

# Boundary Change Preliminary Review

**DOR 10-P648-2024**



Cadastral Information Systems Unit  
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[boundary.changes@dor.oregon.gov](mailto:boundary.changes@dor.oregon.gov)

Michelle Nelson  
Douglas County Planning Department  
1036 S.E. Douglas Ave  
Roseburg OR 97470

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May 21, 2024

Documents received: 4/19/2024, 5/8/2024  
From: Michele Nelson

This letter is to inform you that the Description and Map for your planned Formation of the Nob Hill Road Special Road District (The Proposed Formation of Nob Hill Road Special Road District) in Douglas County have been reviewed per your request. They **DO NOT MEET** the requirements for use with an Order, Ordinance, or Resolution in accordance with ORS 308.225.

Description No 6

Please show the SE corner of 10149 on the map

Description No 7

Missing the description of Lot 43 Melrose Orchards, and the exception portion LLA to TL 1703 (Parcel 3 PP 1994-114)

Also some clean up:

Desc No 3 is not PP 1994-0115

No 4 is not PP 1994-0114

No 12 page 4 extra space between 06 and "

No 17 fix E:ast to read East

No 18 Fix 59 to read 59"

No 22 95" should be 05'

If you have any questions please contact Robert Ayers, 503-983-3032

To: Michele Nelson, Special Districts Coordinator

June 3, 2024

I have responded to Mr. Ayers' thorough review and suggested corrections of the proposed legal description and boundary map.

In response to his suggestions:

- **Description No 6**  
**Please show the SE corner of 10149 on the map**
  - I altered the boundary map line slightly in order to not occlude the SE Corner of 10149 on the underlying map.
- **Description No 7**  
**Missing the description of Lot 43 Melrose Orchards, and the exception portion LLA to TL 1703**  
**(Parcel 3 PP 1994-114)**
  - This has been corrected on the revised legal description attached. It should be noted that this portion was erroneously not recorded on the deed of lot 43 (actually my property) and, now known, will be.

Also some clean up:

- **Desc No 3 is mot (sic) PP 1994-0115**
  - This was placed in legal description verbatim from recorded deed. See Additional documents in support of Petition – Davison – Legal Description 3 (attached)
- **No 4 is not PP 1994-0114**
  - This was placed in legal description verbatim from recorded deed. See Additional documents in support of Petition – Johnson – Legal Description 4 (attached)
- **No 12 page 4 extra space between 06 and "**
  - Scrivener error - Corrected
- **No 17 fix E:ast to read East**
  - Scrivener error - Corrected
- **No 18 Fix 59 to read 59"**
  - Scrivener error - Corrected
- **No 22 95"(sic) should be 05'**
  - There is a discrepancy between the recorded deed and this review. The reference is to a line that reads, "...95'..." "The correction in the legal description was made in accordance with this suggestion to "...05'...". See Additional documents in support of Petition – Way – Legal Description 22 (attached)

My thanks to you and Mr. Ayers for your diligence and patience with my multiple resubmissions.

## LEGAL DESCRIPTION

The Nob Hill Road Special Road District would exist only within Douglas County, Oregon and would not include any property within any City Limits.

The Nob Hill Road Special Road District would not affect any other existing districts.

The contiguous boundary of the Nob Hill Road Special Road District would include:

