



**Coos County  
Planning Department  
Lawfully Established Parcel  
Determination Application**

Official Use Only  
Fee 210.00  
Receipt No. 220806  
Check No./Cash 6135  
Date 8/24/20  
Received By L. O. M.  
File No.

D-20-003

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): Seiger, Glenn A. & Brenda K Telephone: 541-269-9678  
Address: 59639 Halfway rd.  
City: Coos Bay, OR Zip Code: 97420  
Email: gseiger@frontier.com

Applicant(s): Seiger, Glenn A. & Brenda K Telephone: 541-269-9678  
Address: 59639 Halfway rd.  
City: Coos Bay, OR Zip Code: 97420  
Email: gseiger@frontier.com

**B. PROPERTY INFORMATION:**

Township: 27S Section: 10  
Range: 13W Tax Lot: 2401  
Tax Account: 703403 Zoning District: RR-2

**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.**

JS BS

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.**

JS BS

(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.

JS BS

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.

JS B.S.

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.

JS B.S.

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:**

*Gonn Seiger*

Applicant(s) Original Signature

*8/20/20*

Date

Applicant(s) Original Signature

Date

*Brenda Seiger*

Applicant(s) Original Signature

*8-20-20*

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.

# Discrete Parcel Boundary

PROPERTY SURVEY AND PLAT FOR  
 TITLE OF THE SE 1/4 OF SECTION 10 T142 S. R13E W11N.  
 COOS COUNTY, OREGON (TINNE CASE OF STATE BARBERS' 101442)

OWNER: ALF CONRAD LUMBER CO.  
 Box 259  
 COOS BAY, OR.

SURVEYOR: JOHN P. FRANK  
 E.L.S. # 2001  
 FEEL NO. 026  
 CO. 1 Box 420  
 GALLOWAY, ORE 97411  
 907-451-11

PROPERTY USE:  
 WOODS: A: Residential  
 Forest B: Wood  
 Forest C: Timberland

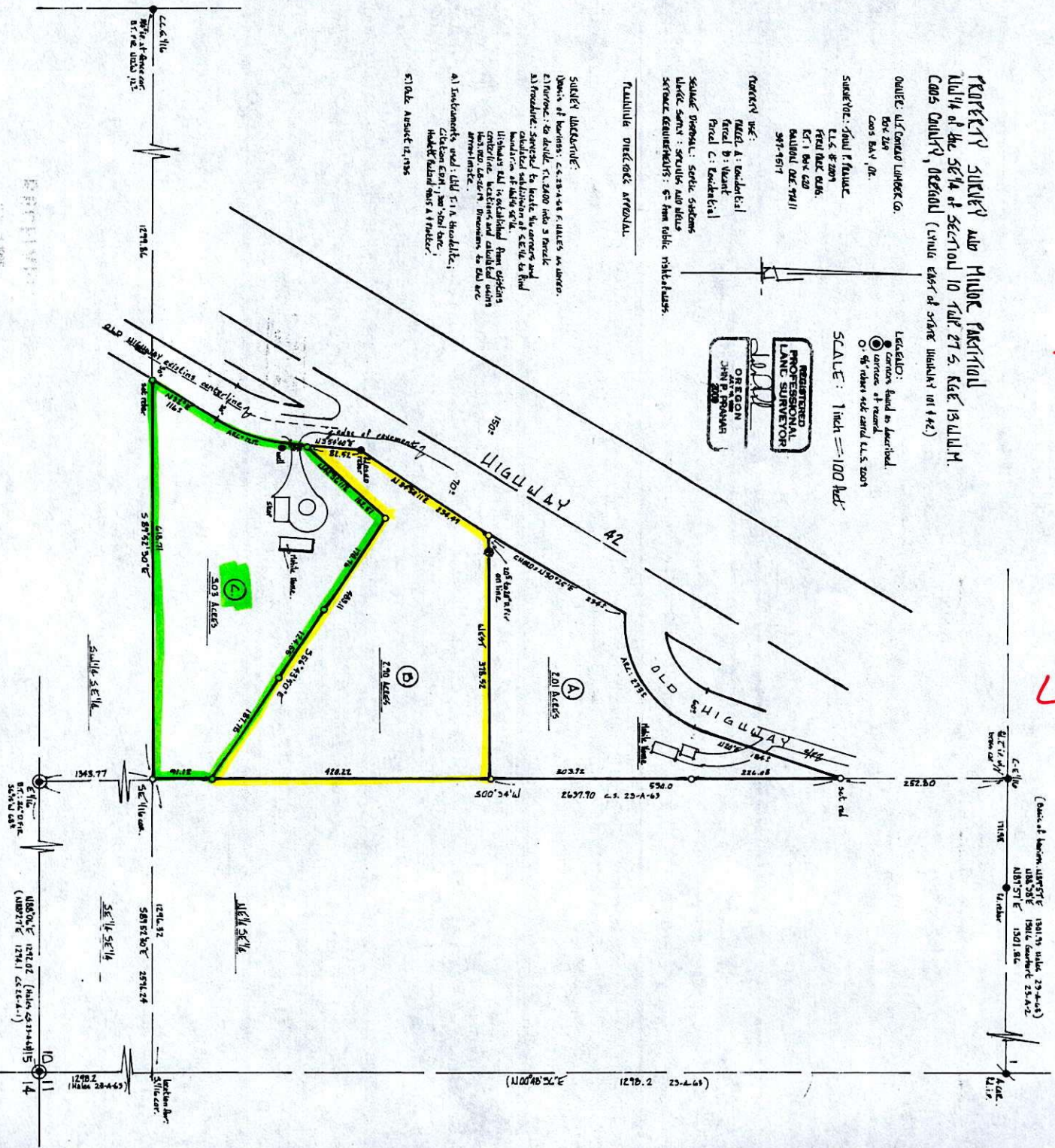
STAKE MATERIAL: Settic systems  
 Metal pins: 3/8" dia. and 1/2" dia.  
 Survey observations: 60' from public right-of-way.

