



PROPERTY LINE ADJUSTMENT

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 225 N. ADAMS STREET OR MAIL TO:
COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL
PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

FILE NUMBER: ~~25A-~~ ACU-24-024

Date Received: 6/12/24 Receipt #: 157487359 Received by: C. Carr

This application shall be filled out electronically. If you need assistance please contact staff. If the fee is not included the application will not be processed.
(If payment is received on line a file number is required prior to submittal)

LAND INFORMATION

A. Land Owner(s) Isenhart Living Trust, John & Laura Isenhart, Trustees

Mailing address: P.O. Box 174 Broadbent, OR 97414

Phone: (541) 572-2404

Email: cayuse4@gmail.com

Township: 30S Range: 12W Section: 19 ¼ Section: Select 1/16 Section: Select Tax lot: 200

Tax Account Number(s): 1308200

Zone: Select Zone Exclusive Farm Use (EFU)

Acreage Prior to Adjustment: 159.52

Acreage After the Adjustment 304.66

B. Land Owner(s) Isenhart Living Trust, John & Laura Isenhart, Trustees

Mailing address: P.O. Box 174 Broadbent, OR 97414

Phone: (541) 572-2404

Email: cayuse4@gmail.com

Township: 30S Range: 12W Section: 19 ¼ Section: Select 1/16 Section: Select Tax lot: 100

Tax Account Number(s) 1308000

Zone Exclusive Farm Use (EFU)

Acreage Prior to Adjustment: 148.44

Acreage After the Adjustment 3.30

C. Surveyor Land Mark Surveying, Inc. (Barton M. Heichel, P.L.S.)

Mailing Address P.O. Box 13 Roseburg, OR 97470

Phone #: (541) 637-6999

Email: bart@landmarksurveying.com

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: Map Information Or Account Information

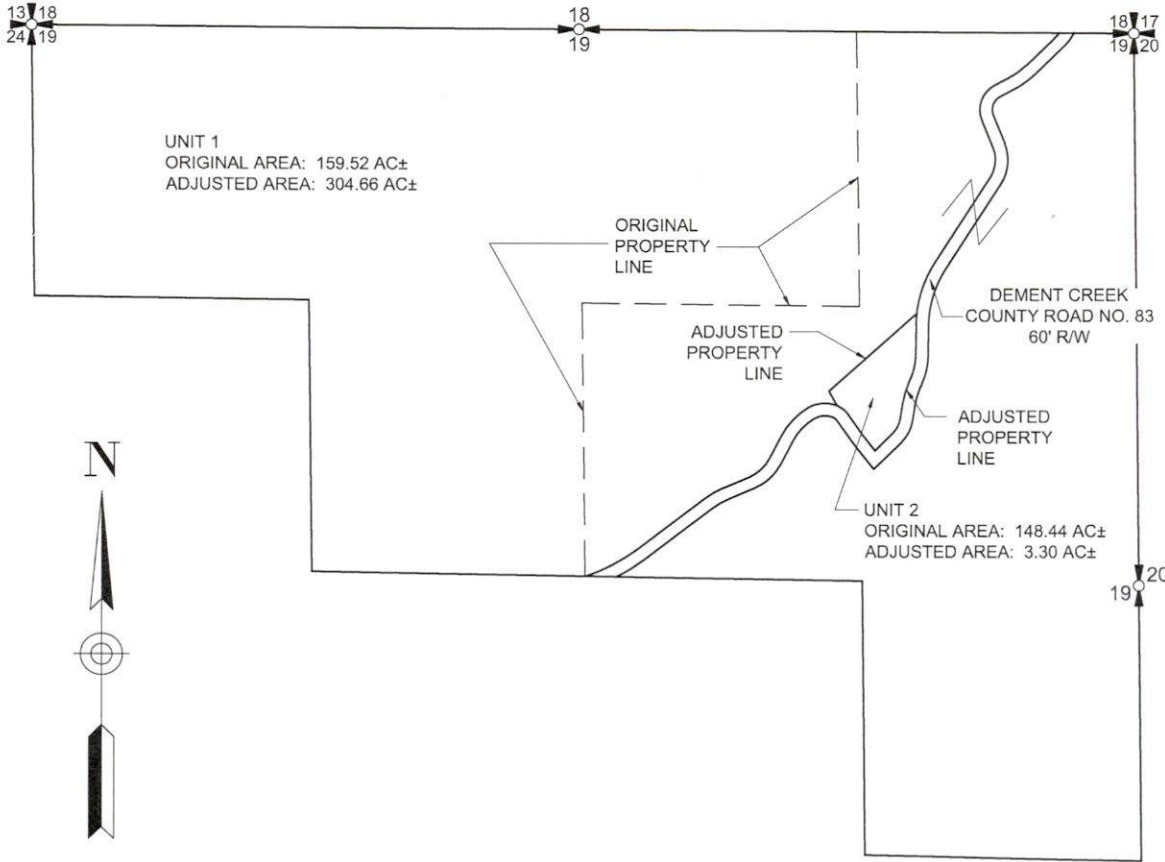
I am a co-owner of a parcel of land designated as Tax Lot 101 of Section 19, Township 30 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

