



# NOTICE OF LAND USE DECISION

Coos County Planning  
225 N. Adams St.  
Coquille, OR 97423  
<http://www.co.coos.or.us/>  
Phone: 541-396-7770  
Fax: 541-396-1022

This decision notice is required to be sent to the property owner(s), applicant(s), adjacent property owners (distance of notice is determined by zone area – Urban 100 feet, Rural 250 feet, and Resource 750 feet), special taxing districts, agencies with interest, or person that has requested notice. The development is contained within the identified property owners land. Notice is required to be provided pursuant to ORS 215.416. Please read all information carefully as this decision. (See attached vicinity map for the location of the subject property).

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 (ORS 215.513) REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

Date of Notice: **Thursday, May 07, 2020**

File No: D-20-001

Proposal: Approval of an application to establish lawfully created lots or parcels. The applicant has approved to have eight (8) units of land established as lawfully units within one tract ownership.

Applicant(s): Troy Rambo PO Box 809 North Bend, OR 97459  
Rough & Ready Lumber LLC PO Box 340 Selma. OR 97538

Staff Planner: Crystal Orr, Planner I

Decision: **Approved with Conditions.** All decisions are based on the record. This decision is final and effective at close of the appeal period unless a complete application with the fee is submitted by the Planning Department at 5 p.m. on **Thursday, May 07, 2020**. Appeals are based on the applicable land use criteria. Lawfully created parcel determinations are subject to Coos County Zoning and Land Development Ordinance (CCZLDO) Article 6.1.125.1.e Lawfully Created Lots or Parcels. **Civil matters including property disputes outside of the criteria listed in this notice will not be considered. For more information please contact the staff planner listed in this notice.**

### Property Information

Account Numbers(s) 53000, 28500, 29200 and 41800  
Map Numbers(s) 23S13W24TL0010000, 23S12W19TL0140000, 23S12W19DTL0060000, and 23S12W30TL0020000  
Property Owner(s) ROUGH & READY LUMBER LLC  
Situs Addresses 71291 HILLTOP DR  
Acreages 2.06, 255.41, 21.95, and 7.63  
Zoning Tax lot 1400 is split zoned Forest Mixed Use and Exclusive Farm Use and all the other tax lots are zoned Forest Mixed Use.

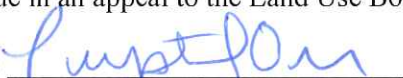
The purpose of this notice is to inform you about the proposal and decision, where you may receive more information, and the requirements if you wish to appeal the decision by the Director to the Coos County Hearings Body. Any person who is adversely affected or aggrieved or who is entitled to written notice may appeal the decision by filing a written appeal in the manner and within the time period as provided below pursuant to Coos County Zoning and Land Development Ordinance (CCZLDO) Article 5.8. If you are mailing any documents to the Coos County Planning Department the address is 250 N. Baxter, Coquille OR 97423. Mailing of this notice to you precludes an appeal directly to the Land Use Board of Appeals.

Mailed notices to owners of real property required by ORS 215 shall be deemed given to those owners named in an affidavit of mailing executed by the person designated by the governing body of a county to mail the notices. The failure of the governing body of a county to cause a notice to be mailed to an owner of a lot or parcel of property created or that has changed ownership since the last complete tax assessment roll was prepared shall not invalidate an ordinance.

The application, staff report and any conditions can be found at the following link:<http://www.co.coos.or.us/Departments/Planning/PlanningDepartment-Applications2020.aspx>. The application and all documents and evidence contained in the record, including the staff report and the applicable criteria, are available for inspection, at no cost, in the Planning Department located at 225 North Adams Street, Coquille, Oregon. Copies may be purchased at a cost of 50 cents per page. The decision is based on the application submittal and information on record. The name of the Coos County Planning Department representative to contact is Crystal Orr, Planner I and the telephone number where more information can be obtained is (541) 396-7770.

