

2023-0004 A

LAND PARTITION LOCATED IN

ALL OF SEC. 27; ALL OF SEC. 28; SE 1/4 SEC. 29; NE 1/4 SEC. 32;
ALL OF SEC. 33; ALL OF SEC. 34 T27S R6W W.M.
ALSO IN THE NW 1/4 SEC. 3 AND ALL OF SEC. 4, T28S R6W W.M.
DOUGLAS COUNTY OREGON
DECEMBER 2022

Douglas County Official Records 2023-001035
Daniel J. Loomis, County Clerk



NO FEE
01/31/2023 11:10:30 AM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

PUBLIC RECORD REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY
DATED OCTOBER 26, 2022, ORDER No. 7399-4006861

19. RESERVATION OF A 1-ACRE TRACT TO BE USED FOR BURIAL PURPOSED, RECORDED: JUNE 3, 1859 IN BK 1 PG 444 – NOT PLOTTABLE
20. EASEMENT: BK 91, PG 240, RECORDER'S NO. 76023, BK 170, PG 231, RECORDER'S NO. 95184, AND IN BK 288, PG 678, RECORDER'S NO. 269425 IN FAVOR OF: THE CALIFORNIA OREGON POWER COMPANY FOR: RIGHT OF WAY – NOT PLOTTABLE
21. RESERVATION OF SPRING USE AND PIPELINE EASEMENT RECORDED: BK 139, PG 621, RECORDER'S NO. 64513 - NOT PLOTTABLE
22. EASEMENT: BK 249, RECORDERS' NOS. 207348 AND 207349 IN FAVOR OF: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR: RIGHT OF WAY – NOT PLOTTABLE
23. EASEMENT: RECORDING INFORMATION: BK 321, PG 762, RECORDER'S NO. 320105, AND IN BK 327, PG 264, RECORDER'S NO. 327829 IN FAVOR OF: EL PASO NATURAL GAS COMPANY FOR: PIPELINE – NOT PLOTTABLE
24. AGREEMENT FOR USE OF SPRING: BK 460, PG 472, RECORDER'S NO. 71-1233 – NOT PLOTTABLE
25. EASEMENT: 73-7042, 73-7043, 73-7044 AND 73- 7045 IN FAVOR OF: UMPQUA BASIN WATER ASSOCIATION, INC. FOR: WATER SYSTEM
26. EASEMENT: BK 531, PG 179, RECORDER'S NO. 73-14618 IN FAVOR OF: SOUTHERN OREGON BROADCASTING CO. FOR: TELEVISION CABLE AND RELATED FACILITIES THE ABOVE EASEMENT WAS ASSIGNED TO MCCAW COMMUNICATIONS OF SOUTHERN OREGON BY INSTRUMENT RECORDED IN BK 838, PG 457, RECORDER'S NO. 83-754, RECORDS OF DOUGLAS COUNTY, OREGON. – NOT PLOTTABLE
27. EASEMENT: BK 538, PG 105, RECORDER'S NO. 74-1140 IN FAVOR OF: DOUGLAS ELECTRIC COOPERATIVE, INC. FOR: ELECTRIC TRANSMISSION AND DISTRIBUTION LINES – NOT PLOTTABLE
28. WELL AND PIPELINE EASEMENT GRANTED TO DOUGLAS COUNTY IN INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF. RECORDED: BOOK 841, PAGE 98, RECORDER'S NO. 83-1989 – NOT PLOTTABLE
29. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: BK 965, PG 131, RECORDER'S NO. 86-15150 IN FAVOR OF: UMPQUA BASIN WATER ASSOCIATION, INC. FOR: WATER SYSTEM (SEC 29, 50' LONG, TOO SHORT TO SHOW)
30. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: BOOK 1041, PG 845, RECORDER'S NO. 88-17292 IN FAVOR OF: AMERICAN TELEPHONE AND TELEGRAPH COMPANY FOR: RIGHT OF WAY – NOT PLOTTABLE
31. ENCROACHMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: BETWEEN: NORTHWEST PIPELINE CORPORATION AND: DANIEL ROBERT LANG RECORDING INFORMATION: BOOK 1069, PAGE 449, RECORDER'S NO. 89-11789
32. MEMORANDUM OF LICENSE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: BETWEEN: DANIEL ROBERT LANG AND: EDGE WIRELESS LLC RECORDING INFORMATION: BOOK 1817, PAGE 787, RECORDER'S NO. 2001-27512 – NOT PLOTTABLE
33. RIGHT OF ENTRY AND AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: BETWEEN: DANIEL ROBERT LANG AND: COOS COUNTY RECORDING INFORMATION: BOOK 1845, PAGE 592, RECORDER'S NO. 2002-5880 – NOT PLOTTABLE
34. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: BOOK 1845, PAGE 600, RECORDER'S NO. 2002-5881, AND RE-RECORDED APRIL 20, 2006 AS RECORDER'S NO. 2006- 9992 IN FAVOR OF: COOS COUNTY FOR: NATURAL GAS UTILITY PIPELINE
35. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: BOOK 1845, PAGE 608, RECORDER'S NO. 2002-5883, AND RE-RECORDED APRIL 20, 2006 AS RECORDER'S NO. 2006- 9994 IN FAVOR OF: COOS COUNTY FOR: DELIVERY STATION AND APPURTENANCES
NOTE: THE ABOVE EASEMENT WAS ASSIGNED TO NORTHWEST PIPELINE CORPORATION BY INSTRUMENT RECORDED FEBRUARY 2, 2004 AS RECORDER'S NO. 2004-2595, AND RE-RECORDED JUNE 13, 2006 AS RECORDER'S NO. 2006-14762, RECORDS OF DOUGLAS COUNTY, OREGON.
36. FIRE SITING STANDARDS COVENANT, INCLUDING TERMS AND PROVISIONS THEREOF. RECORDED: BOOK 1892, PAGE 186, RECORDER'S NO. 2002-20428 – NOT PLOTTABLE
37. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: APRIL 20, 2006 AS RECORDER'S NO. 2006-9993, AND RE-RECORDED MAY 27, 2015 AS RECORDER'S NO. 2015-8155 IN FAVOR OF: COOS COUNTY FOR: NATURAL GAS UTILITY PIPELINE
38. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: APRIL 4, 2006 AS RECORDER'S NO. 2006-8463 IN FAVOR OF: PACIFICORP FOR: RIGHT OF WAY
39. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: NOVEMBER 8, 2007 AS RECORDER'S NO. 2007-24059 IN FAVOR OF: PACIFICORP FOR: RIGHT OF WAY (TOO SMALL TO PLOT, SEC. 3, T28-6)
40. UNRECORDED EASEMENT AGREEMENT, AS DISCLOSED IN INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF. RECORDED: MARCH 27, 2015 AS RECORDER'S NO. 2015-5169 NOT PLOTTABLE
NOTE: THE BENEFICIAL INTEREST IN THE ABOVE EASEMENT WAS CONVEYED TO CCO TRANSFERS, LLC BY INSTRUMENT RECORDED MARCH 27, 2015 AS RECORDER'S NO. 2015-5169, RECORDS OF DOUGLAS COUNTY, OREGON.
41. UNRECORDED LEASE IN FAVOR OF TOWER PROPERTY, AS DISCLOSED BY THE DOUGLAS COUNTY TAX ROLLS. (AFFECTS SE 1/4 OF THE SW 1/4 OF SECTION 28)
42. UNRECORDED LEASES OR PERIODIC TENANCIES, IF ANY.

