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Copy of
Exceptions,
Easements
or
Restrictions
enclosed

Work Order No. 952087

(Space reserved for recording number)

1995 INSTRUMENT 95 02593

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. 94 06817, being located in Township 32 South, Range 15 West, Section 32A, and more particularly described as follows:
Tax Lot 1101

Parcel Three (3), CAMBERG PARTITION PLAT NO. 1994-08, recorded February 11, 1994 Inst. #94-00920, County of Curry, State of Oregon.

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 23rd day of May, 1995.

OWNER SIGNATURE(S):

STATE OF OREGON

County of Curry

BE IT REMEMBERED on this 23rd day of May, 1995,

personally appeared the within named LaVaughn A.

&/or Adria Marryman and acknowledged to

me that they executed the foregoing freely and voluntarily.

Barbara Forrest
Notary Public for Oregon

My Commission Expires: 12/17/95



(NOTARY SEAL)

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

1995 INSTRUMENT 95 02593

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

10:05 ON 06-15-95

BY: CF DEPUTY

FEE \$ 15.00

PAGES: 1



After recording return to:

L.A. Merryman
4250 Independence School Rd.
Medford, Or. 97501

1995 INSTRUMENT 95 03255

DISCLOSURE STATEMENT

CURRY COUNTY, OREGON

This disclosure statement is required by Curry County Ordinance to be supplied to each prospective purchaser upon written or oral request. Before a final sale can be closed, the buyer must sign the disclosure statement and the signed statement shall be made a part of the permanent records of Curry County, Oregon.

1. STATEMENT OF OWNERSHIP OF PROPERTY.

L.A & Adria Merryman
4250 Independence School Rd.
Medford, OR. 97501

2. STATEMENT OF THE USES FOR WHICH THE PROPERTY IS PREPARED AND OFFERED BY THE OWNER/DEVELOPER.

This property is for the use of single family dwellings.

3. ZONING OF THE PROPERTY, AND THE USES ALLOWED UNDER THE ZONING CLASSIFICATION.

The zoning of the parcel of land is R2, and the uses permitted are:

1. Single-family dwellings.
2. Mobile Homes.

4. DESCRIPTION OF ACCESS TO PROPERTY, OWNERSHIP OF THE ACCESS, AND THE NAME OF THE PARTY RESPONSIBLE FOR MAINTAINING THE ACCESS.

South Mill Pond Rd. is a dedicated as a private road and utility easement with ownership and maintenance being the equal responsibility of the parcels 1, 2, and 3 of this partition, their heirs and assigns, being served by the road as created by this plat, not excluding an equal responsibility by others served by extending said road at future dates also James Bogard, per Inst. No. 95-01220, joins in the dedication of South Mill pond road.

5. DESCRIPTION OF ANY COMMON AREAS OR FACILITIES, IF ANY, AND ANY RESTRICTIONS PLACED UPON THEIR USE.

NONE

6. DESCRIPTION OF EXISTING WATER AND SEWER FACILITIES, IF ANY, AND IF THE PARTITION OR LOT IS APPROVED FOR SUBSURFACE DISPOSAL NOTE: SUBSURFACE DISPOSAL PERMITS ARE ISSUED FOR LIMITED PERIODS OF TIME, IT IS THE PURCHASERS RESPONSIBILITY TO DETERMINE IF ANY PERMITS ISSUED TO THE PROPERTY ARE STILL VALID.

Private wells must be drilled. All three parcels have septic approval for a standard septic system.

7. Description of any restrictions established by the county.

NONE

8. Description of any known or potential hazards on the property such as geologic hazards, erosion and flooding, etc.

NONE

9. Description of any ownership rights retained by previous owners such as mineral rights, unsurveyed easements, airspace reservations, etc.

none

The above information is an accurate description of the property in question to the best of my knowledge.

