

\$ 600.00



Coos County Planning Department Lawfully Established Parcel Determination Application

Official Use Only Fee 600 Receipt No. 214581 Check No./Cash 600 Date 3/25/20 Received By MJB File No. D-20-001

The following application must be completed in full. An application will not be processed for a land use request without this information. The County will use these answers in its analysis of the merits of the application. Please submit readable deeds. A signed consent form will be required if the applicant and owner are not the same.

A. PLEASE PRINT OR TYPE (please attach additional sheets, if necessary):

Owner(s): ROUGH-READY LUMBER LLC Telephone: LINK PHILLIPPI, PRESIDENT Address: P.O. Box 340 City: SELMA, OR Zip Code: 97538 Email: LINK@RRLUMBER.COM

Applicant(s): TROY RAMBU Telephone: 541-751-8900 Address: P.O. Box 809 City: NORTH BEND, OR Zip Code: 97459 Email: MANDR@FRONTIER.COM

B. PROPERTY INFORMATION:

Township: 23-13-24 Section: 24, 19, 19D:30 Range: 12:13 Tax Lot: 1400, 600, 200 (S. 24) Tax Account: 28500, 29200, 41800, 53000 Zoning District: F:EFU

C. SUBMISSION REQUIREMENTS:

- Completed application form with appropriate fee
A copy of the current deed of record
A copy of each deed being used as evidence to support the application
A detailed map indicating the relation of the existing property boundary to the discrete parcel boundaries

D. AUTHORIZATION: All areas must be initialed by all owners/applicant prior to the Planning Department accepting any application.

TJR

I hereby attest that I am authorized to make the application for an administrative review and the statements within this application are true and correct to the best of my knowledge and belief. I affirm that this is a legally created tract, lot or parcel of land. I understand that I have the right to an attorney for verification as to the creation of the subject property. I understand that any action authorized by Coos County may be revoked if it is determined that the action was issued based upon false statements or misrepresentation.

ORS 215.416 Permit application; fees; consolidated procedures; hearings; notice; approval criteria; decision without hearing.

TJR

(1) When required or authorized by the ordinances, rules and regulations of a county, an owner of land may apply in writing to such persons as the governing body designates, for a permit, in the manner prescribed by the governing body. The governing body shall establish fees charged for processing permits at an amount no more than the actual or average cost of providing that service.

The Coos County Board of Commissioners has adopted a schedule of fees which reflects the average review cost of processing and set-forth that the Planning Department shall charge the actual cost of processing an application. Therefore, upon completion of review of your submitted application/permit a cost evaluation will be done and any balance owed will be billed to the applicant(s) and is due at that time. By signing this form you acknowledge that you are responsible to pay any debt caused by the processing of this application. Furthermore, the Coos County Planning Department reserves the right to determine the appropriate amount of time required to thoroughly complete any type of request and, by signing this page as the applicant and/or owner of the subject property, you agree to pay the amount owed as a result of this review. If the amount is not paid within 30 days of the invoice, or other arrangements have not been made, the Planning Department may chose to revoke this permit or send this debt to a collection agency at your expense.

TJR

I understand it is the function of the planning office to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree I bear the burden of proof. I understand that approval is not guaranteed and the applicant(s) bear the burden of proof to demonstrate compliance with the applicable review criteria.

TJR

As applicant(s) I/we acknowledge that it is in my/our desire to submit this application and staff has not encouraged or discouraged the submittal of this application.

TJR

As the applicant(s) I/we acknowledge, pursuant to CCZLDO Section 6.1.150, a deed describing any recognized lawfully created parcels must be recorded with the County Clerk within one year from the date of final approval from the Planning Department.

E. SIGNATURES:

Tony Rambo
 Applicant(s) Original Signature
3/19/2020
 Date

 Applicant(s) Original Signature

 Date

 Applicant(s) Original Signature

 Date

 Applicant(s) Original Signature

 Date

CCZLDO	§ 6.1.125	LAWFULLY CREATED LOTS OR PARCELS:
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SECTION 6.1.125 LAWFULLY CREATED LOTS OR PARCELS:

“Lawfully established unit of land” means:

1. The unit of land was created:
 - a. Through an approved or pre-ordinance plat;
 - b. Through a prior land use decision including a final decision from a higher court. A higher court includes the Land Use Board of Appeals;
 - c. In compliance with all applicable planning, zoning and subdivision or partition ordinances and regulations at the time it was created.
 - d. By a public dedicated road that was held in fee simple creating an interviewing ownership prior to January 1, 1986;
 - e. By deed or land sales contract, if there were no applicable planning, zoning or subdivision or partition ordinances or regulations that prohibited the creation.
 - f. By the claim of intervening state or federal ownership of navigable streams, meandered lakes or tidewaters. “Navigable-for-title” or “title-navigable” means that ownership of the waterway, including its bed, was passed from the federal government to the state at statehood. If a waterway is navigable-for-title, then it also is generally open to public use for navigation, commerce, recreation, and fisheries.
2. Creation of parcel previously approved but not acted upon (92.178).
 - a. The governing body of a county may approve an application requesting formation of one parcel if the county issued a land use decision approving the parcel prior to January 1, 1994, and:
 - b. A plat implementing the previous land use decision was not recorded; or
 - c. A condition of approval of the previously approved land use decision requiring consolidation of adjacent lots or parcels was not satisfied by a previous owner of the land.
 - d. An application under this section is not subject to ORS 215.780.
 - e. Approval of an application under this section does not affect the legal status of land that is not the subject of the application.

CCZLDO	§ 6.1.150	APPLICATIONS ESTABLISHING LAWFULLY CREATED LOTS OR PARCELS
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SECTION 6.1.150 APPLICATIONS ESTABLISHING LAWFULLY CREATED LOTS OR PARCELS:

An application to establish a lawfully created unit of land shall be submitted in the case of Section 6.1.125.1.d, e and f and Section 6.1.125.2. This is an administrative land use decision. If County Counsel is required to review information to determine legal status of the unit of land additional fees may be charged.

All notices will be provided in accordance with LDO Section 5.0.

Once it is determined that a lawfully created unit of land exists it shall be separated out on its own deed prior to any reconfiguration such as a property line adjustment. A copy of that deed needs to be provided to the Planning Department showing the process has been completed. If there are more than two lawfully created units of land (discrete parcels) found to exist, a road may be required to provide access. The applicable road standards in Chapter VII will apply.

MULKINS & RAMBO, LLC

P.O. BOX 809
NORTH BEND, OR 97459
PHONE (541) 751-8900
FAX (541) 751-9000

March 16, 2020

Coos County Planning Dept.
250 N. Baxter
Coquille, OR 97423

RE: Discrete Parcel Certification - Tax Lot 1400 - Map 23S-12W-19
Tax Lot 600 - Map 23S 12W 19D
Tax Lot 200 - Map 23S 12W 30
Tax Lot 100 - Map 23S 13W 24

Based on the attached deeds I, Troy Rambo LS 2865, hereby certify that Tax Lot 1400 - 23A 12W 19 consists of 4 discrete parcels of which are described in Book 36 Page 431 & 432, Book 54 Page 173, Book 57 Page 583 and Book 58 Page 347. These parcels are described as Parcel 1 in Inst.# 83-1-5811.

Tax Lot 600 - Map 23S 12W 19D consists of 2 discrete parcels described as Parcel 2 and 3 in Instrument No. 83-1-5811.

Tax Lot 200 - Map 23S 12W 30 is described as Parcel 4 in Instrument No. 83-1-5811.

Tax Lot 100 - Map 23S 13W 24 is described as Parcel 5 in Instrument No. 83-1-5811.

Please find the attached maps and record deeds.

