

LAND USE PERMIT APPLICATION – BALANCE OF COUNTY
COOS COUNTY PLANNING DEPARTMENT

COMPLETED BY STAFF	
Received By: <u>P.O.M</u>	<input type="checkbox"/> COMP PLAN AMENDMENT
Date Submitted: <u>9/16/19</u>	<input type="checkbox"/> ZONE CHANGE
Application No.: <u>ACU-19-037</u>	<input type="checkbox"/> TEXT AMENEDMENT
Fee: <u>\$1479</u>	CONDITIONAL USE REVIEW
Fee Paid: <u>\$1479</u>	<input type="checkbox"/> HEARINGS BODY
Receipt No.: <u>212942</u>	<input type="checkbox"/> ADMINISTRATIVE
	<input type="checkbox"/> VARIANCE
	<input type="checkbox"/> LAND DIVISION *
	<input type="checkbox"/> HAZARD REVIEW *
	<input type="checkbox"/> FARM OR FOREST REVIEW *
	<input type="checkbox"/> FAMILY/MEDICAL HARDSHIP*
	<input type="checkbox"/> HOME OCCUPATION/COTTAGE INDUSTRY
	*Supplemental Application required
	STAFF NOTES:

Please type or clearly print all of the requested information below. Please be sure to include any supplemental application for if required.

I. APPLICANT

Name: David Swigert

Mailing Address: 99078 Lone Pine Road

City Myrtle Point State OR Zip 97458

Daytime Phone 541-253-1757

Email: None

II. OWNER(S)

Name: David Swigert

Mailing Address: Same

City State Zip

Daytime Phone

Email:

III. PROPERTY - If multiple properties are part of this review please check here and attached a separate sheet with property information.

Location or Address: 99078 Lone Pine Road, Myrtle Point, OR 97458

No. Acreage 1.28

Tax Acct. 642711

Township: Range: Section: ¼ Section: 1/16 Section: Tax lot:

27S 11W 32 0 0 300

Zone: Forest Water Service Type: On site

Sewage Disposal Type: On-site

School District: Myrtle Point

Fire District: Dora/Sattun/McKinley
RFPD

IV. REQUEST SUMMARY (Example: "To establish a template dwelling in the Forest Zoning District.")

- (1) To establish a template dwelling in the forest zone. (2) To secure approval to occupy a travel trailer at the property during land development activities.

V. ATTACHED WRITTEN STATEMENT. With all land use applications, the "burden of proof" is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning and Land Development Ordinance (CCZLDO). You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. A planner will explain which sections of the Ordinance pertain to your specific request. The information described below is required at the time you submit your application. The processing of your application does not begin until the application is determined to be complete. An incomplete application will postpone the decision, or may result in denial of the request. Please mark the items below to ensure your submittal is complete.

Application Check List: Please make off all steps as you complete them.

- A. A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
1. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete.
 2. A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 3. A complete description of the request, including any new structures proposed.
 4. If applicable, documentation from sewer and water district showing availability for connection.
- B. A plot plan (map) of the property. Please indicate the following on your plot plan:
1. Location of all existing and proposed buildings and structures
 2. Existing County Road, public right-of-way or other means of legal access
 3. Location of any existing septic systems and designated repair areas
 4. Limits of 100-year floodplain elevation (if applicable)
 5. Vegetation on the property
 6. Location of any outstanding physical features
 7. Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- C. A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If the application is signed by an agent, the owner's written authorization must be attached.

If this application is referred directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that

conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit.

