

RECORDING REQUESTED BY:



201 Central Avenue, PO Box 1075
Coos Bay, OR 97420

GRANTOR'S NAME:

Debra D. Johnson, Trustee of the Johnson Family Trust dated October 3, 2003, which also appears of record as The Johnson Family Trust UTD October 3. 2003

GRANTEE'S NAME:

Julia A. Johnson, as Trustee of The Julia A. Johnson Revocable Trust dated July 14, 1998

AFTER RECORDING RETURN TO:

Order No.: 360624044545-VR
Julia A. Johnson, as Trustee of The Julia A. Johnson Revocable Trust dated July 14, 1998
1190 Beach Loop Drive SW
Bandon, OR 97411

SEND TAX STATEMENTS TO:

Julia A. Johnson, as Trustee of The Julia A. Johnson Revocable Trust dated July 14, 1998
1190 Beach Loop Drive SW
Bandon, OR 97411-9573

APN/Parcel ID(s): 3120700

3120701

3120702

Tax/Map ID(s): 28S1525-CC-04600

28S1525-CC-04601

28S1525-CC-04602

1190 Beach Loop Drive SW, Bandon, OR
97411-9573

Coos County, Oregon	2024-03774
\$96.00	Pgs=3
eRecorded by: VCR	06/21/2024 10:00 AM
Julie A. Brecke, Coos County Clerk	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Debra D. Johnson, Trustee of the Johnson Family Trust dated October 3, 2003, which also appears of record as The Johnson Family Trust UTD October 3. 2003, Grantor, conveys and warrants to Julia A. Johnson, as Trustee of The Julia A. Johnson Revocable Trust dated July 14, 1998, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (**\$1,500,000.00**). (See ORS 93.030).

Subject to:

- 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 Trapper 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.

STATUTORY WARRANTY DEED
(continued)

Rights of the public, riparian owners and governmental bodies as to the use of the waters of Trapper 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 2)

- 2. Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way vacated by resolution or ordinance

Recording Date: August 26, 1976
Recording No: 76-8-12649
Affects: Alley
(Affects Parcels 1 and 3)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 6-18-24

Debra D. Johnson, Trustee of the Johnson Family Trust dated October 3, 2003, which also appears of record as The Johnson Family Trust UTD October 3, 2003

BY: Debra D. Johnson
Debra D. Johnson
Trustee

State of OR
County of COOS

This instrument was acknowledged before me on 6/18/24 by Debra D. Johnson, Trustee of the Johnson Family Trust dated October 3, 2003, which also appears of record as The Johnson Family Trust UTD October 3, 2003.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 6/19/27

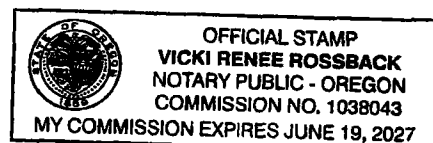


EXHIBIT "A"
Legal Description

PARCEL 1:

Beginning at the Northeast corner of Lot 8, Block 40, WEST BANDON ADDITION, City of Bandon, Coos County, Oregon; thence West along the North line of said Lot 8 a distance of 90 feet to the true point of beginning; thence continuing West 72 feet to the Northwest corner of said Lot 8; thence South a distance of 132 feet to the Southwest corner of Lot 7; thence East a distance of 50 feet; thence North $76^{\circ}55'50''$ East a distance of 114.98 feet to the West right of way edge of Scenic Beach Loop Road; thence North a distance of 50 feet; thence West a distance of 90 feet; thence North a distance of 56 feet to the true point of beginning.

PARCEL 2:

Beginning at the Southwest corner of Lot 7, Block 40, WEST BANDON ADDITION to the City of Bandon, Coos County, Oregon; thence East 50 feet; thence North $76^{\circ}55'50''$ East, 114.98 feet to the West right of way edge of Scenic Beach Loop Drive; thence South along said West right of way 72 feet; thence along a curve to the right, having a radius of 10.36 feet, a central angle of $87^{\circ}58'54''$ and arc length of 15.91 feet; thence South $87^{\circ}58'48''$ 112.13 feet; thence North $29^{\circ}31'15''$ West 14.49 feet; thence North $75^{\circ}40'44''$ West 33.86 feet; thence North 39.32 feet to the true point of beginning.

PARCEL 3:

Beginning at the Northeast corner of Lot 8, Block 40, WEST BANDON ADDITION, City of Bandon, Coos County, Oregon; thence West along the North line of said Lot 8 a distance of 90 feet; thence South a distance of 56 feet; thence East a distance of 90 feet to the West right of way edge of Scenic Beach Loop Drive; thence North along said West right of way edge a distance of 56 feet to the point of beginning.