Troy Rambo, LS 2865



Troy Rambo



RENEWAL 12-31-2020

SECTION 19 T23S R12W W.M.
COOS COUNTY

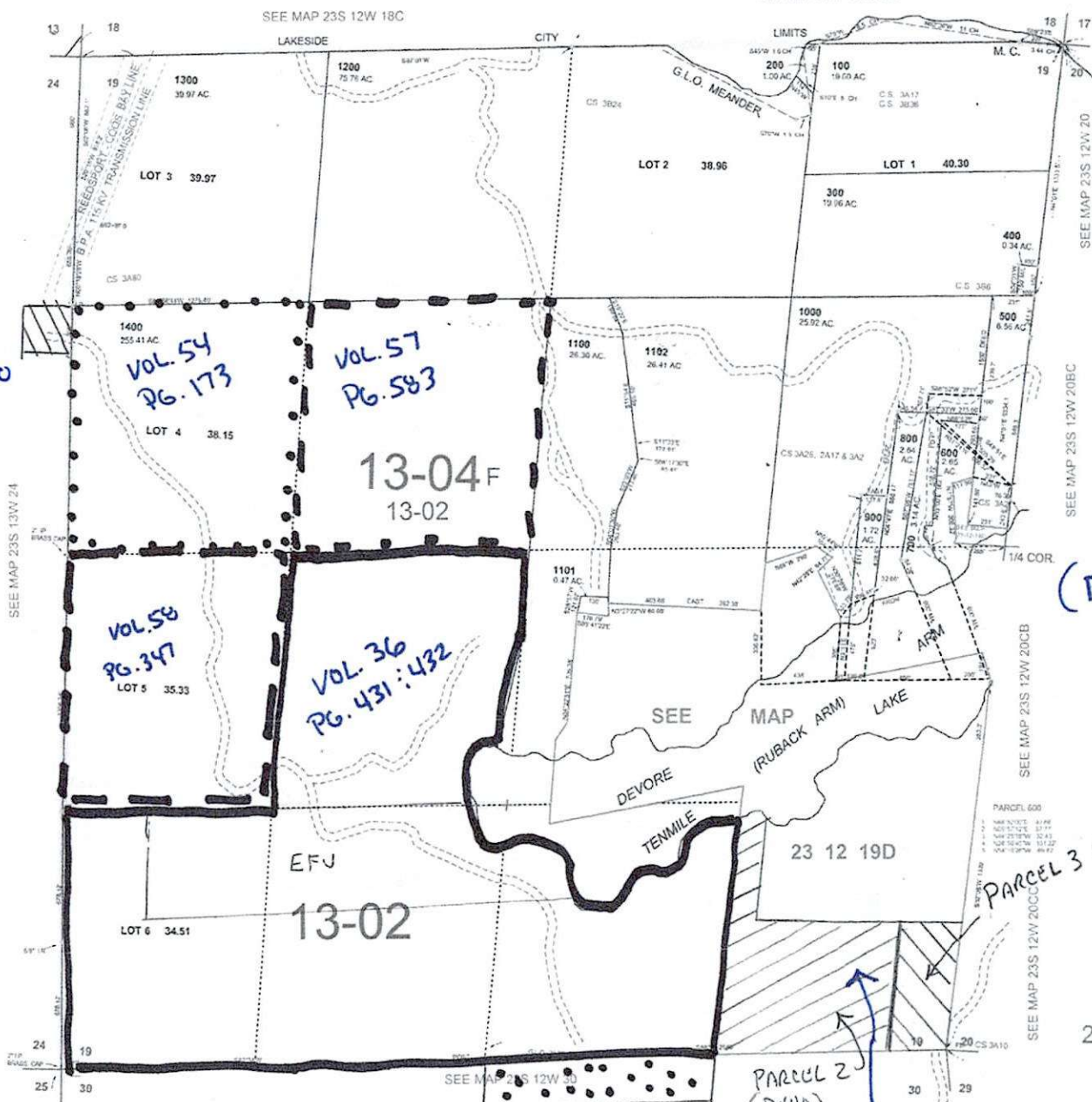
23S 12W 19
& INDEX

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

1" = 400'

CANCELLED NO.

601
1401
1300U1
1300U2



(Deed)
Parcel 5
T.L. 200 100
23-13-24

VOL. 54
PG. 173

VOL. 57
PG. 583

13-04F
13-02

VOL. 58
PG. 347

VOL. 36
PG. 431 : 432

(DEED) - 83-1-5811

Parcel 3 (Deed)

Parcel 4
(Deed)
T.L. 200
23-12-30

Parcel 2
(Deed)

T.L. 600
23-12-19D

7-18-2013
23S 12W 19
& INDEX

83 1 5811

WARRANTY DEED

CARL T. JACOBSON, a single person, hereinafter called Grantor, conveys to FLOYD GRIFFEY and JANE LOUISE GRIFFEY, husband and wife as to an undivided one-half interest in an estate by the entirety, and DANIEL R. GIBSON and LOUIS H. DIGBY, as partners doing business as DIGBY LOGGING COMPANY, as to an undivided one-half interest in a partnership estate, all that real property situated in Coos County, State of Oregon, described as:

PARCEL 1: The East half (E 1/2) of the Southwest quarter (SW 1/4); Southeast quarter (SE 1/4) of the Northwest quarter (NW 1/4); Southwest quarter (SW 1/4) of the Southeast quarter (SE 1/4) and all of Lots Four (4), Five (5) and Six (6) in Section Nineteen (19), Township Twenty-three (23) South, Range Twelve (12) West of the Willamette Meridian, Coos County, Oregon.

