Southeasterly, following the Southerly boundary of said highway right of way a distance of 190 feet, more or less, to a point 163.0 feet distant, when measured at right angles, to the above described line "A";
thence South 23° 15' West 1300 feet, more or less, to the Northerly boundary of the right of way of the new location of the Oregon Coast Highway. (An iron pipe is driven North 23° 15' East approximately 15 feet from said boundary.)
thence Westerly following said right of way boundary, a distance of 164 feet, more or less, to the place of beginning.

1994 INSTRUMENT 94 00823

STATE OF OREGON
COUNTY OF CURRY

I RENEÉ KOLEN, COUNTY CLERK, CERTIFY
THAT THE WITHIN DOCUMENT WAS
RECEIVED AND DULY RECORDED IN THE
OFFICIAL RECORDS OF CURRY COUNTY AT

09:42 ON 02-08-94

BY: MW DEPUTY
FEE \$ 15.00
PAGES: 2