- The full length of Nob Hill Road, including that portion of Nob Hill Road on Douglas County Assessor Map SW1/4 Sec. 36 T.26S R.7W. W.M/ Revised on 11/17/2008, S0°23'35" E: S1°12'05"E, length 710.79' and listed as NOT CONSTRUCTED.
- The contiguous boundary of the Nob Hill Road Special Road District would include, without exceptions, the following properties, as described in their respective recorded deeds in Douglas County, Oregon, and that would be reasonably served (See Also Boundary Map):
  1. **Owner:** Stephen C. Christiansen and Sandra H. Christiansen as tenants by the entirety  
**Map Number:** T: 26 | R: 07W | S: 36 | QQ: C | Lot: 01701 Douglas County, Oregon;  
**Legal Description:** Real property in the County of Douglas, State of Oregon, described as follows:  
Parcel 1 of land partition no. 1994-0115, as recorded in "record of partition plats", records of Douglas County, Oregon. Less and excepting those mineral rights reserved in book 302, page 824, recorder's no. 290930, and in book 344, page 182, recorder's no. 65-2126, records of Douglas County, Oregon.
  2. **Owner:** David S. Haskins and Kathy A. Haskins, as tenants by the entirety.  
**Map Number:** T: 26 | R: 07W | S: 36 | QQ: C | Lot: 01704 Douglas County, Oregon;  
**Legal Description:** Parcel 2 of Partition Plat No. 1994-0115, Surveyor's Record's Instrument No. 94-26251.
  3. **Owner:** Shannon Bernard and Diana Davison  
**Map Number:** T: 26 | R: 07W | S: 36 | QQ: C | Lot: 01705 Douglas County, Oregon;  
**Legal Description:** Parcel 3 of land partition 1944-0115, as recorded in "Records of Partition Plats", record of Douglas County, Oregon, located in lot 54 of Melrose Orchards, Douglas County, Oregon.
  4. **Owner:** Mark S. Johnson and Vernessa P. Johnson, as tenants by the entirety  
**Map Number:** T: 26 | R: 07W | S: 36 | QQ: C | Lot: 01700 Douglas County, Oregon;  
**Legal Description:** Parcel 1 of land partition 1944-0114, as recorded in "Records of Partition Plats", records of Douglas County, Oregon
  5. **Owner:** Matthew E. Klas  
**Map Number:** T: 26 | R: 07W | S: 36 | QQ: C | Lot: 01702 Douglas County, Oregon;

**THE PROPOSED FORMATION OF NOB HILL ROAD SPECIAL ROAD DISTRICT (Rev. 20240602)**

**Legal Description** Parcel 2 of Partition Plat No. 1994-114, Surveyor's Record's Instrument No. 94-26243.

6. **Owner:** Loren A. Waters and Mary J. Waters, Husband and Wife.  
**Map Number:** T: 26 | R: 07W | S: 36 | QQ: C | Lot: 01703 Douglas County, Oregon;  
**Legal Description:** Parcel 3 of Land Partition 1994-0114, Recorder's No. 94-26243, Records of Douglas County, Oregon, located in Lot 49 of MELROSE ORCHARDS, Douglas County, Oregon.  
ALSO: A parcel of land lying in Lot 43. MELROSE ORCHARDS. Douglas County, Oregon, being more particularly described as follows:  
BEGINNING at the Northeast corner of said Lot 43; thence South, along the East line of said Lot, 30.00 feet; thence West, on a line parallel to the North line of said Lot, 155.26 feet to a point; thence North 30.00 feet to the North line of said Lot; thence East, along said North line, 155.26 feet to the point of beginning.  
EXCEPTING THEREFROM a parcel of land lying in Lot 49, MELROSE ORCHARDS, Douglas County, Oregon, being a portion of Parcel 3 of Partition Plat No. 1994-0114 and more particularly described as follows:  
BEGINNING at the Southeast corner of said 10149; thence West, along the South line of said Lot, 155.26 feet to the true point of beginning, thence continuing West along said South line 155.26 feet to the Southwest corner of said Parcel 3; thence North along the West line of said Parcel 3, 30.00 feet; thence East 155.26 feet to a point; thence South 30.00 feet to the true point of beginning.  
T16S, R07W, S36C n 1703  
Order No. 57815
7. **Owner:** Dennis E. Eberhardt and Laila J. Eberhardt, husband and wife.  
**Map Number:** T: 26 | R: 07W | S: 36 | QQ: C | Lot: 02300 Douglas County, Oregon;  
**Legal Description:** A parcel of land lying in Lot 49, MELROSE ORCHARDS Douglas County, Oregon, being a portion of Parcel 3 of Partition Plat No. 994-114 and more I particularly described as follows:  
Beginning at the Southeast corner of said Lot 49; thence West, along the South line of said lot, 155.26 feet to the true point of beginning ; thence continuing West along said South line 155.26 feet to the Southwest corner of said Parcel 3; thence North along the West line of said Parcel 3, 30.00 feet; thence East 155.26 feet to a point; thence South 30.00 feet to the true point of beginning.  
EXCEPTING THEREFROM A parcel of land lying in Lot 43. MELROSE ORCHARDS. Douglas County, Oregon, being more particularly described as follows:  
BEGINNING at the Northeast corner of said Lot 43; thence South, along the East line of said Lot, 30.00 feet; thence West, on a line parallel to the North line of said Lot, 155.26 feet to a point; thence North 30.00 feet to the North line of said Lot; thence East, along said North line, 155.26 feet to the point of beginning.
8. **Owner:** Barbara K. Lewis and Gerald L. Lewis Revokable Living Trust  
**Map Number:** T: 26 | R: 07W | S: 36 | QQ: C | Lot: 02200 Douglas County, Oregon;  
**Legal Description:** Parcel 3 of Land Partition 2000-0005, as recorded in "Record of