Signed

[Signature] *Adria Merreyman*
(seller)

Date

7-20-95

1995 INSTRUMENT 95 03255

STATE OF OREGON
COUNTY OF CURRY

I HAVE READ THE ABOVE STATEMENTS

Signed

(purchaser)

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

02:28 ON 07-25-95

BY: CF DEPUTY

FEE \$ 20.00

PAGES: 2



After recording return to:

L.A. Merryman
4250 Independence School Rd.
Medford, Or. 97501

1995 INSTRUMENT 75 03320

DISCLOSURE STATEMENT

CURRY COUNTY, OREGON

This disclosure statement is required by Curry County Ordinance to be supplied to each prospective purchaser upon written or oral request. Before a final sale can be closed, the buyer must sign the disclosure statement and the signed statement shall be made a part of the permanent records of Curry County, Oregon.

1. STATEMENT OF OWNERSHIP OF PROPERTY.

L.A. & Adria Merryman
4250 Independence School Rd.
Medford, OR. 97501

2. STATEMENT OF THE USES FOR WHICH THE PROPERTY IS PREPARED AND OFFERED BY THE OWNER/DEVELOPER.

This property is for the use of single family dwellings.

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT CODING IN THE CURRY COUNTY CLERK'S OFFICE. CLERICAL ERROR. PREVIOUSLY RECORDED AS INSTRUMENT NO. 95-03255.

3. ZONING OF THE PROPERTY, AND THE USES ALLOWED UNDER THE ZONING CLASSIFICATION.

The zoning of the parcel of land is R2, and the uses permitted are:

1. Single-family dwellings.
2. Mobile Homes.

4. DESCRIPTION OF ACCESS TO PROPERTY, OWNERSHIP OF THE ACCESS, AND THE NAME OF THE PARTY RESPONSIBLE FOR MAINTAINING THE ACCESS.

South Mill Pond Rd. is a dedicated as a private road and utility easement with ownership and maintenance being the equal responsibility of the parcels 1, 2, and 3 of this partition, their heirs and assigns, being served by the road as created by this plat, not excluding an equal responsibility by others served by extending said road at future dates also James Bogard, per Inst. No. 95-01220, joins in the dedication of South Mill pond road.

5. DESCRIPTION OF ANY COMMON AREAS OR FACILITIES, IF ANY, AND ANY RESTRICTIONS PLACED UPON THEIR USE.

NONE

6. DESCRIPTION OF EXISTING WATER AND SEWER FACILITIES, IF ANY, AND IF THE PARTITION OR LOT IS APPROVED FOR SUBSURFACE DISPOSAL NOTE: SUBSURFACE DISPOSAL PERMITS ARE ISSUED FOR LIMITED PERIODS OF TIME. IT IS THE PURCHASERS RESPONSIBILITY TO DETERMINE IF ANY PERMITS ISSUED TO THE PROPERTY ARE STILL VALID.

Private wells must be drilled. All three parcels have septic approval for a standard septic system.

7. Description of any restrictions established by the county.

NONE

8. Description of any known or potential hazards on the property such as geologic hazards, erosion and flooding, etc.

NONE

9. Description of any ownership rights retained by previous owners such as mineral rights, unsurveyed easements, airspace reservations, etc.

none

The above information is an accurate description of the property in question to the best of my knowledge.

Signed

(seller)

Date

I HAVE READ THE ABOVE STATEMENTS

Signed

(purchaser)

1995 INSTRUMENT 95 03320

STATE OF OREGON
COUNTY OF CURRY

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

11:12 ON 07-28-95

BY: CF

DEPUTY

FEE \$

.00

PAGES:

2



6. DESCRIPTION OF EXISTING WATER AND SEWER FACILITIES, IF ANY, AND IF THE PARTITION OR LOT IS APPROVED FOR SUBSURFACE DISPOSAL NOTE: SUBSURFACE DISPOSAL PERMITS ARE ISSUED FOR LIMITED PERIODS OF TIME. IT IS THE PURCHASERS RESPONSIBILITY TO DETERMINE IF ANY PERMITS ISSUED TO THE PROPERTY ARE STILL VALID.