Failure of an issue to be raised in a hearing, in person or in writing, or failure to provide statements of evidence sufficient to afford the Approval Authority an opportunity to respond to the issue precludes raising the issue in an appeal to the Land Use Board of Appeals.

Reviewed by:

  
Crystal Orr, Planner I

Date: Thursday, May 07, 2020

**This decision is authorized by the Coos County Planning Director, Jill Rolfe based on the staff's analysis of the Findings of Fact, Conclusions, Conditions of approval, Application and all evidence associated as listed in the exhibits.**

#### EXHIBITS

Exhibit A: Conditions of Approval

Exhibit B: Vicinity Map & Map of Lawfully Create Units of Land

**The Exhibits below are mailed to the Applicant. Emailed copies of the exhibits are provide to the Board of Commissioners, Planning Commission and Department of Land Conservation and Development. Copies are available upon request or at the following by contacting the Planning Department or by visiting the website:<http://www.co.coos.or.us/Departments/Planning/PlanningDepartment-Applications2020.aspx> ; however if not found on the webpage please contact staff for further instructions on viewing the official record in this matter. If you have any questions please contact staff at (541) 396-7770.**

Exhibit C: Staff Report -**Findings of Fact and Conclusions**

Exhibit D: Comments Received (There were no comments received)

Exhibit E: Application

**EXHIBIT "A"**  
**CONDITIONS OF APPROVAL**

The applicant shall comply with the following conditions of approval with the understanding that all costs associated with complying with the conditions are the responsibility of the applicants and that the applicants are not acting as an agent of the county. If the applicant fails to comply or maintain compliance with the conditions of approval the permit may be revoked as allowed by the Coos County Zoning and Land Development Ordinance. Please read the following conditions of approval and if you have any questions contact planning staff.

1. 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.
2. 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. The applicant shall provide a plan for access to the lawfully created units of land. This shall be provided to any future owner.
3. This authorization is only for the units of land and does not provide any guarantee that development is lawful.



