

RETURN TO: CITY OF COBURG  
PO BOX 8316  
COBURG, OREGON 97408

**GRANTOR**

City of Coburg  
PO Box 8316, Coburg, Oregon 97408

**GRANTEE**

Bruce Wiechert Custom Homes, Inc  
3073 Sky View Ln, Eugene Oregon 97408

Until a change is requested  
all tax statements shall be sent  
to the following address.

**\*\*\*Same as GRANTEE**

**BARGAIN AND SALE DEED  
REMOVAL OF ACCESS RESTRICTION STRIP**

City of Coburg, an Oregon Municipal Corporation, **GRANTOR**, conveys to Bruce Wiechert Custom Homes, Inc., a Corporation formed and existing under the laws of the State of Oregon, **GRANTEE**, the following described real property, situated in Lane County, Oregon:

The South one (1) foot of Lot 27 as shown on The First Addition of the Coburg Creek Subdivision, as platted and recorded as Document No. 2021-049839 Lane County Deeds and Records.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.**

The true consideration for this conveyance is \$0.

The purpose of this bargain and sales deed is to declare that the above-identified access restriction is removed to allow the Grantee to add said real property to Lot 35 of The First Addition of the Coburg Creek Subdivision.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2023.

**CITY OF COBURG (Grantor)**

\_\_\_\_\_  
Adam Hanks, City Administrator, City of Coburg

State of OREGON  
County of Lane

This record was acknowledged before me on \_\_\_\_\_, 2023

By Adan Hanks as City Administrator of City of Coburg.

\_\_\_\_\_  
Notary Public – State of Oregon