PARCEL 2: Beginning on the Section line between Sections Nineteen (19) and Thirty (30) at a point four chains westerly of the common corner to Sections Nineteen (19), Twenty (20), Twenty-nine (29) and Thirty (30), Township Twenty-three (23) South, Range Twelve (12) West of the Willamette Meridian, Coos County, Oregon; thence Westerly 16 chains along said Section line to the Southwest corner of the Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) of said Section Nineteen (19); thence Northerly 20 chains to the Northwest corner of said quarter quarter section; thence Easterly 2 chains along the Northern boundary of said quarter quarter section; thence South 9 and 30/100 chains; thence East, 14 chains; thence South 10 and 70/100 chains to the point of beginning, in the Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) of Section Nineteen (19), Township Twenty-Three (23) South, Range Twelve (12) West of Willamette Meridian.

PARCEL 3: Begin at the Southeast corner of Section Nineteen (19), Township Twenty-three (23) South, Range Twelve (12) West of Willamette Meridian, Coos County, Oregon; thence West 4 chains; thence North 10.70 chains; thence East 4 chains; thence South 10.70 chains to the place of beginning.

PARCEL 4: The North 250.00 feet of the Northwest quarter (NW 1/4) of the Northeast quarter (NE 1/4) of Section Thirty (30), Township Twenty-three (23) South, Range Twelve (12) West of Willamette Meridian, Coos County, Oregon.

83 1 5812

PARCEL 5: A parcel of land situated in the Southeast quarter (SE 1/4) of the Northeast quarter (NE 1/4) of Section Twenty-four, Township Twenty-three (23) South, Range Thirteen (13) West of Willamette Meridian, Coos County, Oregon, described as follows: Beginning at an iron post 1320 feet South of the Northeast corner of Section Twenty-four (24), Township Twenty-three (23) South, Range Thirteen (13) West of Willamette Meridian and running 300 feet South; thence approximately 320 feet West to a point on the county road; thence along the county road approximately 300 feet in a Northerly direction to an iron post near the centerline of the road; thence approximately 340 feet East to the point of beginning.

And covenants that Grantor is the owner of the above described property free of all encumbrances except:

1. The rights of the public in and to that portion of the above property lying within the limits of roads and highways.
2. The rights of the public and of governmental bodies in and to any portion of the above property lying below the high water mark of Ten Mile Lake and in and to said water.
3. Reservation of all coal and right of way in Lot 4, including the terms and provisions thereof, as contained in deed from F. P. Krick and wife to William McNeill, recorded June 30, 1909, in Deed Book 54, Page 173, Records of Coos County, Oregon. (Affects Parcel 1)
4. Reservation of oil and mineral, including the terms and provisions thereof, by Coos County, in Deed Book 243, Page 571, Records of Coos County, Oregon. (Affects Parcel 3)
5. Reservation, including the terms and provisions thereof, of a 60 foot right of way by Coos County, in Deed Book 243, Page 671, Records of Coos County, Oregon. (Affects Parcel 3) (Exact location not given)
6. Power line easement, including the terms and provisions thereof, to Central Lincoln Peoples Utility District, recorded August 5, 1959, in Deed Book 273, Page 134, Records of Coos County, Oregon. (Affects Parcel 4)
7. Utility easement, including terms and provisions thereof, to United States of America (BPA), recorded September 16, 1949, in Deed Book 192, Page 725, Records of Coos County, Oregon. (Affects Parcel 5)

And Grantor will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$165,000.00.

83 1 5813

There is included in this conveyance from Grantor to Grantees all riparian rights of the Grantor pertaining to the lands which are the subject of this conveyance, but no warranty as to the nature or extent of such rights is made or intended by the Grantor.