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Partition Plats "records of Douglas County, Oregon. Together with the following appurtenant easement: EASEMENTS as set forth on Land Partition No. 2000-0005, "Record of Partition Plats", Deed Records of Douglas County, Oregon.

9. **Owner:** Bradly A. Goodson and Jordan C. Goodson, as tenants by the entirety  
**Map Number:** T: 26 | R: 07W | S: 36 | QQ: C | Lot: 02201 Douglas County, Oregon;  
**Legal Description:** Parcel 2 of Land Partition No. 2000-0005, recorded on January 19, 2000, Recording No. 2000-1042, Douglas County, Oregon
10. **Owner:** Andrew M. Clark and Anita E. Clark, Husband and Wife.  
**Map Number:** T: 26 | R: 07W | S: 36 | QQ: C | Lot: 02202 Douglas County, Oregon;  
**Legal Description:** Parcel 1 of Land Partition No. 2000-0005 as reordered in "Record of Partition Plats" Deed Records of Douglas County, Oregon.
11. **Owner:** Robert B. Horn  
**Map Number:** T: 27 | R: 07W | S: 01 | QQ: B | Lot: 00300 Douglas County, Oregon;  
**Legal Description:** Lot 39, Melrose Orchards, Douglas County, Oregon.  
EXCEPTING THEREFROM the following: Beginning at the southeast corner of Lot 39, Melrose Orchards, Douglas County, Oregon; thence North along the east line of said Lot 39, a distance of 401.46 feet; thence West, parallel to the north line of said Lot 39, a distance of 401.46 feet; thence South, parallel to the east line of said Lot 39, a distance of 401.46 feet to the south line of said Lot 39; thence East along the south line of said Lot 39, a distance of 401.46 feet to the place of beginning.  
ALSO EXCEPTING THEREFROM, the following: Beginning at a point on the south line of Lot 39, Melrose Orchards, Douglas County, Oregon. which point of beginning is 401.23 feet West of the southeast corner of said Lot 39; thence from said point of beginning, West along the south line of said Lot 39, 400 feet to the southwest corner of said Lot 39; thence North along the west line of said Lot 39, 712 feet to the northwest corner of said Lot 39; thence East along the north line of said Lot 39, 400 feet; thence South 712 feet to the place of beginning, all in Section 1, Township 27 South, Range 7 West, Willamette Meridian. Douglas County, Oregon.
12. **Owner:** Sawicki Trust  
**Map Number:** T: 27 | R: 07W | S: 01 | QQ: B | Lot: 00200 Douglas County, Oregon;  
**Legal Description:** That portion of Lot 38 Melrose Orchards, Douglas County, Oregon described as follows:  
Beginning at the Northwest corner of said Lot 38, said point being " the center of Orchard Lane; thence East along the North line of said Lot 38, a distance of 523.55 feet; thence South parallel with the West line of said Lot 38 a distance of 416.00 feet; thence West parallel with the North line of said lot 523.5 feet to the centerline. of Orchard Lane; thence North, along the centerline of Orchard Lane 416.00 feet to the point of beginning.  
AND  
The following described tract of land being a portion of that property described in