I hereby consent to the application for a Lawfully Created Unit of Land Determination to be submitted to the Coos County Planning Department.

Patty Cook
(Signature)

6-11-24
Date

Patty Cook
(Printed Name)



UNIT 1
 ORIGINAL AREA: 159.52 AC±
 ADJUSTED AREA: 304.66 AC±

ORIGINAL
 PROPERTY
 LINE

ADJUSTED
 PROPERTY
 LINE

DEMENT CREEK
 COUNTY ROAD NO. 83
 60' R/W

ADJUSTED
 PROPERTY
 LINE

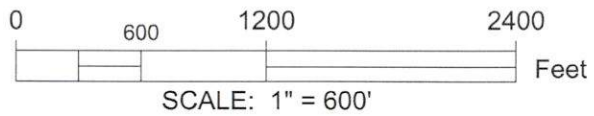
UNIT 2
 ORIGINAL AREA: 148.44 AC±
 ADJUSTED AREA: 3.30 AC±

OWNER:
 UNIT 1: ISENHART LIVING TRUST
 JOHN & LAURA ISENHART, TRUSTEES
 PO BOX 174
 BROADBENT, OR 97414

MAP ID: 30S1219-00-00200
 TAX ID: 1308200
 ZONE: EXCLUSIVE FARM USE (EFU)
 FOREST (F)

UNIT 2: ISENHART LIVING TRUST
 JOHN & LAURA ISENHART, TRUSTEES
 PO BOX 174
 BROADBENT, OR 97414

MAP ID: 30S1219-00-00100
 TAX ID: 1308000
 ZONE: EXCLUSIVE FARM USE (EFU)
 FOREST (F)



Sheet 1 of 1

PRELIMINARY PROPERTY LINE ADJUSTMENT
 In the North 1/2 and Southeast 1/4 of Section 19,
 Township 30 South, Range 12 West of the Willamette Meridian
 Coos County, Oregon
 May 17, 2024

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 AUGUST 17, 2009
 BARTON M. HEICHEL
 1640PLS

RENEWS JUNE 30, 2025

FOR: John & Laura Isenhart
 P.O. Box 174
 Broadbent, OR 97414

LM Land Mark
 Surveying, Inc.