David Swigert

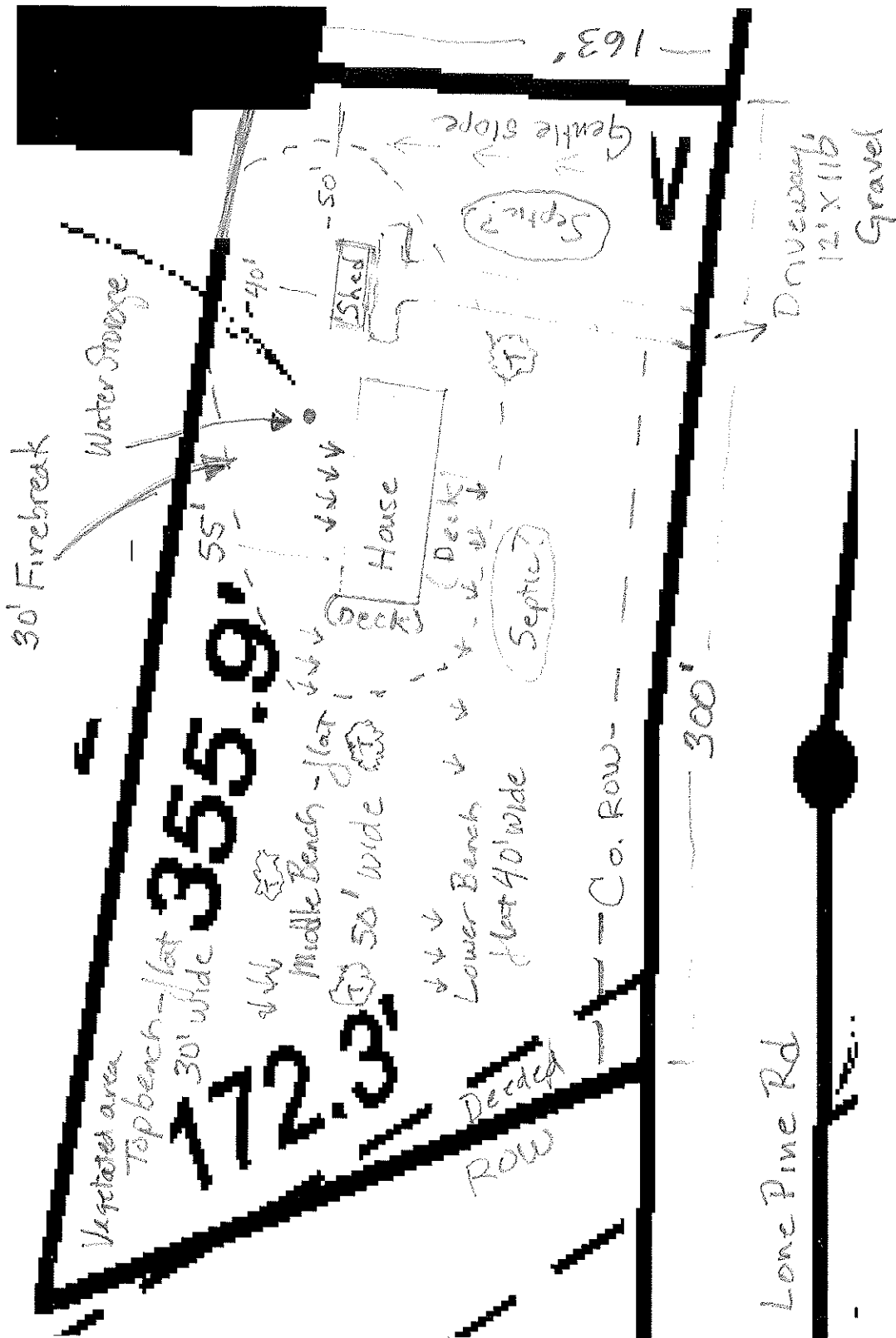
David Swigert, 99078 Lone Pine Road, Myrtle Point, OR 97458

541- 253 - 1757

T27S - R13 - Sec 32 TL 300

Scale 1" = 50'

Shed = 12' x 30'
Dwelling = 71' x 30'



Project Proposal:

The subject property is 1.28 acres. There is a structure on the property described on the Coos County Assessment Record and as One story – Class 2 residential dwelling constructed in 1953. The structure on the property is currently not habitable and will require repair if it is to be utilized as a dwelling. In addition a garage/woodshed is present. The applicant has not yet fully determined whether to repair the existing structure or place a mobile or manufactured home in the same location as the current structure. In either case the footprint of the current structure will not be expanded.

- The applicant is requesting approval for a Single Family Dwelling in the forest zone.
- The applicant requests approval to utilize a camp trailer as a dwelling while developing the property.

**Explanation of how this request complies with Coos County Ordinance Section 4.6.110.3.b
Template Dwelling:**

A single-family dwelling on a lot or parcel located within a forest zone may be allowed as a conditional use if:

- i. There are no other dwellings on the tract on which the dwelling will be sited.

The subject property contains 1.28 acres. There is a structure on the property described on the Coos County Assessment Record and as One story – Class 2 residential dwelling constructed in 1953. In addition a garage/woodshed is present. No other dwellings are present.

- ii. There are no deed restrictions established on the lots or parcels that make up the tract which do not allow a dwelling.

There are no deed restrictions which do not allow a dwelling.