Private wells must be drilled. All three parcels have septic approval for a standard septic system.

7. Description of any restrictions established by the county.

NONE

8. Description of any known or potential hazards on the property such as geologic hazards, erosion and flooding, etc.

NONE

9. Description of any ownership rights retained by previous owners such as mineral rights, unsurveyed easements, airspace reservations, etc.

none

The above information is an accurate description of the property in question to the best of my knowledge.

Signed

[Signature] *Adria Merryman*
(seller)

Date

7-29-95

1995 INSTRUMENT 95 03320

STATE OF OREGON
COUNTY OF CURRY

I HAVE READ THE ABOVE STATEMENTS

Signed

(purchaser)

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

11:12 ON 07-28-95

BY: CF

DEPUTY

FEE \$

.00

PAGES:

2



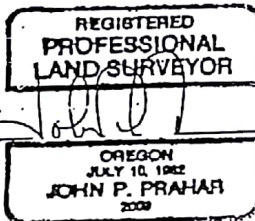
September 12, 1996

1996 INSTRUMENT 96 04853

AFFIDAVIT OF CORRECTION

I, John P. Prahar, being the Registered Land Surveyor who filed the Partition Plat No. 1995-24, Curry County Instrument Number 95-03256, hereby file this Affidavit of Correction to reflect that the distance of the southerly tangent of South Mill Pond Road that reads 325.00 feet should read 256.58 feet. The distance of 325.00 feet should be changed to 256.58 feet on both the West and the East sides of South Mill Pond Road. ALSO, the acreage figure for Parcel 3, Partition Plat 1995-24, should read 9.34 acres, not 9.26 acres as shown on the recorded Plat.

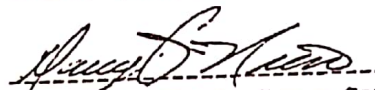
L.A. Merryman and Adria Merryman are the present owners of the property served by South Mill Pond Road, being owners of Parcels 2 and 3 of Partition Plat 1995-24, Curry County Partition Plat Records, and are the parties materially affected by this correction.



Expires Dec. 12, 1996

APPROVAL:

I, Darryl J. Niemi, Curry County Surveyor, do hereby certify that the foregoing Affidavit of Correction for Partition Plat 1995-24, has been examined by me and that it complies with O.R.S. 92.170.


Darryl J. Niemi, Curry County Surveyor

After recording, return to:

John P. Prahar
1045 Baltimore Avenue
Bandon, Oregon 97411

1996 INSTRUMENT 96 04853

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

10:49 ON 10-07-96

BY: CF DEPUTY

FEE \$ 15.00

PAGES: 1



DISCLOSURE STATEMENT
CURRY COUNTY, OREGON

This disclosure statement is required by Curry County Ordinance to be recorded and referenced on the filed plat. In addition, this disclosure statement shall be supplied to each prospective purchaser upon written or oral request.

1. STATEMENT OF OWNERSHIP OF PROPERTY.
Property was sold to L.A. & Adria Merryman by Pacific Land & Timber, Inc.
Per Inst. # 94-6817 dated, 12-2-94. OWNER: L.A. & ADRIA MERRYMAN
P.O. Box 1494
Port Orford, OR. 97465
2. STATEMENT OF THE USES FOR WHICH THE PROPERTY IS PREPARED AND OFFERED BY THE OWNER/DEVELOPER.
This parcel of land will be used for a single family dwelling.
3. ZONING OF THE PROPERTY, AND THE USES ALLOWED UNDER THE ZONING CLASSIFICATION.
Subject property is in the UGB of Port Orford, County of Curry, State of Oregon and zoned R2 which allows single family dwellings outright.
4. DESCRIPTION OF ACCESS TO PROPERTY, OWNERSHIP OF THE ACCESS, AND THE NAME OF THE PARTY RESPONSIBLE FOR MAINTAINING THE ACCESS.
Mill Pond Rd is a private road with Parcels 1, 2, and 3 sharing maintenance of road per D.V. 45 P.24 Platt 1994-08. South Mill Pond Rd. is a 50' private drive, with a 18' well rocked surface whose maintenance is shared equally between parcels 1, 2, & 3 per plat 1995-24.
Instrument No. 95-03256
5. DESCRIPTION OF ANY COMMON AREAS OR FACILITIES, IF ANY, AND ANY RESTRICTIONS PLACED UPON THEIR USE.
NONE