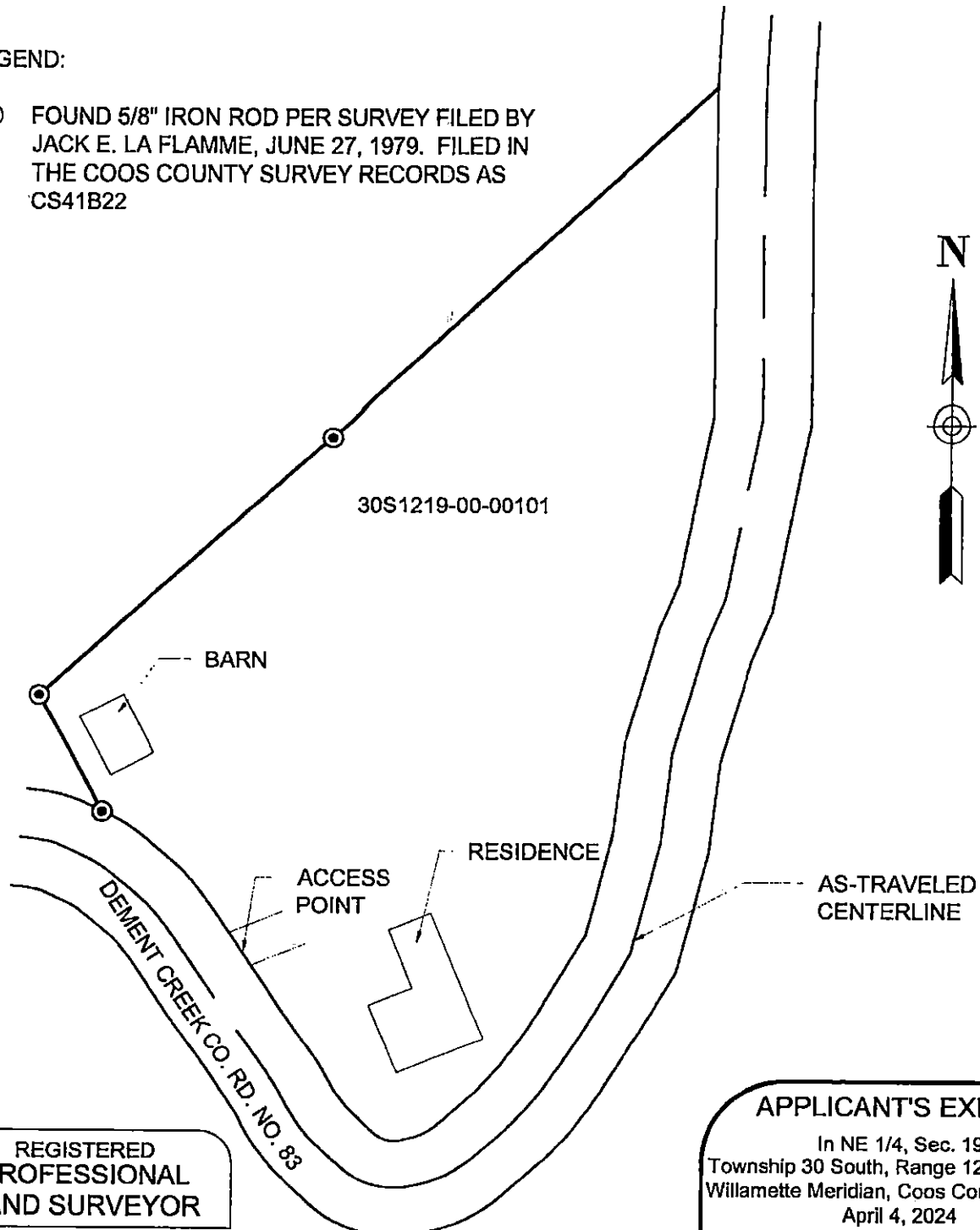
P.O. Box 13 • Roseburg, Oregon 97470
 Office (541) 677-9400 • Cell (541) 637-6999

LM Proj. No. 2024-0019

PRELIMINARY

LEGEND:

- ⊙ FOUND 5/8" IRON ROD PER SURVEY FILED BY JACK E. LA FLAMME, JUNE 27, 1979. FILED IN THE COOS COUNTY SURVEY RECORDS AS CS41B22

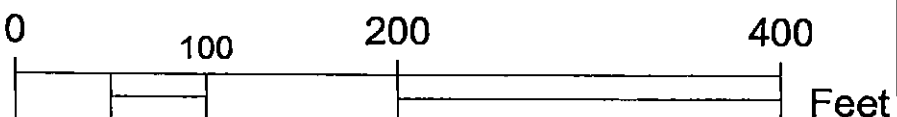


REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bartton M. Heichel

OREGON
AUGUST 17, 2009
BARTTON M. HEICHEL
1640PLS

RENEWS JUNE 30, 2025



SCALE: 1" = 100'

APPLICANT'S EXHIBIT

In NE 1/4, Sec. 19
Township 30 South, Range 12 West of the
Willamette Meridian, Coos County, Oregon
April 4, 2024

FOR: Patty Cook
2297 NE Vine St.
Roseburg, OR 97470
LM Proj. No. 2024-0019

LAND MARK
SURVEYING INC.