**THE PROPOSED FORMATION OF NOB HILL ROAD SPECIAL ROAD DISTRICT (Rev. 20240602)**

Volume 1309, Page 118 of the Deed Records of Douglas County, having a Boundary Line Adjustment and being transferred to that property described in Volume 1077, Page 715 of said Deed Records, and more particularly described as follows:

Beginning at a point on the south line of Lot 43, Melrose Orchards, as recorded in Volume 3, Page 2 of the Plat Records of Douglas County, said point being on the westerly Right-Of-Way line of Nob Hill Road, from which a 5/8 inch iron rod at the southeast corner of said Lot 43 bears S89°47'22"E 961.58 feet; thence leaving said westerly line S89°47'22"E 516.61 feet along said south line of said Lot 43 to an existing fence; thence leaving said south line North 67.06 feet along the existing fence to a 11/2 inch iron pipe; thence S83°43'06"W 519.72 feet to a point on said west line of Lot 43; thence. S0°06'02"E 6.02 feet along said west line to the Point of Beginning and containing 0.43 acres more or less, all lying in the SW 1/4 of section 36, Township 26 South, Range 7 West, Willamette. Meridian.

13. **Owner:** Karen L. Parker and Skip A. Wise and Amy E. Wise

**Map Number:** T: 27 | R: 07W | S: 01 | QQ: B | Lot: 00100 Douglas County, Oregon;

**Legal Description:** Lot 38, Melrose Orchards, Douglas county, Oregon, excepting therefrom the following:

Beginning at the northwest corner of said lot 38, said point being in the center of Orchard Lane; thence East along the north line of said lot 38, a distance of 523.55 feet; thence South, parallel with the west line of said lot 38, a distance of 416 feet; thence west, parallel with the north line of said lot, 523.55 feet to the center line of orchard lane; thence north along the center line of Orchard Lane 416 feet to the point of beginning.

14. **Owner:** Patrick K. Ireland

**Map Number:** T: 27 | R: 07W | S: 01 | QQ: B | Lot: 00400 Douglas County, Oregon;

**Legal Description:** Real property In the County of Douglas, State of Oregon, described as follows:

Beginning at the Southeast corner of Lot 39, MELROSE ORCHARDS, Douglas County, Oregon; thence north along the east line of said Lot 39, 401.46 feet; thence West, parallel to the north line of said Lot 39, 401.46 feet; thence South, parallel to the east line of said lot 39, 401.46 feet to the South line of said Lot 39; thence East along the South line of said lot 39, 401.46 feet to the point of beginning. Excepting therefrom any portion lying within the dedicated public roads.

15. **Owner:** Craig M. Heath and Cecilia G. Heath Joint Revocable Living Trust

**Map Number:** T: 27 | R: 07W | S: 01 | QQ: B | Lot: 01800 Douglas County, Oregon;

**Legal Description:** Lot 26, Melrose Orchards, Douglas County, Oregon

16. **Owner:** Craig M. Heath and Cecilia G. Heath Joint Revocable Living Trust

**Map Number:** T: 27 | R: 07W | S: 01 | QQ: B | Lot: 01900 Douglas County, Oregon;

**Legal Description:** Lot Twenty-seven (27), Melrose Orchards, as shown on the official Plat on file in the office of the County Clerk of Douglas County, Oregon, in Douglas

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County, Oregon.

**17. Owner:** Richard Brand and Caitlin Brand

**Map Number:** T: 27 | R: 07W | S: 01 | QQ: B | Lot: 02000 Douglas County, Oregon;

**Legal Description:** A part of Lot 20, Melrose Orchards in the North 1/2, Section 11, Township 27 South, Range 7 West, Willamette Meridian, Douglas County, Oregon, described as follows:

Beginning at a point that bears south , 49°30'50" East, 2203.24 feet from the Section corner common to Sections 1 and 2, Township 27 South, Range 7 West, Willamette Meridian and Sections 35 and 36, Township 26 South, Range 7 West, said point being on the Easterly right of way line of Nob Hill Road; thence North 89°48'59" East 479.14 feet to a 5/8" iron rod, said point also being the Northeast corner of that certain property conveyed to Peter C. Ouast, et ux, in Recorder's No. 84-16084, Records of Douglas county, Oregon; thence South 0°08'06" East 518.31 feet along said Westerly line of Ouast property to a 5/8" iron rod; thence North 89°24'08" West along the Southerly boundary of said Lot 20 479.17 feet to a 5/8" iron rod; thence North 0°08'06" West. 511.78 feet to the point of beginning.