PLANNED DIRECTIONS APPROVAL

SURVEY METHODS:  
 1) Points of bearing: 24.25-4.44 ft. stakes in woods.  
 2) Traverse: to divide 1/4 section into 3 parcels.  
 3) Procedure: Surveyed to locate the corners and  
 calculated subdivision of SE 1/4 to find  
 locations of the 3 parcels.  
 4) The 1st and 2nd parcels from sections  
 contain 1/4 section and 1/4 section  
 has no new bearings. Bearings to old iron  
 monuments.  
 5) 1) Monument, and: 1) 1/4 A. boundary;  
 2) Section Corn; 3) 1/4 B. corner;  
 4) 1/4 C. corner; 5) 1/4 D. corner;  
 6) 1/4 E. corner; 7) 1/4 F. corner;



LEGEND:  
 (●) Corners found as described.  
 (○) Corners as found.  
 (○) 60' offset and used E.L.S. 2001  
 SCALE: 1 inch = 100 feet



Oct 14, 1985  
 Russell S. Shaw



WARRANTY DEED

85-5-6658

W. J. CONRAD LUMBER COMPANY, INC. an Oregon corporation, Grantor, conveys and warrants to GLENN A. SEIGER and BRENDA K. SEIGER, husband and wife, as tenants by the entirety, Grantee, the following described real property, situated in the County of Coos, State of Oregon, free of encumbrances except as specifically set forth herein:

See Exhibit "A" attached hereto and by this reference incorporated herein

SUBJECT TO AND EXCEPTING:

1. 1985-86 real property and mobile home taxes accruing on or after December 6, 1985.
2. Rights of the tenants presently in possession of the herein described real property under a month to month tenancy.
3. Rights of the public in and to that portion of the herein described real property lying within the boundaries of roads and roadways.
4. Easement, including the terms and provisions thereof, conveyed to Mountain States Power Company by instrument recorded January 16, 1929 in Volume 107, Page 56, Deed Records of Coos County, Oregon.
5. Easement, including the terms and provisions thereof, conveyed to Mountain States Power Company by instrument recorded January 23, 1932, in volume 116, Page 169, Deed Records of Coos County, Oregon.
6. Interest of Southern Pacific Company as to an undivided 1/8th interest in minerals and mineral rights, including the terms and provisions thereof, as disclosed by instrument recorded February 5, 1934 in Volume 120, Page 177, Deed Records of Coos County, Oregon.
7. Interest of Lillie M. Campbell as to an undivided 7/16th interest in minerals and mineral rights, including the terms and provisions thereof, as disclosed by instrument recorded July 27, 1961 in Volume 286, Page 687, Deed Records of Coos County, Oregon.
8. Interest of Mary R. Townsend as to an undivided 7/16 interest in minerals and mineral rights, including the terms and provisions thereof, as disclosed by instrument recorded September 2, 1964 in Volume 312, Page 90, Deed Records of Coos County, Oregon.