P.O. Box 13
Roseburg, Oregon 97470
Tel (541) 677-9400
Cell (541) 637-6999

I am a co-owner of a parcel of land designated as Tax Lot 101 of Section 19, Township 30 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

I hereby consent to the application for a Lawfully Created Unit of Land Determination to be submitted to the Coos County Planning Department.

Nicole H. Haight 4/15/2024^{use}
(Signature) Date

Nicole H Haight
(Printed Name)

I am a co-owner of a parcel of land designated as Tax Lot 101 of Section 19, Township 30 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

I hereby consent to the application for a Lawfully Created Unit of Land Determination to be submitted to the Coos County Planning Department.

Ann Stevenson 4-11-24
(Signature) Date

Ann Stevenson
(Printed Name)

I am a co-owner of a parcel of land designated as Tax Lot 101 of Section 19, Township 30 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

I hereby consent to the application for a Lawfully Created Unit of Land Determination to be submitted to the Coos County Planning Department.

Rozanne L. Belknap 4/11/2024
(Signature) Date

Rozanne L. Belknap
(Printed Name)

I am a co-owner of a parcel of land designated as Tax Lot 101 of Section 19, Township 30 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

I hereby consent to the application for a Lawfully Created Unit of Land Determination to be submitted to the Coos County Planning Department.

Renee Belknap

(Signature)

4-9-2024

Date

Renee Belknap

(Printed Name)

Thank you for your payment!

This service has been provided by [Coos County Community Development, OR](#) and [Point & Pay](#). We value your business. Please keep this receipt for future reference.

You have made a payment to [Coos County Community Development, OR](#). Coos County thanks you for your payment. For questions about your account, please call 541-396-7770

Name: Patty Cook
Address: 2297 NE Vine St., Roseburg OR, US, 97470
Contact: 5414041624
Comments:

Payment ID: 157487359
Date: 06/11/24 02:14 PM
Subtotal: \$1260.00
Fee: \$31.37
Total: \$1291.37
Method: Credit Card(*****4614)

Item Purchased	Transaction Description	Account	Amount
Ministerial and Other Services	Coos Co Planning Dep	00	\$1,260.00

Signature: _____ **Date:** ____/____/_____
By signing this receipt you agree to the terms and conditions of this service.

You will see two line items on your credit or debit card statement. One line will indicate the amount you paid to the Coos County Community Development and will read *Coos Co Planning Dep*. If you have any questions about either of these charges please call 1-888-891-6064.

[Print Receipt](#) [Close Window](#)

Preliminary Report

Ticor Title - Oregon

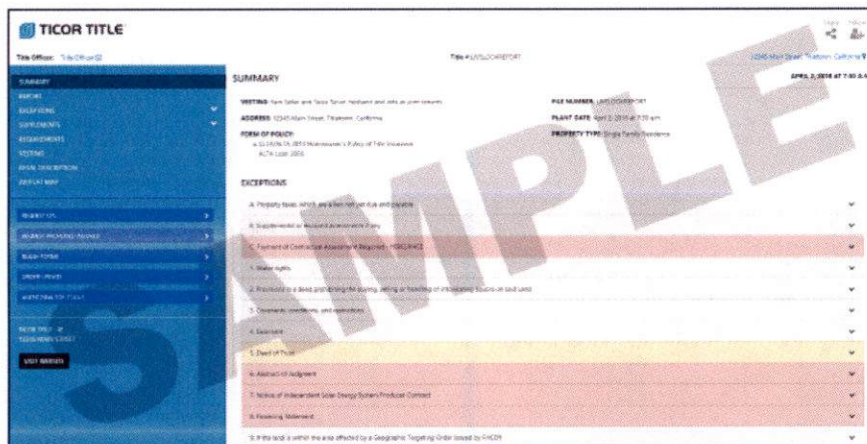
File No.: 360624044560

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**PUBLIC RECORD REPORT
FOR NEW SUBDIVISION
OR LAND PARTITION**

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF THE FOLLOWING CUSTOMER:

Land Mark Surveying, INC
Phone No.: (999)999-9999

Date Prepared: May 24, 2024
Effective Date: May 16, 2024 / 05:00 PM
Charge: \$600.00
Order No.: 360624044560
Reference:

The information contained in this report is furnished to the Customer by Ticor Title Company of Oregon (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report ("the Report"). Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Coos, State of Oregon, and is described as follows:
As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.
- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:
As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof.
- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:
As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.
- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:
As fully set forth on Exhibit "D" attached hereto and by this reference made a part hereof.