AFTER RECORDING RETURN TO:
Name: L.A. & ADRIA MERRYMAN
Address: P.O. BOX 1494
PORT ORFORD, OR. 97465

6. DESCRIPTION OF EXISTING WATER AND SEWER FACILITIES, IF ANY, AND IF THE PARCEL OR LOT IS APPROVED FOR SUBSURFACE DISPOSAL NOTE: SUBSURFACE DISPOSAL PERMITS ARE ISSUED FOR LIMITED PERIODS OF TIME, IT IS THE PURCHASERS RESPONSIBILITY TO DETERMINE IF ANY PERMITS ISSUED TO THE PROPERTY ARE STILL VALID.

PRIVATE WELLS MUST BE DRILLED. SEPTIC EVALUATION WAS COMPLETED ON OCT. 3, 1996, CONTROL: 08-183-96, AND APPROVED FOR A SAND FILTER SYSTEM WITH A CAPPING FILL. TO DATE NO PERMIT HAS BEEN APPLIED FOR FOR EITHER THE WELL OR SEPTIC.

7. DESCRIPTION OF ANY RESTRICTIONS ESTABLISHED BY THE COUNTY.


A 50 FT, SETBACK FROM THE WETLAND BOUNDARY SHALL BE MAINTAINED DURING CONSTRUCTION ACTIVITIES AND STRAW BALES SHALL BE PLACED AT THE EDGE OF THE CONSTRUCTION AREA.

8. DESCRIPTION OF ANY KNOWN OR POTENTIAL HAZARDS ON THE PROPERTY SUCH AS GEOLOGIC HAZARDS, EROSION, AND FLOODING, ETC.

THERE IS A CHANCE OF MUD GETTING INTO THE WETLAND DURING CONSTRUCTION, SO A 50' SET BACK IS TO BE MAINTAINED AND STRAW BALES PLACED AT THE CONSTRUCTION SITE TO PREVENT ANY MUD FROM RUNNING INTO THE WETLAND AREA.

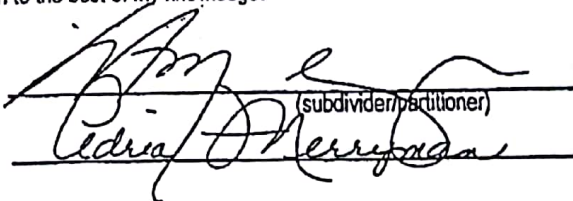
9. DESCRIPTION OF ANY OWNERSHIP RIGHTS RETAINED BY PREVIOUS OWNERS SUCH AS MINERAL RIGHTS, UNSURVEYED EASEMENTS, AIRSPACE RESERVATIONS, ETC
NONE

1996 INSTRUMENT 96 05660	
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	
11:55 ON 11-27-96	
BY: CF	DEPUTY
FEE \$	10.00
# PAGES:	2



The above information is an accurate description of the property in question to the best of my knowledge.

Signed


(subdivider/partitioner)

Date

11-24-96



1996 INSTRUMENT 96 01008

STATUTORY WARRANTY DEED

L. A. Merryman and Adria Merryman, husband and wife, Grantor, conveys and warrants to Donald E. Hoskins and Alison J. Hoskins, husband and wife, as tenants by the entirety, Grantee, the following described real property, free of liens and encumbrances, except as specifically set forth herein.