**EXHIBIT "B"**  
**VICINITY MAP**



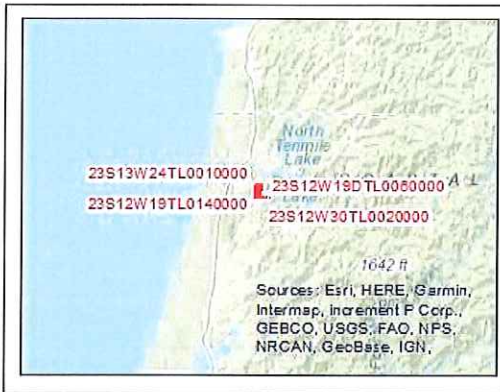
**COOS COUNTY PLANNING DEPARTMENT**

Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, Oregon 97423

Physical Address: 225 N. Adams, Coquille Oregon

Phone: (541) 396-7770

Fax: (541) 396-1022/TDD (800) 735-2900



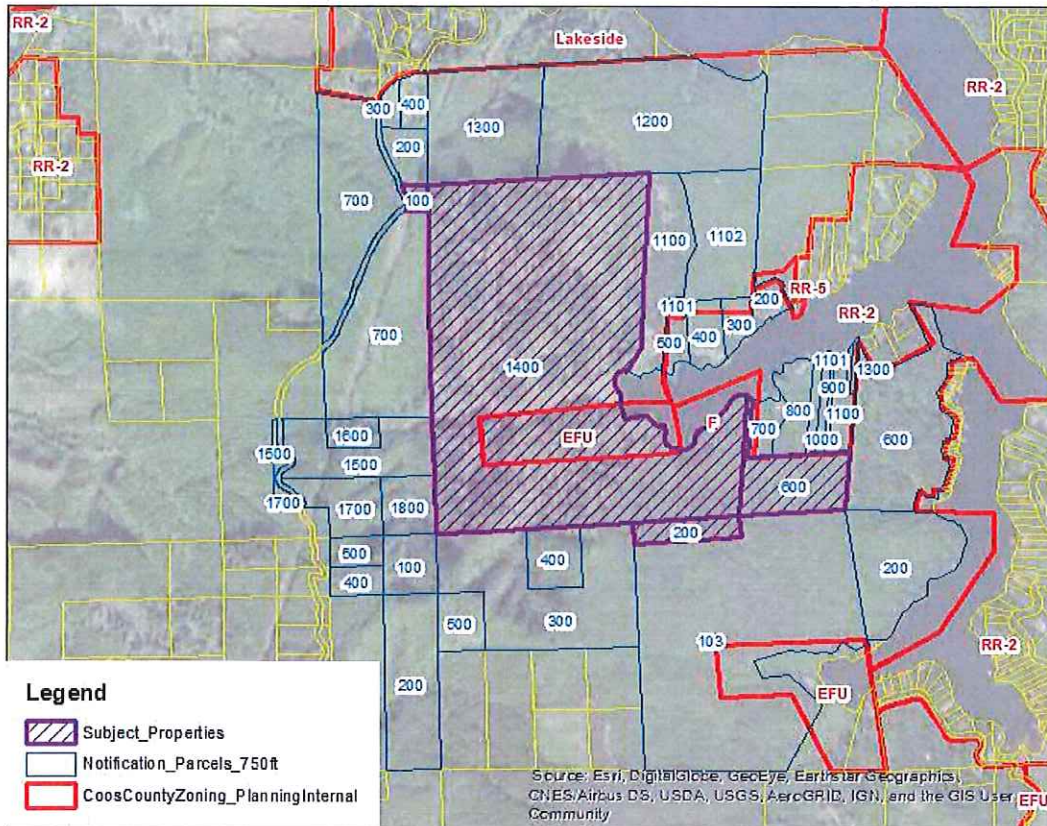
File: D-20-001

Applicant/ Owner: Troy Rambo/  
Rough & Ready Lumber, LLC

Date: May 4, 2020

Location: Township 23S Range 12/13W  
Section 19/19D/30/24 TL  
1400/600/200/100

Proposal: Lawfully Established Parcel  
Determination



**Legend**

- Subject\_Properties
- Notification\_Parcel\_750ft
- CoosCountyZoning\_PlanningInternal

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**EXHIBIT "C"**  
**STAFF REPORT**  
**FINDINGS OF FACT AND CONCLUSIONS**

**I. PROPOSAL AND BACKGROUND/PROPERTY HISTORY INFORMATION:**

- A. PROPOSAL:** The property is a request to make a determination that eight lawfully created units of land exists within the tract. Troy Rambo, Mulkins & Rambo, LLC, Registered Professional Land Surveyor has certified and provided documentation of eight separate units of land within the tract ownership of his client Rough and Ready Lumber LLC. See Exhibit E for the full application request.
- B. BACKGROUND/PROPERTY HISTORY:** The only lot that has background history is tax lot 1400. There is a Single Family Dwelling that was permitted through a Vested Right and Zoning Clearance Letter (VR-84-14 & ZCL-84-238). The property also has a barn that was permitted through a Zoning Clearance Letter (ZCL-89-208). A Conditional Use (ACU-94-95) was approved to allow a Property Line Adjustment which transferred .38 acres to tax lot 1100. This was to resolve an encroachment.

**II. BASIC FINDINGS:**

- A. LOCATION:** The subject properties are located south of the City of Lakeside. Some of the properties have access to Tenmile Lake. The property has some mapped easement roads but appears to gain main access from Hilltop Drive.
- B. ZONING:** - This subject property is zoned Forest with a Mixed-Use Overlay and Exclusive Farm Use.