Ticor Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 360624044560

EXHIBIT "A"
(Land Description)

PARCEL 1:

The Northeast quarter of the Northeast quarter and the South half of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 19, Township 30 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

EXCEPTING THEREFROM:

That portion of the Southwest quarter of the Northeast quarter and the Southeast quarter of the Northeast quarter of Section 19, Township 30 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of the Southeast quarter of the Northeast quarter; thence West along the Northerly border of the Southeast quarter of the Northeast quarter, a distance of 703.5 feet more or less, to the center of the Dement Creek County Road, which is the place of beginning; thence in a generally Southerly direction, following the Western boundary of said Dement Creek County Road and continuing to follow said Dement Creek County Road as it turns in a Northwesterly direction, crossing the center line between the Southwest quarter of the Northeast quarter and the Southeast quarter of the Northeast quarter, continuing a distance of approximately 200 feet to a point; thence North 27°42' West a distance of 82.9 feet; thence North 48°42' East a distance of 242.6 feet to a power pole; thence North 48°42' East a distance of 362 feet, more or less, to the point of beginning.

PARCEL 2:

Government Lot 1, the Northwest quarter of the Northeast quarter and the East half of the Northwest quarter of Section 19, Township 30 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Ticor Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 360624044560

EXHIBIT "B"
(Tax Account and Map)

APN/Parcel ID(s) 1308000 and 1308200 as well as Tax/Map ID(s) 30S1219-00-00100 and 30S1219-00-00200

Ticor Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 360624044560

EXHIBIT "C"
(Vesting)

John Isenhart and Laura J. Isenhart, trustees or their successors in trust, under the Isenhart Living Trust dated June 9, 1995, and any amendments thereto

EXHIBIT "D"
(Liens and Encumbrances)

1. The Land has been classified as Farm Land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Account No.: 1308000 and 1308200

2. The Land has been classified as Forest Land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Account No.: 1308000 and 1308200

3. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Dement Creek.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Rights of the public, riparian owners and governmental bodies as to the use of the waters of Dement Creek and the natural flow thereof on and across that portion of the subject land lying below the high water line of said waterway.

4. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Russell Creek.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Rights of the public, riparian owners and governmental bodies as to the use of the waters of Russell Creek and the natural flow thereof on and across that portion of the subject land lying below the high water line of said waterway.

Affects: Parcel 1

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

6. Reservations in Grant Deed, including the terms and provisions thereof,

Recording Date: July 27, 1936
Recording No.: [Book 126, Page 295](#)
Affects: Parcel 2

EXHIBIT "D"
(Liens and Encumbrances)
(continued)

7. Reservation, exception or other severance of minerals, contained in or disclosed by instrument,

In favor of: Weyerhaeuser Timber Company
Reservation of: minerals, oil and gas
Recording Date: August 12, 1947
Recording No.: [Book 171, Page 611](#)

The Company makes no representation as to the present ownership of this interest or its encumbrances.

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Coos County
Recording Date: January 9, 1950
Recording No: [Book 161, Page 147](#)
Affects: Parcel 2

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Coos County
Recording Date: December 19, 1950
Recording No: [Book 205, Page 66](#)
Affects: Parcel 2

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

Recording Date: October 11, 1951
Recording No: [Book 213, Page 41](#)
Affects: Parcel 2

11. Reservations in Deed, including the terms and provisions thereof,

Recording Date: July 9, 1958
Recording No.: [Book 266, Page 161](#)
Affects: Parcel 2

12. Matters contained in that certain Road Maintenance Agreement which document, among other things, may provide for liens and charges.

Recording Date: March 13, 1961
Recording No: [Volume 284, Page 4](#)
Affects: Parcel 1

Reference is hereby made to said document for full particulars.