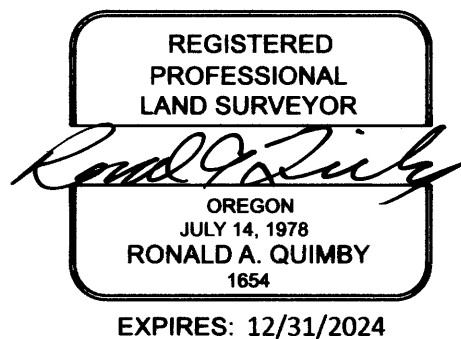
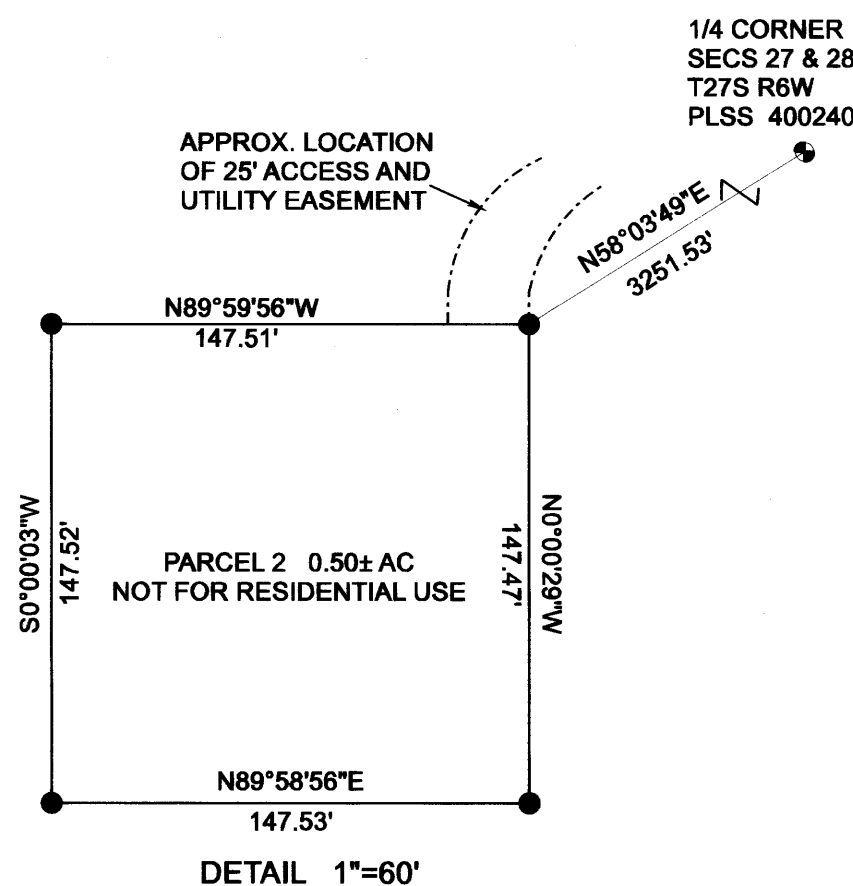
LEGEND