**SECTION 4.6.130 ADDITIONAL CRITERIA FOR ALL ADMINISTRATIVE AND
HEARINGS BODY APPLICATION REVIEW:**

All Conditional Use Applications (Administrative and Hearings Body) are subject to requirements that are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands as follows:

1. The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands.

The property will be accessed from Lone Pine Road a paved road maintained by Coos County. The driveway/access road is present and has been utilized by past owners to access the dwelling.

Several differing land uses surround the property including residential (north), agricultural (across Lone Pine Road), and forest. The residence has been present since 1953. It is sited in the NE corner of the property adjoining another residence. This limits impacts on adjoining farm and forest uses which will not be hindered any by activities proposed by the applicant.

2. The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.

The property is located within the Dora Sitkum McKinley Fire District. The landowner will comply with fire break requirements and will provide fire suppression as required.

3. All uses must comply with applicable development standards and fires siting and safety standards.

The landowner will comply with applicable development, fires siting, and safety standards including fire break and suppression requirements.

4. A “Forest Management Covenant”, which recognized the right of adjacent and nearby landowners to conduct forest operations consistent with the Forest Practices Act and Rules, shall be recorded in the deed records of the County prior to any final County approval for uses authorizing any type of residential use in the Forest and Forest Mixed Use zones. There may be other criteria listed that applies to individual uses.

The landowner has secured the applicable document and will have it recorded and will notify the Planning Department when this task has been completed.

5. The following siting criteria shall apply to all dwellings, including replacement dwellings, and structures in the Forest and Forest Mixed Use zones. Replacement dwellings may be sited in close proximity to the existing developed homesite. These criteria are designed to make such uses compatible with forest operations and agriculture, to minimize wildfire hazards and risks and to conserve values found on forest lands. These criteria may include setbacks from adjoining properties, clustering near or among existing structures, siting close to existing roads and siting on that portion of the parcel least suited for growing trees.
 - a. Dwellings and structures shall be sited on the parcel so that:
 - i. They have the least impact on nearby or adjoining forest or agricultural lands.
 - ii. The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized.
 - iii. The amount of forest lands used to site access roads, service corridors, the dwelling and structures is minimized. And
 - iv. The risks associated with wildfires are minimized.

Impacts to nearby resource land have been addressed in 4.6.130(1). Impacts to forest operations and accepted farming practices are addressed in 4.6.130(1)(4). The amount of forest land used

for the proposed use is addressed in 4.6.130(1). The risk from wildfires is addressed in 4.6.140(7-17).

- b. The applicant shall provide evidence that the domestic water supply is from a source authorized in accordance with the Water Resources Department's administrative rules for the appropriation of ground water or surface water and not from a Class II stream as defined in the Forest Practices Rules. For the purposes of this Section, evidence of a domestic water supply means:
 - i. Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water.
 - ii. A water use permit issued by the Water Resources Department for the use described in the application. Or
 - iii. Verification from the Water Resources Department that a water use permit is not required for the use described in the application. If the proposed water supply is from a well and is exempt from permitting requirements under ORS 537.545, the applicant shall submit the well constructor's report to the County upon completion of the well.

Water storage will serve as the initial water source for the residence/property. A commercial water purveyor has been contacted and is available to serve this need. In the future the landowner may seek to drill a well at the site and will submit the well constructor's report to the County upon completion of the well.

6. As a condition of approval, if road access to the dwelling is by a road owned and maintained by a private party or by the Oregon Department of Forestry, the United States Bureau of Land Management, or the United States Forest Service, then the applicant shall provide proof of a long-term road access use permit or agreement. The road use permit may require the applicant to agree to accept responsibility for road maintenance.

Road access to the dwelling is from Lone Pine Road a paved road mentioned by Coos County.

7. Approval of a dwelling shall be subject to the following additional requirements:
 - a. Approval of a dwelling requires the owner to plant a sufficient number of trees on the tract to demonstrate that the tract is reasonably expected to meet Department of Forestry stocking requirements at the time specified in Department of Forestry administrative rules.
 - b. The Planning Department shall notify the County Assessor of the above condition at the time the dwelling is approved.