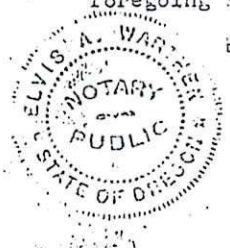
DATED this 26 day of August, 1969.

Carl T. Jacobson

STATE OF OREGON)
County of Coos) ss.

On this 26 day of August, 1969, personally appeared the above-named CARL T. JACOBSON and acknowledged the foregoing WARRANTY DEED to be his voluntary act.

Before me:



Elvins A. Warfield
Notary Public for Oregon
My Commission expires: Jan 3, 1973

495 83 1 5811
JAN 21 11 00 AM '83
JAN 21 8 15 AM '72

State of Oregon)
County of Coos)
I hereby certify that the within instrument was filed for record in the Coos County Deed Records.
WITNESS my hand and seal of County affixed:

MARY ANN WILSON
Coos County Clerk
By Phillips deputy
Return to Louise Duffin
Box 1
Subside, OR
Fee: 97.49 13

THE UNITED STATES AMERICA.

CERTIFICATE NO. 15088. TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

WHEREAS, Oliver Landrith has deposited in the General Land Office of the United States a Certificate of the Register of the Land Office at Roseburg, Oregon, whereby it appears that full payment has been made by the said Oliver Landrith according to the provisions of the Act of Congress of the 24th of April, 1920, Entitled "An Act making further provision for the sale of the Public Lands," and the acts supplemental thereto, for the southeast quarter of the northwest quarter of Section nineteen in Township twenty-three south of Range twelve west of the Willamette Meridian, Oregon, containing forty acres, according to the Official Plat of the Survey of the Said lands, returned to the General Land Office by the Surveyor General, which Said Tract has been purchased by the said Oliver Landrith,

NOW KNOW YE, That the United States of America, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, have given and granted, and by these presents do give and grant, unto the said Oliver Landrith and to his heirs, the said Tract above described;

TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said Oliver Landrith, and to his heirs and assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

IN TESTIMONY WHEREOF I, Theodore Roosevelt, President of the United States of America, have caused these letters to be made Patent, and the seal of the General Land Office to be hereunto affixed.

GIVEN under my hand, at the City of Washington, the first day of July, in the year of our Lord one thousand nine hundred and eight and of the Independence of the United States the one hundred and thirty-second.

Recorded 747, Vol. ___ Page ___

Recorded July 30, 1910 10 A. M.
James Watson, County Clerk.

(Seal)

By the President: Theodore Roosevelt,
M. W. Young, Secretary.
H. W. Sanford,
Recorder of the General Land Office.

D-57

signed, a Notary Public in and for said County and State, the within named John C. Strong, and Maude P. Strong, his wife, to me personally known to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named.

WITNESS my hand and Notarial Seal this 15th day of August 1910.

Recorded October 25, 1910, 9:45 A. M.
James Watson, County Clerk.

E. A. Dodge,
(Seal) Notary Public for Oregon.

KNOW ALL MEN BY THESE PRESENTS, That Sarah E. Judd, a widow, party of the first part of Marshfield, County of Coos, State of Oregon, in consideration of Ten Dollars, to her paid by William McNeil, party of the second part, of County of Coos, State of Oregon, has bargained and sold, and by these presents does hereby grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all the following bounded and described real property, situated in the County of Coos and State of Oregon, The North west quarter of the South west quarter of Section nineteen, in Township twenty-three South, range twelve West of the Willamette Meridian, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all her estate, right, title and interest, in and to the same.

TO HAVE AND TO HOLD the above described and granted premises unto the said party of the second part, his heirs and assigns forever. And the party of the first part grantor above named do covenant to and with the party of the second part the above named grantee his heirs and assigns that she is lawfully seized in fee simple of the above granted premises, that she has good right to convey the same in the manner and form aforesaid, and that the above granted premises are free from all incumbrances, and that she will and her heirs, executors and administrators shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, I the grantor above named hereunto set my hand and seal this 6th day of October, A. D. 1910.

Signed, sealed and delivered in:
the presence of us as witnesses:
Anna M. Cox, James T. Hall,

Sarah E. Judd,

(Seal)

State of Oregon:
County of Coos: This certifies, That on this 6th day of October A. D. 1910 before me, the undersigned, a Notary Public in and for said County and State: personally appeared the within named Sarah E. Judd, personally known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed and for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and Official seal, the day and year last above written.