EXHIBIT "D"
(Liens and Encumbrances)
(continued)

Amended by,

Recording Date: February 25, 1997
Recording No.: 97-02-0775 Microfilm

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

Recording Date: August 28, 1969
Recording No.: 69-8-41696
Affects: Parcel 1

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

Recording Date: May 8, 1972
Recording No.: 72-05-71380 Microfilm
Affects: Parcel 2

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

Recording Date: February 18, 1975
Recording No.: 75-02-110740 Microfilm
Affects: Parcel 2

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

Recording Date: March 14, 2002
Recording No.: 2002-3259
Affects: Parcel 1

17. Matters contained in that certain Road Maintenance Agreement which document, among other things, may provide for liens and charges.

Executed by:
Recording Date: July 14, 2003
Recording No.: 2003-10312
Affects: Parcel 1

Reference is hereby made to said document for full particulars.

18. Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Underground Water Line Easement Agreement

Recording Date: September 2, 2020
Recording No.: 2020-08658

EXHIBIT "D"
(Liens and Encumbrances)
(continued)

19. Order, including the terms and provisions thereof,

Recording Date: February 1, 2022
Recording No.: [2022-01004](#)

20. If title is to be insured in the trustee(s) of a trust (or if their act is to be insured), this Company will require a copy of said Trust Agreement or a current Trust Certification pursuant to ORS Chapter 130.860.

The Isenhardt Living Trust dated June 9, 1995

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

21. 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.

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

Fiscal Year: 2023-2024
Amount: \$909.55
Levy Code: 4101
Account No.: [1308000](#)
Map No.: 30S1219-00-00100
(Parcel 1)

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

Fiscal Year: 2022-2023
Amount: \$517.45
Levy Code: 4101
Account No.: [1308200](#)
Map No.: 30S1219-00-00200
(Parcel 2)

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

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.
2. **Liability of Company.**
 - (a) This is not a commitment to issue title insurance and does not constitute a policy of title insurance.
 - (b) The liability of the Company for errors or omissions in this public record report is limited to the amount of the charge paid by the Customer, provided, however, that the Company has no liability in the event of no actual loss to the Customer.
 - (c) No costs (including without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (d) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (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.
 - (2) Any 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, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
3. **Report Entire Contract.** Any right or action or right of action that the Customer may have or may bring against the Company arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of the Company. By accepting this form report, the Customer acknowledges and agrees that the Customer has elected to utilize this form of public record report and accepts the limitation of liability of the Company as set forth herein.
4. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.

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.

Ticor Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 360624044560

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 Planning Department
60 E. Second, Coquille, Oregon 97423
Mailing Address: 225 N. Adams, Coquille, Oregon 97423
(541) 396-7770
TDD (800) 735-2900

CONSENT

On this 6.11 day of _____, 2024,

I, Isenhart Living Trust
(Print Owners Name as on Deed)

as owner/owners of the property described as Township 30S, Range 12W,

Section 19, Tax Lot 100, Deed Reference 1999-13372

Provide consent for Coos County Planning Staff to provide any information on the property identified in this form to the following people:

Name: Patty Cook

Mailing Address: _____

Phone Number: _____ Email: _____

Owners Signature/s

Laura Jean Isenhart for John Isenhart,
Power of Attorney

Laura Jean Isenhart, trustee
Isenhart Living Trust

DURABLE POWER OF ATTORNEY BY JOHN ISENHART

INDIVIDUALLY AND AS A TRUSTEE OF THE ISENHART LIVING TRUST

TO PERSON EXECUTING THIS DOCUMENT:

THIS IS AN IMPORTANT LEGAL DOCUMENT. IT CREATES A DURABLE POWER OF ATTORNEY. BEFORE EXECUTING THIS DOCUMENT, YOU SHOULD KNOW THESE IMPORTANT FACTS:

A. THIS DOCUMENT GIVES THE PERSON YOU DESIGNATE AS YOUR ATTORNEY-IN-FACT BROAD POWERS TO DISPOSE, SELL, CONVEY, AND ENCUMBER YOUR REAL AND PERSONAL PROPERTY.