85-5-6659

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true and actual consideration for this conveyance is the sum of \$30,000.00.

Until a change is requested all tax statements are to be sent to the following address: 20 Halfway Road, Coos Bay, Oregon 97420

DATED this // day of December, 1985.

W. J. CONRAD LUMBER COMPANY, INC.  
an Oregon corporation

By Roger Conrad  
Roger Conrad, President

STATE OF OREGON )  
                  ) ss.  
County of Coos )

December //, 1985

Personally appeared before me the above named Roger Conrad who being first duly sworn did say: that he is the President of W. J. Conrad Lumber Company, Inc., and is authorized by the Board of Directors of said corporation to execute the foregoing instrument on its behalf, and he acknowledged the foregoing instrument as the voluntary act and deed of said corporation.

WARRANTY DEED  
Commercial 104752E  
Coos Bay, Oregon 97420-2293

Levitt J. Olson  
Notary Public for Oregon  
My Commission Expires: 1-27-89

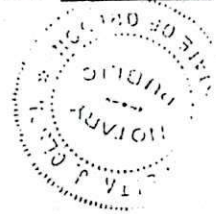




Exhibit "A"

PARCEL I:

85-5-6660

A parcel of land in the N.W.  $\frac{1}{4}$  of the S.E.  $\frac{1}{4}$  of Section 10, Township 27 S., Range 13 W of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at a 5/8" rod capped R.L.S. 2009 located N. 00° 34' East, 91.12 feet from the Southeast corner of said N.W.  $\frac{1}{4}$ , S.E.  $\frac{1}{4}$ .

thence N.56° 43' 50" West, 483.11 feet;

thence S 42° 36' 11" West, 162.51 feet, to the Easterly right of way of old State Highway 101;

thence N 3° 54' 40" East, 82.52 feet to Oregon State Highway Dept. R/W rod at Station 535+45;

thence Northerly along new Highway 42 right of way, the long chord being N 34° 50' 11" East, 234.49 feet to a 5/8" rod;

thence East, 378.52 feet to the East line of said N.W.  $\frac{1}{4}$ , S.E.  $\frac{1}{4}$ ;

thence S 00° 34' West, 420.22 feet to the point of beginning.

PARCEL II:

A parcel of land in the N.W.  $\frac{1}{4}$  of the S.E.  $\frac{1}{4}$  of Section 10, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at a 5/8" rod capped R.L.S. 2009 located at the Southeast corner of said N.W.  $\frac{1}{4}$  of the S.E.  $\frac{1}{4}$ , Section 10;

thence N 00° 34' East along the East line of said N.W.  $\frac{1}{4}$  S.E.  $\frac{1}{4}$ , 91.12 feet.

thence N 56° 43' 50" West, 483.11 feet;

thence S.42° 36' 11" West, 162.51 feet to the Easterly right of way of the old highway 101;

thence Southerly along said old highway, 260 feet, more or less, to the South line of said N.W.  $\frac{1}{4}$ , S.E.  $\frac{1}{4}$ ;

thence S 89° 52' 30" East along said South line, 618.71 feet to the point of beginning.

85-5-6661

4343

4776j

85-5-6658

State of Oregon }  
County of Coos } Dec 11 3 54 PM '85

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 Dallano deputy

Return to WILLAMETTE VALLEY TITLE

Fee: 13-



Debbie Heller, CCC, Coos County Clerk

**AFTER RECORDING SEND TO:**

Steven W. Bauder  
Attorney at Law  
P.O. Box 547  
North Bend, OR 97459

**SEND TAX STATEMENTS TO:**

Glenn and Brenda Seiger  
59639 Halfway Rd.  
Coos Bay, OR 97420

TL#2402

**CONSIDERATION:** *Partition of Real Property*

**PARTITION OF REAL PROPERTY  
BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, that **Glenn A. Seiger and Brenda K. Seiger**, as husband and wife, hereinafter known as the Grantors, do hereby grant, bargain, sell, and convey unto **Glenn A. Seiger and Brenda K. Seiger**, as husband and wife, hereinafter Grantees, and all their, successors and assigns, all right, title and interest in and to the following real property, with all tenements, hereditaments, and appurtenances, situated in the County of Coos, State of Oregon, and particularly described as follows:

**See Exhibit "A" attached hereto and incorporated herein.**

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 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.