**ARTICLE 4.2 – ZONING PURPOSE AND INTENT**

**SECTION 4.2.500 RESOURCE ZONES**

*Forest (F): The intent of the Forest District is to include all inventoried "forestlands" not otherwise found to be needed (excepted) for other uses.*

*The purpose of the Forest zone is to conserve and protect forest land for forest uses. Some of the areas covered by the "F" zone are exclusive forest lands, while other areas include a combination of mixed farm and forest uses.*

*Forest Mixed Use (FMU): The purpose of the Forest Mixed Farm-Forest Areas ("MU" areas) is to include land which is currently or potentially in farm-forest use. Typically, such lands are those with soil, aspect, topographic features and present ground cover that are best suited to a combination of forest and grazing uses. The areas generally occupy land on the periphery of large corporate and agency holdings and tend to form a buffer between more remote uplands and populated valleys. In addition, these "mixed use" areas contain ownership of smaller size than in prime forest areas. Some are generally marginal in terms of forest productivity, such as areas close to the ocean.*

*If land is in a zone that allows both farm and forest uses, a dwelling may be sited based on the predominate use of the tract on January 1, 1993.*

*If a use is only allowed in the mixed-use zone it will be explained in the text. Otherwise the uses listed are allowed in both the Forest and Forest Mixed Use zones.*

*Exclusive Farm Use (EFU): These include all inventoried "agricultural lands" not otherwise found to be needed (excepted) for other uses. The purpose of the EFU district is to preserve the integrity and encourage the conservation of agricultural lands within Coos County and thereby comply with the provisions of ORS 215 and OAR 660. Division 33 to minimize conflicts between agricultural practices*

and non-farm uses by IV- 11 limiting any development to uses distinguished as dependent upon or accessory to supporting agricultural or forestry production and which qualify such farm lands for special tax relief pursuant to the provisions of Oregon Revised Statutes. This zone is also for the cultivation and marketing of specialty crops, horticultural crops and other intensive farm uses. According to the Coos County Comprehensive Plan Exclusive Farm Use lands are inventoried as Agricultural Lands. The Main criterion for establishing the "Agricultural Lands Inventory" was land identified on the agricultural lands based on soils, Class I-IV soils or "other lands" suitable for agricultural use, with the following exceptions: 1. Committed rural residential areas and urban growth areas. 2. Proposed rural residential areas as per the Exception to Goals #3 and #4. 3. Proposed industrial/commercial sites. 4. Existing recreation areas (e.g., golf courses) [Recreation designation] 5. Isolated parcels of Class I-IV soils in upland areas, which are under, forest cover. (Forestlands designation). 6. Narrow valley bottomlands where no agricultural activity is occurring anywhere in the vicinity [Forestlands designation]. The secondary criterion for establishing the "Agricultural Lands Inventory" was the use of aerial photos used to identify additional areas without Class I-IV soils in current agricultural use which were not initially identified in the agricultural lands inventory from Assessor's Data. This situation typically occurs on benches, immediately above agricultural valleys, where grazing often takes place on non-class I-IV soils. However, if lands were zoned predominately forest it may have resulted in a Mixed Use Overlay.

### **C. SPECIAL DEVELOPMENT CONSIDERATIONS AND OVERLAYS:**

*SECTION 4.11.125 Special Development Considerations: The considerations are map overlays that show areas of concern such as hazards or protected sites. Each development consideration may further restrict a use. Development considerations play a very important role in determining where development should be allowed in the Balance of County zoning. The adopted plan maps and overlay maps have to be examined in order to determine how the inventory applies to the specific site*

*SECTION 4.11.200 Purpose: Overlay zones may be super-imposed over the primary zoning district and will either add further requirements or replace certain requirements of the underlying zoning district. The requirements of an overlay zone are fully described in the text of the overlay zone designations. An overlay zone is applicable to all Balance of County Zoning Districts and any zoning districts located within the Coos Bay Estuary Management Plans when the Estuary Policies directly reference this section.*

No development is part of this request; therefore, additional review was not required.

### **D. SITE DESCRIPTION AND SURROUNDING USES:**



The subject tract seems to have some tree vegetation with cleared areas. There are several roads that seem to be located on this property. There is a wet meadow wetland where the northern portion of the lake meets the land. This wetland is labeled as a Freshwater Emergent Wetland on the National Wetland Inventory. This is within the area zoned Exclusive Farm Use.