- SET 5/8"X30 REBAR WITH YELLOW PLASTIC CAP STAMPED "DOUG. CO. SURVEYOR
- BRASS CAP
- - - ACCESS EASEMENT
- - - EASEMENTS
- Ⓢ EASEMENT No. PER TITLE REPORT

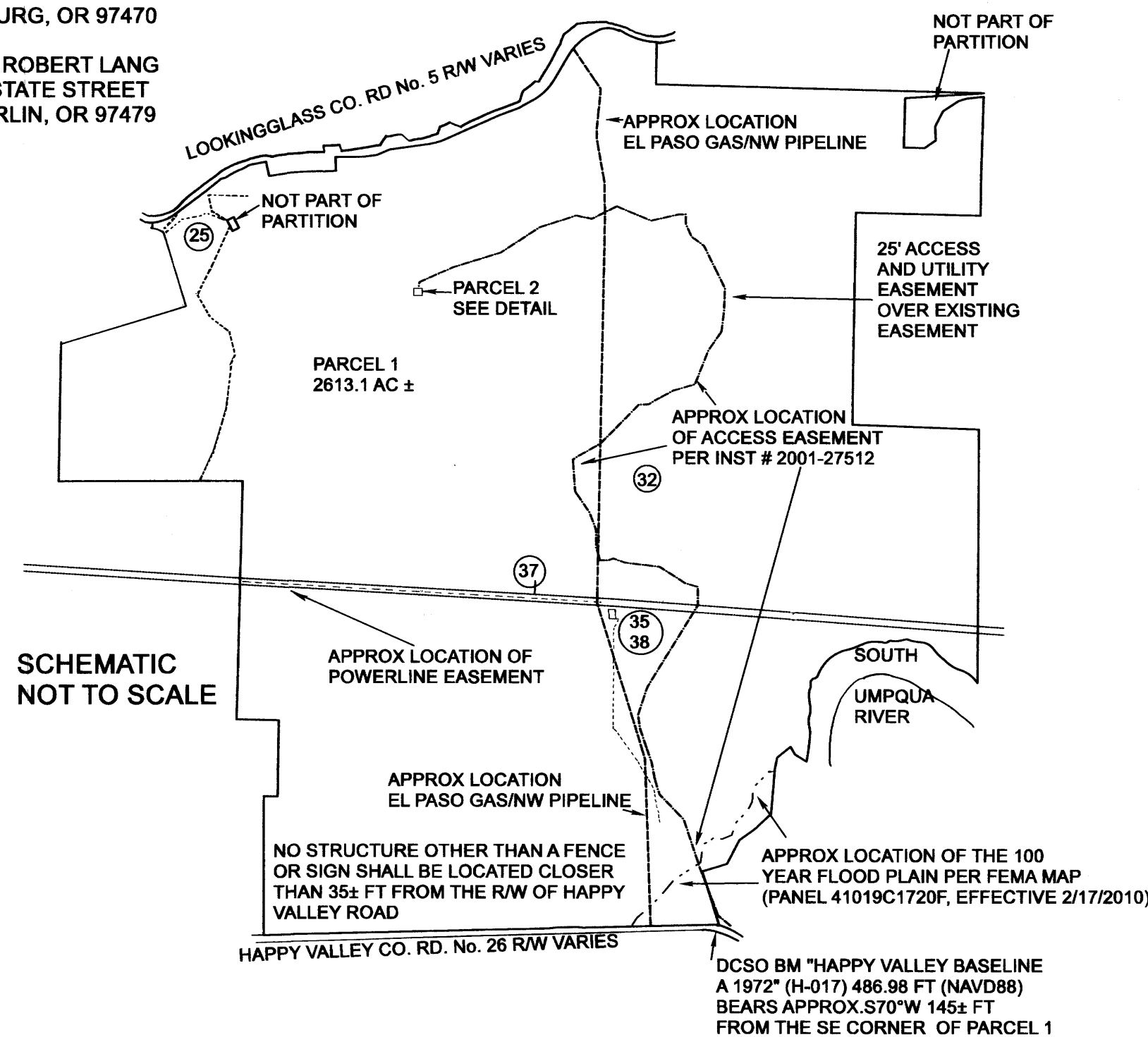
BASIS OF BEARING:
OCS COORDINATE SYSTEM
COTTAGE GROVE-CANYONVILLE
ZONE

PARTITIONER: DOUGLAS COUNTY LAND DEPT.
1036 SE DOUGLAS AVE
ROSEBURG, OR 97470

OWNER: DANIEL ROBERT LANG
140 S. STATE STREET
SUTHERLIN, OR 97479



DOUGLAS COUNTY
SURVEYOR'S OFFICE
RM 105 JUSTICE BUILDING
ROSEBURG, OR 97470



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