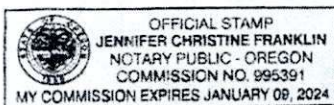
WITNESS my hand and seal this 9<sup>th</sup> day of June, 2020.

Glenn A. Seiger  
Glenn A. Seiger, Grantor

Brenda K. Seiger  
Brenda K. Seiger, Grantor

STATE OF OREGON )  
 ) ss.  
County of Coos )

Before me, on the 9<sup>th</sup> day of June, 2020 personally appeared the above-named Glenn A. Seiger and Brenda K. Seiger, and acknowledged that they executed the foregoing instrument freely and voluntarily.



Jennifer Christine Franklin  
NOTARY PUBLIC FOR OREGON

EXHIBIT "A"

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 13 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH ROD CAPPED "R.L.S. 2009" LOCATED AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 10;

THENCE, NORTH 00°34' EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4, OF THE SOUTHEAST 1/4, A DISTANCE OF 91.12 FEET.

THENCE, NORTH 56°43'50" WEST, 483.11 FEET;

THENCE, SOUTH 42°36'11" WEST, 162.51 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE OLD HIGHWAY 101;

THENCE, SOUTHERLY ALONG THE OLD HIGHWAY, 260 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NORTHWEST 1/4, OF THE SOUTHEAST 1/4;

THENCE, SOUTH 89°52'30" EAST, ALONG SAID SOUTH LINE, 618.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.03 ACRES, MORE OR LESS.





Debbie Heller, CCC, Coos County Clerk

**AFTER RECORDING SEND TO:**  
Steven W. Bauder  
Attorney at Law  
P.O. Box 547  
North Bend, OR 97459

**SEND TAX STATEMENTS TO:**  
Glenn and Brenda Seiger  
59639 Halfway Rd.  
Coos Bay, OR 97420

TL #2401

**CONSIDERATION:** *Partition of Real Property*

**PARTITION OF REAL PROPERTY  
BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, that **Glenn A. Seiger and Brenda K. Seiger**, as husband and wife, hereinafter known as the Grantors, do hereby grant, bargain, sell, and convey unto **Glenn A. Seiger and Brenda K. Seiger**, as husband and wife, hereinafter Grantees, and all their, successors and assigns, all right, title and interest in and to the following real property, with all tenements, hereditaments, and appurtenances, situated in the County of Coos, State of Oregon, and particularly described as follows:

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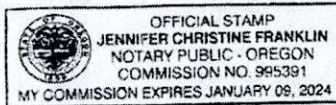
WITNESS my hand and seal this 9<sup>th</sup> day of June, 2020.

Glenn A. Seiger  
Glenn A. Seiger, Grantor

Brenda K. Seiger  
Brenda K. Seiger, Grantor

STATE OF OREGON                     )  
  ) ss.  
County of Coos                         )

Before me, on the 9<sup>th</sup> day of June, 2020 personally appeared the above-named Glenn A. Seiger and Brenda K. Seiger, and acknowledged that they executed the foregoing instrument freely and voluntarily.



Jennifer Christine Franklin  
NOTARY PUBLIC FOR OREGON

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THENCE, NORTH 56°43'50" WEST, 483.11 FEET;

THENCE, SOUTH 42°36'11" WEST, 162.51 FEET, TO THE EASTERLY RIGHT OF WAY OF OLD STATE HIGHWAY 101;