- c. If the lot or parcel is more than 10 acres, the property owner shall submit a stocking survey report to the County Assessor and the Assessor will verify that the minimum stocking requirements have been met by the time required by Department of Forestry Rules. The Assessor will inform the Department of Forestry in cases where the property owner has not submitted a stocking survey report of where the survey report indicates that minimum stocking requirements have not been met.
- d. Upon notification by the Assessor the Department of Forestry will determine whether the tract meets minimum stocking requirements of the Forest Practices Act. If the Department of Forestry determines that the tract does not meet those requirements, it will notify the owner and Assessor that the land is not being managed as forest land. The Assessor will then remove the forest land designation pursuant to ORS 321.359 and impose the additional tax pursuant to ORS 321.372.
- e. The county governing body or its designate shall require as a condition of approval of a single-family dwelling under ORS 215.213, 215.383 or 215.284 or otherwise in a farm or forest zone, that the landowner for the dwelling sign and record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

The property is less than 10 acres. A mixed stand is currently present on the site and the landowner will plant additional trees (fir/alder) on the property in areas that will allow.

SECTION 4.6.140 DEVELOPMENT AND SITING CRITERIA:

This section contains all of the development standards for uses (unless otherwise accepted out by a use review) and all of the siting standards for development.

1. **Minimum Lot Size** for the creation of new parcels shall be at least 80 acres. Minimum lot size will not affect approval for development unless specified in use. The size of the parcel will not prohibit development as long as it was lawfully created or otherwise required to be a certain size in order to qualify for a use.

No new lot is being created as part of the application. A residence has been present at this site since 1953.

2. **Setbacks:** All buildings or structures with the exception of fences shall be set back a minimum of thirty-five (35) feet from any road right-of-way centerline, or five (5) feet from any right-of-way line, whichever is greater.

The applicant currently proposes no new fences, hedges, or walls.

3. Fences, Hedges and Walls: No requirement, except for vision clearance provisions in Section 7.1.525.

The applicant will ensure that vision clearance provisions in Section 7.1.525 are met if new fences, hedges, or walls are developed at any time in the future.

4. Off-Street Parking and Loading: See Chapter VII.

A Road/Driveway Access Application has been submitted. A Road Department representative has already visited the site and the landowner will request a final inspection after gravel has been secured and spread. The signoff will be provided when available.

5. Minimizing Impacts: In order to minimize the impact of dwellings in forest lands, all applicants requesting a single family dwelling shall acknowledge and file in the deed record of Coos County, a Forest Management Covenant. The Forest Management Covenant shall be filed prior to any final County approval for a single family dwelling.

This requirement will be addressed by the Forest Management Covenant.

6. Riparian Vegetation Protection. Riparian vegetation within 50 feet of a wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps shall be maintained except that:
 - a. Trees certified as posing an erosion or safety hazard. Property owner is responsible for ensuring compliance with all local, state and federal agencies for the removal of the tree.
 - b. Riparian vegetation may be removed to provide direct access for a water-dependent use if it is a listed permitted within the zoning district;
 - c. Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures;
 - d. Riparian vegetation may be removed to facilitate stream or stream bank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFS stream enhancement plan;
 - e. Riparian vegetation may be removed in order to site or properly maintain public utilities and road right-of-ways;
 - f. Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g., to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does not encroach further into the vegetation buffer except as needed to provide an access to the water to site or maintain irrigation pumps; or

- g. The 50 foot riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the estuarine wetland, stream, lake, or river than the existing structure and said addition or alteration represents not more than 100% of the size of the existing structure's "footprint".
- h. Riparian removal within the Coastal Shoreland Boundary will require a conditional use. See Special Development Considerations Coastal Shoreland Boundary.
- i. The 50' measurement shall be taken from the closest point of the ordinary high water mark to the structure using a right angle from the ordinary high water mark.

The dwelling is located more than 50 feet from any wetland, stream, lake or river.

- 7. All new dwellings and permanent structures and replacement dwellings and structures shall, at a minimum, meet the following standards. The dwelling shall be located within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district. If the applicant is outside the rural fire protection district, the applicant shall provide evidence that they have contacted the Department of Forestry of the proposed development.

The property is located within the Dora, Sitkum, McKinley Fire District.

- 8. The Planning Director may authorize alternative forms of fire protection when it is determined that these standards are impractical that shall comply with the following:
 - a. The means selected may include a fire sprinkling system, onsite equipment and water storage or other methods that are reasonable, given the site conditions;
 - b. If a water supply is required for fire protection, it shall be a swimming pool, pond, lake, or similar body of water that at all times contains at least 4,000 gallons or a stream that has a continuous year round flow of at least one cubic foot per second;
 - c. The applicant shall provide verification from the Water Resources Department that any permits or registrations required for water diversion or storage have been obtained or that permits or registrations are not required for the use; and
 - d. Road access shall be provided to within 15 feet of the water's edge for firefighting pumping units. The road access shall accommodate the turnaround of firefighting equipment during fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.