Less and Excepting Therefrom that portion conveyed to Douglas County, being the most Westerly 15 feet, as recorded December 20, 1984 in Book 901 1 Page S23, Recorder's No. 84-16022, records of Douglas County, Oregon.

**18. Owner:** KC Ray McKillip and Savannah E. McKillip, as tenants by the entirety.

**Map Number:** T: 27 | R: 07W | S: 01 | QQ: B | Lot: 02001 Douglas County, Oregon;

**Legal Description:** Real property in the County of Douglas, State of Oregon, described as follows:

A part of lot 20, Melrose Orchards in the north half section 1, township 27 South, Range 7 West, Willamette Meridian, Douglas county, Oregon described as follows:

Beginning at a point that bears south 49°30'50" East 2203.24 feet and North 89°48'59" East 479.14 feet from the section corner common to sections 1 and 2, Township 27 South, Range 7 West, Willamette meridian, Douglas County, Oregon, and sections 35 and 36, township 26 South, Range 7 West, Willamette Meridian, Douglas county, Oregon; thence north 89°48'59" East, 470.84 feet, thence south 0°38'35" East, 524.82 feet; thence north 89°24'08" West, 475.54 feet; thence North 0°08'06" West, 518.31 feet to the point of beginning.

**19. Owner:** Christa L. Vogt and Johnathon T. Vogt, as tenants by entirety

**Map Number:** T: 27 | R: 07W | S: 01 | QQ: B | Lot: 01700 0 Douglas County, Oregon;

**Legal Description:** Lot 21, Melrose Orchards, Douglas County, Oregon.

Excepting Therefrom that portion in County Road now known as Nob Hill Road

**20. Owner:** The Kerr Trust

**Map Number:** T: 27 | R: 07W | S: 01 | QQ: B | Lot: 02100 and T: 27 | R: 07W | S: 01 | QQ: B | Lot: 02200 Douglas County, Oregon;

**Legal Description:** Those two sub parcels of Lot 15, Melrose Orchards, Douglas County,

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Oregon (excepting that portion in Dedicated Road) which sub parcels are described in land partition map recorded as Douglas County Recorder's No. 96-01409, and shown in map 1996-0009A, and described as Parcel 1 and Parcel 2 in said recorded land partition map.

21. **Owner:** Todd Way and Laurie Anne Way, as tenants by entirety.

**Map Number:** T: 27 | R: 07W | S: 01 | QQ: B | Lot: 01600 Douglas County, Oregon;

**Legal Description:** Lot 14, Melrose Orchards, Douglas County, Oregon

22. **Owner:** Todd Way and Laurie Anne Way, as tenants by entirety.

**Map Number:** T: 27 | R: 07W | S: 01 | QQ: B | Lot: 01500 Douglas County, Oregon;

**Legal Description:** the land referred to herein below is situated in the city of Roseburg, county of Douglas, State of Oregon and is described as follows:

Lot 9, Melrose Orchards, Douglas County, Oregon excepting therefrom:

Beginning at a 5/8 inch diameter steel rebar which bears north 14 degrees 05' 29" East 595.61 feet from the northeast corner of donation land claim number 43 in Township 27 South, Range 7 West of the Willamette Meridian in Douglas County, Oregon; thence north 89 degrees 57' 24" East 776.77 feet to a 5/8 inch diameter steel rebar monumenting a point on the West right-of-way line of Nob Hill Road; thence south 0 degrees 08' 39" East, along said right-of-way line, 55.17 feet to a point on the north line of lot 3, Melrose Orchards, according to the official plat there, of record in said county and state; thence north 89 degrees 58' 32" West, along said North lot line 776.41 feet to a point in a north-south fence line which bears South 0 degrees 31' 57" East from the point of beginning; thence North 0 degrees 31' 57" West, 54.25 feet to the point of beginning. commonly know (*sic*) as: 294 Nob Hill Road, Roseburg, Or 97470 (*author note: currently 97471*)