THE PROPERTY BEING CONVEYED IS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

This property is free of liens and encumbrances, EXCEPT as set forth in said Exhibit "A".

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 \$ 19,000.00.

Dated March 5, 1996

L. A. Merryman

Adria Merryman

STATE OF OREGON)
County of Curry) ss.

This instrument was acknowledged before me on March 5th, 1996, by L. A. Merryman and Adria Merryman.



Notary Public for Oregon
My commission expires: 2-8-00

AFTER RECORDING, RETURN TO:

Ocean Title and Escrow
P. O. Box 505
Gold Beach, OR 97444
Order No. GB-4596

UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:

Grantee at:
Rt. 1, Box 1718
Bandon, OR. 97411

EXHIBIT "A"

Parcel 1, Merryman Partition Plat No. 1995-24, recorded July 25, 1995, as Instrument No. 95-03255, Official Records of Curry County, Oregon.

TOGETHER WITH an undivided 1/3 interest in and to South Mill Pond Road as shown on the Merryman Partition Plat No. 1995-24, recorded July 25, 1995, as Instrument No. 95-03255, Official Records of Curry County, Oregon.

SUBJECT TO THE FOLLOWING:

1. Rights of the public in and to any portion lying within the limits of public roadways, if any, and/or rights of private parties over any portion lying within existing roadways or driveways not disclosed by the public records.

2. Subject to the requirements and provisions of ORS Chapter 820 pertaining to the registration and transfer of ownership of mobile homes and subject to any interest or liens disclosed thereby.

3. Easement, including terms and provisions, granted West Coast Telephone Company by instrument recorded October 7, 1955 in Volume 46, Page 1, Curry County Deed Records. (Specific location not given in recorded document.)

4. An easement and rights in connection therewith, granted the Coos-Curry Electric Cooperative, Inc., by Instrument recorded August 7, 1981, in Volume 86, Page 749, Curry County Book of Records. (Specific location not given in recorded document.)

5. An easement and rights in connection therewith, granted the Coos-Curry Electric Cooperative, Inc., by Instrument recorded June 15, 1995, as Instrument No. 95-02593, Official Records of Curry County, Oregon. (Specific location not given in recorded document.)

6. "South Mill Pond Road is dedicated as a private road and utility easement with ownership and maintenance being the equal responsibility of Parcels 1, 2 and 3" as set forth in the declaration on Partition Plat 1995-24 recorded July 25, 1995, as Instrument No. 95-03256, Official Records of Curry County, Oregon.

1996 INSTRUMENT 96 01008

STATE OF OREGON
COUNTY OF CURRY

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

02:04 ON 03-07-96

BY: CF DEPUTY

FEE \$ 40.00

PAGES: 2



Work Order No. 962077

1996 INSTRUMENT 96 02951

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. 95-03255, being located in Township 32 South, Range 15 West WM, Section 32A, and more particularly described as follows:

Parcel 1, Merryman partition Plat No. 1995-24, recorded July 25, 1995, as Instrument No. 95-03255, Official Records of Curry County, Oregon.
Tax Lot 1101

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 20 day of May, 1996.

OWNER SIGNATURE(S):

Donald E. Hoskins
Donald E. Hoskins

Alison J. Hoskins
Alison J. Hoskins

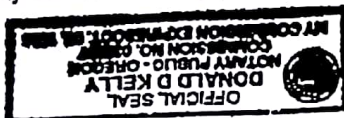
STATE OF OREGON

County of Curry

BE IT REMEMBERED on this 20 day of May, 1996, personally appeared the within named Donald E. Hoskins and acknowledged to me that he executed the foregoing freely and voluntarily.

Donald D. Kelly
Notary Public for Oregon

My Commission Expires: Oct 3, 1998



(NOTARY SEAL)

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



1996 INSTRUMENT 96 02951

STATE OF OREGON
COUNTY OF CURRY

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

09:24 DN 06-24-96

BY: ST DEPUTY

FEE \$ 15.00

PAGES: 1