Tax lot 1400 (larger unit of land) is developed with a 1992 Single Family Dwelling. The other units of land are not developed.

**E. COMMENTS:**

- a. **PUBLIC AGENCY:** This property did not require any request for comments prior to the release of the decision.
- b. **PUBLIC COMMENTS:** This property did not require any request for comments prior to the release of the decision.
- c. **LOCAL TRIBE COMMENTS:** This property did not require any request for comments prior to the release of the decision

**III. STAFF FINDINGS AND CONCLUSIONS:**

a. *summary of proposal and applicable review criteria:*

The proposal is for Planning Director Approval of a determination for lawfully created parcels is subject to Coos County Zoning and Land Development (CCZLDO) § 6.1.125.

b. *Key definitions and Use Descriptions:*

ARTICLE 6.1 LAWFULLY CREATED LOTS AND PARCELS A legal lot is a lot or parcel created in compliance with the current state and county regulations for land divisions. Lots are created through subdivisions (4 or more lots is a subdivision) and parcels are created through a partition (3 or less parcels is a partition). Additionally, this ordinance recognizes that parcels may be created through other means that were consistent with a prior county ordinance or state law such as the adoption of different land division provisions [December 6, 1962 - December 31, 1985 ordinances in place prior to acknowledgement of the Coos County Comprehensive Plan (CCCP)]. Parcels created prior to the adoption of the current acknowledged CCCP (1986) may require an application to determine the legality of said parcel.

Once lawful parcels or lots have been established pursuant to LDO Section 6.1.125 those lots or parcels shall remain lawfully created or discrete lots or parcels unless the lot or parcel lines are vacated or the lot or parcel is further divided, as provided by law. If a parcel or lot is reconfigured by a property line adjustment that becomes the new discrete lot or parcel and the official date of creation.

c. **LAWFULLY CREATED:**

• **SECTION 6.1.100 WHAT IS NOT A LAWFULLY CREATED LOT OR PARCEL:**

*A unit of land shall not be considered a separate parcel simply because the subject tract of land;*

1. *Is a unit of land created solely to establish a separate tax account;*
2. *Includes properties that have divided interest;*
3. *Lies in different counties;*
4. *Lies in different sections or government lots;*
5. *Lies in different land use or zoning designations; or*
6. *Is dissected by a public or private road.*

• **SECTION 6.1.125 LAWFULLY CREATED UNIT OF LAND**

*“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.

• **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.*

**Finding:** Troy Rambo, Registered Profession Surveyor certified that the tax lots identified above in the subject properties table consists of eight (8) discrete parcels. Four (4) of the parcels (currently Tax Lot 1400, Township 23 Range 12 Section 19) are described in Book 36 Page 431 & 432, Book 54 Page 173, Book 57 Page 583 and Book 58 Page 347. Tax Lot 600, Township 23 Range 12 Section 19D consists of two (2) discrete parcels described as parcel two (2) and three (3) in Instrument No. 83-1-5811. Tax lot 200, Township 23 Range 12 Section 30 consists of one (1) discrete parcel described as Parcel 4 in Instrument No. 83-1-5811. Tax lot 200, Township 23 Range 13 Section 24 is described as Parcel 5 in Instrument No. 83-1-5811.

The application does not address the access portion of the criteria which shall be addressed prior to deeding the properties out. Once is completed then properties shall be deeded out separately and a copy of the deed shall be provided. With the conditions of approval in place the application is found to have met the majority of the criteria.

**IV. DECISION:**

The proposal meets the requirements of the Coos County Zoning and Land Development Ordinance, with conditions listed in Exhibit "A" of this report.

**V. EXPIRATION:**

This is a tentative approval that is valid for up to one year. To finalize this decision the applicant shall comply with the approval and filing requirements found in the conditions of approval in Exhibit "A" of this report once the appeal period has expired and an appeal has not be filed.