23. **Owner:** Carl Eder and Kathy Eder, Husband and Wife

**Map Number:** T: 27 | R: 07W | S: 01 | QQ: B | Lot: 02300 Douglas County, Oregon;

**Legal Description:** Lot 8, Melrose Orchards, Douglas County, Oregon.

24. **Owner:** Gregory G. Jenkins and Marilyn J. Jenkins, husband and wife.

**Map Number:** T: 27 | R: 07W | S: 01 | QQ: C | Lot: 00300 Douglas County, Oregon;

**Legal Description:** The North half of the following described property:

That portion of Lot 4, Melrose Orchards, in the county of Douglas and State of Oregon, described as beginning at the Northwest corner of land conveyed to Pauline L. Hockett by Recorder's No. 67-2735, records of Douglas County, Oregon, said point bears North 0°09'10" West 239.96 feet from the Southwest corner of said Lot 4; thence North 0°09'10" West 239.97 feet to the Northwest corner of said Lot 4; thence North 89°46'53" East along, the Northerly line of said Lot 4, 308.2 feet; thence South 0°09'10" East 240.24 feet to the Northeast corner of said Hockett property; thence South 89°48'43" West along said Hockett northerly property line, 308.02 feet to the point of beginning.





25. **Owner:** Earl D. Vanburger and Paula M. Vanburger

**Map Number:** 27-07W-01C-00400 Douglas County, Oregon;

**Legal Description:** The South half of the following described property:

That portion of Lot 4, Melrose Orchards, Douglas County Oregon, described as beginning at the Northwest corner of land conveyed to Pauline L. Hockett by Recorder's No. 67-2735, records of Douglas County, Oregon, said point bears North 0°09'10" West 239.96 feet (*sic*) from the Southwest corner of said Lot 4; thence North 0°09'10" West 239.97 feet to the Northwest corner of said Lot 4; thence North 89°46'53" East (*sic*) along, the Northerly line of said Lot 4, 308.2 feet; thence South 0°09'10" East 240.24 feet to the Northeast corner (*sic*) of said Hockett property; thence South 89°48'43" West along said Hockett northerly property line, 308.02 feet to the point of beginning.

###

BLK

NO PART OF ANY STEVENSON FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

Diana Davison  
258 Hunter Hill LN  
Roseburg, OR 97471

Shannon Barnard  
258 Hunter Hill LN  
Roseburg, OR 97471

Diana Davison  
258 Hunter Hill LN  
Roseburg, OR 97471

Diana Davison  
258 Hunter Hill LN  
Roseburg, OR 97471

SPACE RESERVED  
 FOR  
 RECORDEE'S USE

Nob Hill Road Special Road  
 District  
 Documents in support of Petition  
 Davison - Legal Description 3

OREGON DEED

KNOW ALL BY THESE PRESENTS that Diana Davison

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Shannon Barnard and Diana Davison

hereinafter called grantees, and unto grantees's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in Douglas County, State of Oregon, described as follows (legal description of property):

Parcel 3 of land partition No. 1944-0115, as recorded in "records of partition plats", record of Douglas County, Oregon, located in lot 54 of Melrose Orchards, Douglas County, Oregon

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE

To Have and to Hold the same unto grantees and grantees's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the whole (indicate which) consideration. (The number between the symbols 1, if not applicable, should be deleted. See ORS 93.039.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on October 19, 2023; any signature on behalf of a business or other entity is made with the authority of that entity.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD BE AWARE OF THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.335 AND SECTIONS 6 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 655, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 6, 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 42.020 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAND USES AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.030, AND TO BE AWARE OF THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.335 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 655, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 6, OREGON LAWS 2010.

Diana Davison  
Shannon Barnard

STATE OF OREGON, County of Douglas ss.