B. THESE POWERS WILL EXIST FOR THE REST OF YOUR LIFE, UNLESS YOU REVOKE THIS POWER OF ATTORNEY. THESE POWERS WILL CONTINUE TO EXIST NOTWITHSTANDING YOUR SUBSEQUENT DISABILITY OR INCAPACITY.

C. YOU HAVE THE RIGHT TO REVOKE OR TERMINATE THIS DURABLE POWER OF ATTORNEY AT ANY TIME.

TO WHOM IT MAY CONCERN:

ARTICLE I. DESIGNATION OF AGENT

I, John Isenhart, Grantor, individually and in my capacity as Trustor and Trustee of the Isenhart Living Trust dated June 9, 1995 (hereinafter referred to as the "Trust"), hereby appoint my co-Trustee, Laura Jean Isenhart (hereinafter referred to as the "Agent"), as my true and lawful Attorney-in-Fact. References in this document to "I" or "me" and assets of mine include my status as Trustee of the above Trust and assets of such Trust.

ARTICLE II. GENERAL STATEMENT OF AUTHORITY GRANTED

A. I hereby grant to my Agent full power and authority to perform the following acts in my name, place and stead:

1. To Manage, control, sell, enter into contracts to sell, lease, sublease, and otherwise act concerning any real property which I or the Trust or its Trustees may own, collect and receive rents or income therefrom; pay taxes, charges and assessments on the same; repair, maintain, protect, preserve, alter, and improve the same; and do all things necessary or expedient to be done in the Agent's judgment in connection with the property.

2. To manage and control all partnership and limited liability company interests owned by the Trust and to make all decisions I or the Trustees of the Trust could make as a partner or member, or both, and to execute all documents required of me as such partner, all to the extent that the Agent's designation for such purposes is allowed by law and is not in contravention of any partnership or other agreement.

3. To purchase, sell, invest, reinvest, and generally deal with all stocks, bonds, debentures, warrants, partnership interests, limited liability company interests, rights and securities owned by me or by the Trust.

4. To collect and deposit for my benefit or for the Trust's benefit all debts, interest, dividends or other assets that may be due or belong to me or to the Trust, and to execute and deliver receipts and other discharges therefor; to demand, arbitrate, and pursue litigation on my or the Trust's behalf concerning all rights and benefits to which I or the Trust may be entitled; and to compromise, settle, and discharge all such matters as the Agent considers appropriate under the circumstances.

5. To pay any sums of money which may at any time be or become owing from me or the Trust; to sell, and to adjust and compromise any claims which may be made against me or the Trust as the Agent considers appropriate under the circumstances.

6. To borrow money, refinance obligations, and enter into notes, loan agreements and other documents in connection with such activities, and in connection therewith to grant mortgages, trust deeds, security interests, and other security instruments in real and personal property.

7. To grant, sell, transfer, mortgage, deed in trust, pledge and otherwise deal in all property, real and personal, which I or the Trust may own; including but not limited to property acquired after execution of this Instrument; and to execute such instruments as the Agent deems proper in conjunction with all matters covered in this Article II.

8. To represent me and the Trust before any office of the Internal Revenue Service and/or the Oregon Department of Revenue for the following tax matters:

a. Type of Tax: Personal Income Tax and Gift Tax.

b. Tax Form Numbers: Federal Tax Forms 1040 and 709, and Oregon Tax Forms 40 and 40N.

c. Years or Periods: 2006 to and including 2017.

9. To receive confidential information and to perform any and all acts that I can perform with respect to the tax matters specified in paragraph 8, immediately above. The Agent is hereby specifically authorized to:

a. Receive refund checks made payable to me, individually or as Trustee.

b. Prepare and file all income and other federal and state tax returns, which I or the trust are required to file.

10. To execute waivers (including offers of waivers) or restrictions on assessment or collection of tax deficiencies and waivers of notice of disallowance of claims for credit or refund.

11. To execute consents extending the statutory period for assessment or collection of taxes.

12. To execute closing agreements under Internal Revenue Code Section 7121, or any successor statute.

13. Sign my name.

14. Hire preparers and advisors and pay for their services.

15. To do whatever is necessary to protect my and the trust's assets from assessments for income taxes and other taxes.

16. To delegate authority or substitute another representative with respect to all above matters.

B. To deposit in and draw on any checking, savings, agency, or other accounts which I or the Trust may have in any banks, savings and loan associations, and any accounts with securities brokers or other commercial institutions, and to establish and terminate all such accounts.