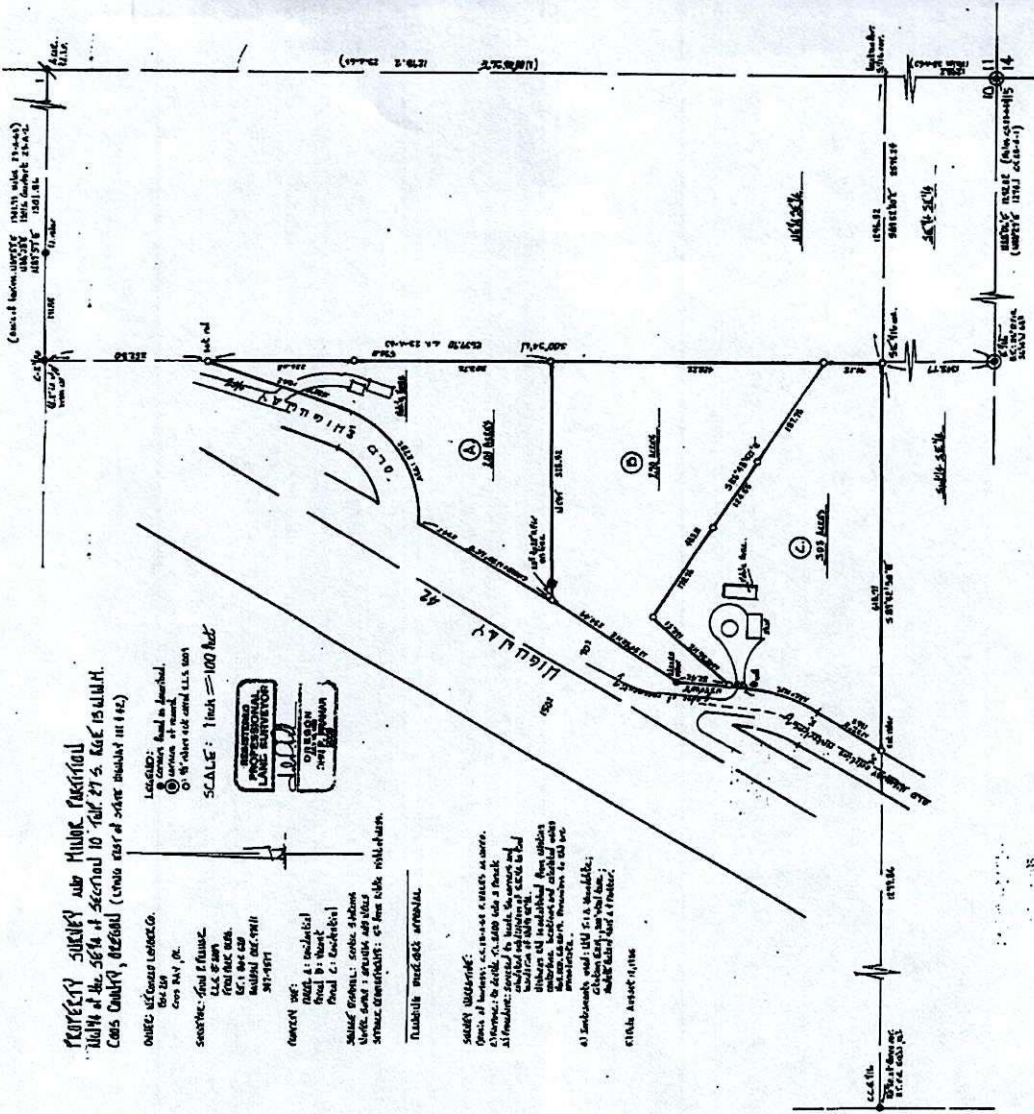
THENCE, NORTH 3°54'40" EAST, 82.52 FEET TO OREGON STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY ROD AT STATION 535+45;

THENCE, NORTHERLY ALONG NEW HIGHWAY 42 RIGHT-OF-WAY, THE LONG CHORD BEING NORTH 34°50'11" EAST, 234.49 FEET TO A 5/8 INCH ROD;

THENCE, EAST, 378.52 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4, OF THE SOUTHEAST 1/4;

THENCE, SOUTH 00°34' WEST, 420.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.90 ACRES, MORE OR LESS.



PROPERTY SURVEY AND PLANNING PARTIAL  
 1/10th of the SE 1/4 of Section 10 - T4P 27 S. R6E 15 W. 1/4th  
 Cass County, Missouri (this part of same survey in 1942)

OWNER: GEORGE LEWIS CO.  
 1100 S. 11th St.  
 Cass Mo. 645  
 SURVEYOR: JOHN F. HUNTER  
 C.C. # 2094  
 C.S. # 1000  
 MISSOURI DEC. 1911  
 387-1951



INSTRUMENT NO. 11 (revised)  
 Date: 11/11/11  
 Book: 11  
 Page: 2  
 Survey: Cass County, Missouri  
 Section: 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

PLANNING PURPOSES APPROVAL

SECTION 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

1) Subsequently used: 11/11/11  
 2) Subsequently used: 11/11/11  
 3) Subsequently used: 11/11/11

Oct 14, 1985  
 Ronald S. Baker

EXHIBIT "A" PG. 2 OF 2

23828