Recorded October 25, 1910, 1 P. M.
James Watson, County Clerk.

Anna M. Cox,
(Seal) Notary Public for Oregon.

D-58

58 / 347
Lot 5

State of Oregon:
County of Coos: BE IT REMEMBERED, that on this 23rd day of June, A. D. 1909, before me, the undersigned, a notary public for Oregon, and in and for said County and State, personally appeared the within named Isabelle Ferguson generally described as Isabella Ferguson and Duncan Ferguson, her husband, who are personally known to me to be the identical individuals described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily, and without fear or compulsion from anyone.

IN TESTIMONY WHEREOF, I hereunto set my hand and notarial seal, the day and year last above written.

Recorded June, 30, 1909, 9:30 A. M.
James Watson, County Clerk.

Bennett Swanton,
(Seal) Notary Public for Oregon.

KNOW ALL MEN BY THESE PRESENTS, That P. P. Krick and Mary E. Krick, his wife, the first parties, in consideration of Ten Dollars and other valuable consideration, to them paid by William McNeill, have bargained and sold and by these presents do grant, bargain, sell and convey unto said William McNeill, of Lakeside, Coos County, Oregon, the second party, his heirs and assigns, all the following bounded and described real property, situated in the County of Coos and State of Oregon, to-wit: All of Lot Four (4) or Section Nineteen (19) Township Twenty-three (23) South, Range Twelve (12) west of the Willamette Meridian, Coos County, Oregon, containing 38.15 acres, more or less; Excepting and reserving from this conveyance however unto the first parties, their heirs and assigns, all coal, in or upon said premises, or underlying the same, together with the right to mine and remove the same, and for that purpose to make suitable openings on said premises and suitable rights of way for the removal thereof provided, however, and the first parties agree not to do or suffer to be done any unnecessary damage to said premises, and agree not to unnecessarily interfere with the use and occupancy of said lands by the second party, his heirs or assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, and also all their estate, right, title and interest in and to the same including dower and claim of dower.

TO HAVE AND TO HOLD the above described and granted premises unto the said second party, his heirs and assigns forever. And said first parties, grantors above named, do covenant to and with said second party the above named grantee his heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that they above granted premises are free from all incumbrances, and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the claims and demands of all persons whatsoever. The coal, rights, licenses,

D-54

Lot 4
54/173

36/432

described premises, to-wit: Lot Six, the East-half of South-west quarter and South-west quarter of South-east quarter of Section Nineteen, Township Twenty-three, South of Range Twelve east of the Willamette Meridian, in Coos County, Oregon, containing one hundred and fifty-four and 51/100 acres.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said William McNeill, his heirs and assigns forever. And the said Amelia Nelson and Frank Nelson her husband do hereby covenant to and with the said William McNeill his heirs and assigns that they are the owners in fee simple of said premises, that they are free from all incumbrances and that they will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30 day of September, 1902.

None in the presence of: Amelia Nelson (seal)
Thos. Venn, W.H. Wright, Frank Nelson (seal)
G.S. Fitzgerald.

State of California: County of Alameda : SS On this 1st day of October in the year of our Lord one thousand nine hundred and two, before me, J.H. Wright, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Amelia Nelson and her husband Frank Nelson known to me to be the persons described in and whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal at my office in the County and State aforesaid, the day and year in this Certificate first above written.

Recorded October 10, 1902: (seal) W.H. Wright,
L.H. Hazard, County Clerk: Notary Public in and for the County of
E. K. H. Hunt, Deputy. Alameda, State of California.

THIS INDENTURE WITNESSETH That C.H. Merchant, and Mary L. Merchant, his wife, by W.T. Merchant, their attorney in fact, of Coos County, Oregon, the parties of the first part, for and in consideration of the sum of Two Hundred Dollars, to them in hand paid, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell and convey unto Alice L. Finch, of Palouse, Washington, the party of the second part and to her heirs and assigns, all of the following described real property, to-wit: Lots four (4) and five (5) of Block twenty-six (26) of Railroad Addition to Marshfield, Oregon, as per plat thereof on file and of record in the office of the County Clerk of Coos County, Oregon.

TOGETHER with the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold unto the said party of the second part, her heirs and assigns forever. And the said parties of the first part, and their heirs