**VI. NOTICE REQUIREMENTS:**

A notice of decision will be provided to property owners within 250 feet of the subject properties and the following agencies, special districts, or parties

A Notice of Decision and Staff Report will be provided to the following:

Applicants/Owners, Department of Land Conservation and Development, Planning Commission and Board of Commissioners.

Adjacent property owners will receive a Notice of Decision and maps but all other attachments can be found by contacting the Planning Department or visiting the website. If not found on the website the public may contact the department to view the official record.

\$ 600.00



Exhibit "D"  
Application  
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 MB  
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: LINKPE@RLUMBER.COM

Applicant(s): Troy Rambo Telephone: 541-751-8900

Address: P.O. Box 809

City: NORTH BEND, OR Zip Code: 97459

Email: MANDRLLC@FRONTIER.COM

**B. PROPERTY INFORMATION:**

Township: 23-13-24 Section: 24, 19, 19D:30

Range: 23-12-19, 19D:30 Tax Lot: 1400, 600, 200 : 100 (S.24)

Tax Account: 12:13 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.

TJR

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

(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 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 Ramirez  
 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.
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  - 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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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.

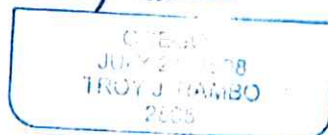
Tax Lot 200 – Map 23S 13W 24 is described as Parcel 5 in Instrument No. 83-1-5811.