This instrument was acknowledged before me on October 19, 2023  
 by Diana Davison and Shannon Barnard

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_  
 as \_\_\_\_\_  
 of \_\_\_\_\_

Margaret Sage  
 Notary Public for Oregon  
 My commission expires September 13, 2026





After recording return to:  
Mark and Vernessa Johnson  
921 Nob Hill Road  
Roseburg, OR 97471

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Mark and Vernessa Johnson  
921 Nob Hill Road  
Roseburg, OR 97471

File No.: 7391-3596614 (SC)  
Date: November 16, 2020

THIS SPACE RESERVED FOR RECORDER'S USE

Nob Hill Road Special Road  
District  
Documents in support of Petition  
Johnson - Legal Description 4

#### STATUTORY BARGAIN AND SALE DEED

Mark S. Johnson and Vernessa P. Johnson, as tenants by the entirety, Grantor, conveys to Mark Sumner Johnson and Vernessa Pauline Johnson, Trustees of the Mark Sumner Johnson and Vernessa Pauline Johnson Revocable Living Trust dated November 10, 2020, Grantee, the following described real property:

**LEGAL DESCRIPTION:** Real property in the County of Douglas, State of Oregon, described as follows:

**Parcel 1 of Land Partition No. 1994-0114, as recorded in "Record of Partition Plat", records of Douglas County, Oregon.**

The true consideration for this conveyance is **Estate Planning**. (Here comply with requirements of ORS 9B.030)

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



SW1/4 SEC.36 T.26S. R.7W. W.M.  
DOUGLAS COUNTY

$$1'' = 200'$$

SEE MAP 26 7 36B

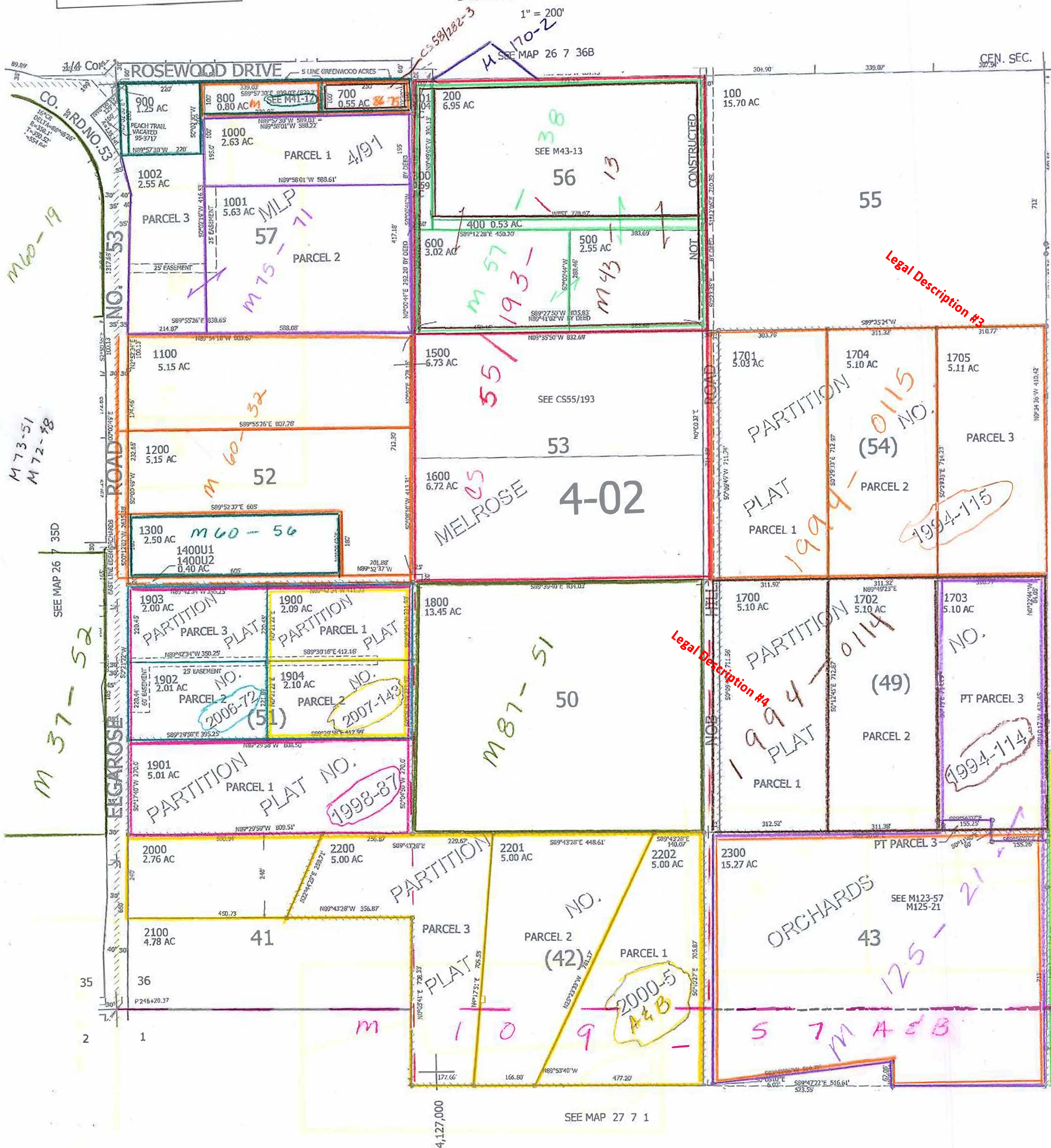
CEN. SEC.