C. To invest and reinvest my funds and the Trust's funds in every kind of property (real, personal, or mixed) and every kind of investment specifically including, but not limited to, corporate obligations of every kind; preferred or common stocks; shares of investment trusts, investment companies, and mutual funds; mortgage participations; that, under the circumstances then prevailing (specifically including but not limited to the general economic conditions and the Trust's anticipated needs) persons of skill, prudence, and diligence acting in a similar capacity and familiar with those matters would use in the conduct of an enterprise of a similar character and with similar aims, to attain the Trust's goals; and to consider individual investments as part of an overall plan.

D. To have access to all safe deposit boxes in my or the Trust's name or to which I am authorized signatory; to contract with financial institutions for the maintenance and continuation of safe deposit boxes in my name or the Trust's name; to add to and remove the contents of all such safe deposit boxes; and to terminate contracts for all such safe deposit boxes.

E. To make amendments to a revocable living trust on my behalf, including but not limited to the Isenhart Living Trust, provided the distribution provisions of such amendment do not provide for distributions to any person other than my spouse and descendants and to make additions and transfer assets to any such trust.

F. To make annual gifts of property or cash from the trust or from my own resources to my then living children in an amount per child not to exceed the annual gift tax exclusion set forth in Internal Revenue Code 2503(b), or any successor statute.

G. To seek review of my medical records, and execute releases of confidential information from medical providers, and consult with my physicians and care providers to the same extent as my health care representative; however, I leave decisions about my health care to my health care representative under Oregon law. My agent and the successors may seek review of my medical records, and execute HIPAA authorizations for release of protected health information (PHI under federal regulations and Oregon law) from medical providers and insurers or other third party payors, and consult with my physicians, insurers or third party payors, and care providers to the same extent as my health care representative and shall be considered a personal representative (along with my health care

representative) for health care disclosure under 2003 federal HIPAA regulations and Oregon law; however, I leave directing my health care to my health care representative under Oregon law.

H. Generally to do, execute, and perform any other act, deed, matter, or thing, that in the opinion of the Agent ought to be done, executed, or performed in conjunction with this power of attorney, of every kind and nature, as fully and effectively as I could do, individually or as trustee, if personally present. The enumeration of specific items, acts, rights, or powers in this instrument does not limit or restrict, and is not to be construed or interpreted as limiting or restricting the general powers granted to the Agent except where powers are expressly restricted.

I. The Agent is authorized and directed to commence enforcement proceedings, at the Trust's expense, against any third party who fails to honor this durable power of attorney.

ARTICLE III. GENERAL PROVISIONS

A. The Agent's signature under the authority granted in this power of attorney may be accepted by any third party or organization with the same force and effect as if I were personally present and acting on my own behalf or on the Trust's behalf. No person or organization who relies on the Agent's authority under this instrument shall incur any liability to the Trust or to me, or my estate, heirs, successors, or assigns, because of reliance on this instrument.

B. I hereby ratify and confirm all that the Agent shall do, or cause to be done, by virtue of this power of attorney.

ARTICLE IV. DURATION

I declare that I understand the importance of this durable power of attorney, recognize that the Agent is granted broad power to hold, administer, and control the Trust's assets, and recognizes that this durable power of attorney will become effective immediately on execution and will continue indefinitely until specifically revoked or terminated by death, even if I later become incapacitated.

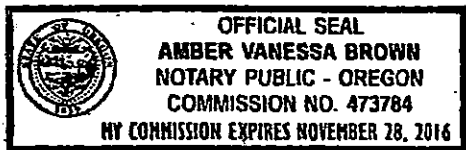
IN WITNESS WHEREOF, I have executed this power of attorney on October ____, 2014.

John Isenhardt

John Isenhardt, Grantor

STATE OF OREGON)
) ss.
County of Coos)

This instrument was acknowledged before me on October 24, 2014, by John Isenhart, Grantor.




Notary Public for Oregon