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

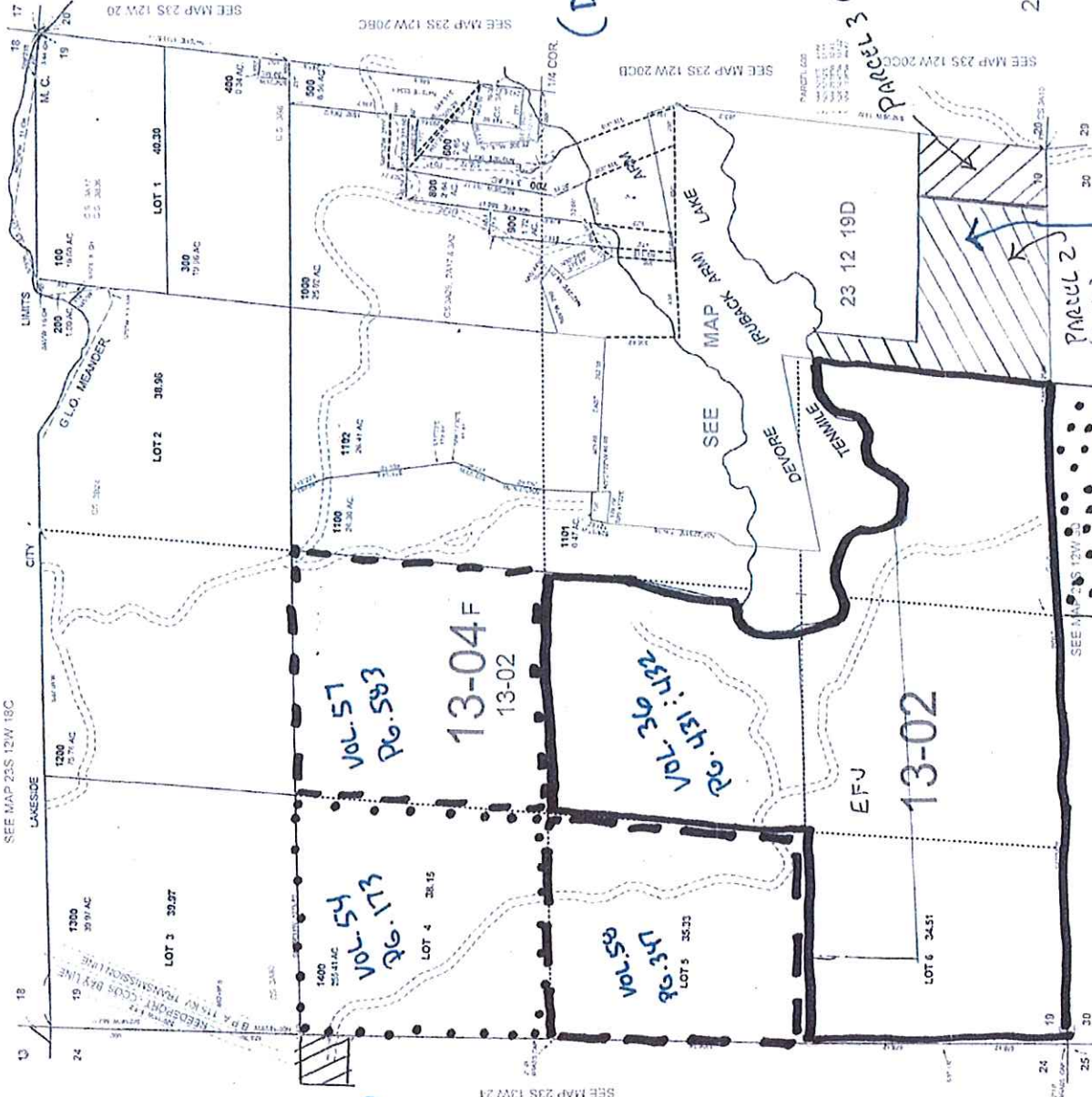
23S 12W 19  
& INDEX

CANCELLED NO.

601  
1401  
1300U1  
1300U2

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

1" = 400'



(DEED)  
PARCEL 5  
T.L. 200 100  
23-13-24

(DEED) - 83-1-581

Parcel 3 (DEED)

Parcel 2 (DEED)  
T.L. 600  
23-12-19D

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

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



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WARRANTY DEED

CARL T. JACOBSON, a single person, hereinafter called Grantor, conveys to FLOYD GRIFPEY and JANE LOUISE GRIFPEY, 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 section; thence easterly 2 chains along the northern boundary of said 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.

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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 (USA), 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.

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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.

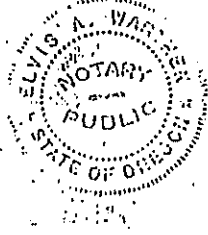
DATED this 26 day of August, 1969.

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:



Elvius A. Warner  
Notary Public For Oregon  
My Commission expires: Jan 2, 1973

795 83 1 5811  
JAN 2 11 AM '73  
FILED

I hereby certify that the wit in 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 Phillip deputy

Return to Phillip

Box 1

Seaside, OR

Fee: 97449 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, 1820, 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 laws, 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,  
By M. W. Young, Secretary,  
H. W. Sanford,  
Recorder of the General Land Office.

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signed, a Notary Public in and for said County and State, the within named John C. Strong, and Maudie P. Strong, his wife, to me personally known to be the identical persons described to 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 therunto belonging or in anywise appertaining, and also all her estate, right, title and interest, in and to the same.

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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.

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Lot 5.



State of Oregon:

County of Coos: BE IT REMEMBERED, that on this 22<sup>nd</sup> day of June, A. D. 1907 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 Isabelle Ferguson and Dunsan 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, 1907, 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) of Section Nineteen (19) Township Twenty-three (23) South, Range Twelve (12) West of the Willamette Meridian, Coos County, Oregon, containing 3.15 acres, more or less; Excepting and reserving from this conveyance however made 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 encumbrances, 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 lawful claims and demands of all persons whatsoever. The coal, rights, licenses,

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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 Moneill, his heirs and assigns forever. And the said Amelia Nelson and Frank Nelson her husband do hereby covenant to and with the said William Moneill 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.

Done in the presence of: Amelia Nelson (seal)  
Thos. Vann, 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, W.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. Barad, County Clerk : Notary Public in and for the County of  
By: R.H. Keat, Deputy. Alameda, State of California.

THIS INSTRUMENT WITNESSETH That C.H. Merchant, and Mary L. Merchant, his wife, by W.F. 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. French, of Palshaven, 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