SEE MAP 26 7 36D

DR.

594,000  
JCV

26 7 36C





**EXHIBIT "A"**  
**Legal Description**

Nob Hill Road Special Road  
District  
Documents in support of Petition  
Way - Legal Description 22

**For APN/Parcel ID(s): R19892**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ROSEBURG, COUNTY OF DOUGLAS, STATE OF OREGON AND IS DESCRIBED AS FOLLOWS:

LOT 9, MELROSE ORCHARDS, DOUGLAS COUNTY, OREGON EXCEPTING THEREFROM:  
BEGINNING AT A 5/8 INCH DIAMETER STEEL REBAR WHICH BEARS NORTH 14 DEGREES 95' 29" EAST 595.61 FEET FROM THE NORTHEAST CORNER OF DONATION LAND CLAIM NUMBER 43 IN TOWNSHIP 27 SOUTH, RANGE 7 WEST OF THE WILLAMETTE MERIDIAN IN DOUGLAS COUNTY, OREGON; THENCE NORTH 89 DEGREES 57' 24" EAST 776.77 FEET TO A 5/8 INCH DIAMETER STEEL REBAR MONUMENTING A POINT ON THE WEST RIGHT-OF-WAY LINE OF NOB HILL ROAD; THENCE SOUTH 0 DEGREES 08' 39" EAST, ALONG SAID RIGHT-OF-WAY LINE, 55.17 FEET TO A POINT ON THE NORTH LINE OF LOT 3, MELROSE ORCHARDS, ACCORDING TO THE OFFICIAL PLAT THERE, OF RECORD IN SAID COUNTY AND STATE; THENCE NORTH 89 DEGREES 58' 32" WEST, ALONG SAID NORTH LOT LINE 776.41 FEET TO A POINT IN A NORTH-SOUTH FENCE LINE WHICH BEARS SOUTH 0 DEGREES 31' 57" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 31' 57" WEST, 54.25 FEET TO THE POINT OF BEGINNING. COMMONLY KNOWN AS: 294 NOB HILL ROAD, ROSEBURG, OR 97470

APN: R19892

## Revised June 3, 2024



SEE MAP 27 7 1B

REVISED ON  
3-14-19

27 7 1C

11

SW1/4 SEC.36 T.26S. R.7W. W.M.  
DOUGLAS COUNTY  
1" = 200'

NW1/4 SEC.1 T.27S. R.7W. W.M.  
DOUGLAS COUNTY  
 $I^{\circ}=200^{\circ}$

REVISED ON  
11-17-08

REVISED ON  
7-5-11