The applicant will meet the minimum fire protection standards.

9. Fire Siting Standards for New Dwellings:

- a. The property owner shall provide and maintain a water supply of at least 500 gallons with an operating water pressure of at least 50 PSI and sufficient ¾ inch garden hose to reach the perimeter of the primary fuel-free building setback.
- b. If another water supply (such as a swimming pool, pond, stream, or lake) is nearby, available, and suitable for fire protection, then road access to within 15 feet of the water’s edge shall be provided for pumping units. The road access shall accommodate the turnaround of firefighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.

The applicant will provide and maintain a water supply of at least 500 gallons with an operating water pressure of at least 50 PSI and sufficient ¾ inch garden hose to reach the perimeter of the primary fuel-free building setback. Proof of system will be provided when available.

10. Firebreak:

- a. A firebreak shall be established and maintained around all structures, including decks, for a distance of at least 30 feet in all directions.
- b. This firebreak will be a primary safety zone around all structures. Vegetation within this primary safety zone may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with more than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath trees.
- c. Sufficient garden hose to reach the perimeter of the primary safety zone shall be available at all times.
- d. The owners of the dwelling shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break on land surrounding all structures and clear and maintain a secondary fuel-free break area on land surrounding the dwelling that is owned or controlled by the owner in accordance with the provisions in “Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads” dated March 1, 1991, and published by Oregon Department of Forestry and shall demonstrate compliance with Table 1.

Table 1 – Minimum Primary Safety Zone

Slope	Feet of Primary Safety Zone	Feet of Additional Primary Safety Zone Down Slope
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0%	30	0
10%	30	50
20%	30	75
25%	30	100
40%	30	150

The back of the proposed dwelling abuts an un-vegetated cut bank. The 2015 aerial photograph shows vegetation present above the house but most of this vegetation had already been removed prior to acquisition of the property. The applicant will clear and maintain a 30' fuel free break area around all structures and dwelling. The fire break distance will be measured from the top of the cut bank where present behind the structures.

11. All new and replacement structures shall use non-combustible or fire resistant roofing materials, as may be approved by the certified official responsible for the building permit.

The applicant will assure that non-combustible or fire resistant roofing materials are utilized when roofing the dwelling.

12. If a water supply exceeding 4,000 gallons is suitable and available (within 100 feet of the driveway or road) for fire suppression, then road access and turning space shall be provided for fire protection pumping units to the source during fire season. This includes water supplies such as a swimming pool, tank or natural water supply (e.g. pond).

There is no water supply exceeding 4,000 gallons available.

13. The dwelling shall not be sited on a slope of greater than 40 percent.

The dwelling is currently sited on a level area and any future development of a dwelling will also occur in this flat area.

14. If the dwelling has a chimney or chimneys, each chimney shall have a spark arrester.

The applicant will assure that if a chimney is installed in the dwelling it is equipped with a spark arrester.

15. The dwelling shall be located upon a parcel within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district.

The dwelling is located within the Dora, Sitkum, McKinley Fire Protection District.

16. Except for private roads and bridges accessing only commercial forest uses, public roads, bridges, private roads and driveways shall be constructed so as to provide adequate access for firefighting equipment.

The Road/Driveway Access Permit has been submitted and will be provided when signoff is secured. The Access Permit standards are designed to provide adequate access for firefighting equipment.

17. Access to new dwellings shall meet road and driveway standards in Chapter VII.

The Road/Driveway Access Permit has been submitted and will be provided when signoff is secured.

RECORDING REQUESTED BY:



300 W Anderson, PO Box 1075
Coos Bay, OR 97420

GRANTOR'S NAME:

Wayne J. Clemens, Jr. and Melissa I. Clemens

GRANTEE'S NAME:

David D. Swigert

AFTER RECORDING RETURN TO:

Order No.: 360619026614-LS
David D. Swigert
PO Box 169
Langlois, OR 97450

SEND TAX STATEMENTS TO:

David D. Swigert
PO Box 169
Langlois, OR 97450

APN: 642711

99078 Lone Pine Lane, Myrtle Point, OR 97458

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Wayne J. Clemens, Jr. and Melissa I. Clemens, as tenants by the entirety, Grantor, conveys and warrants to David D. Swigert, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 32, Township 27 South, Range 11 West of the Willamette Meridian, Coos County, Oregon, described as follows: Beginning at a 3/4 inch pipe post which is South 20° 57' West distant 1431.1 feet from the Northeast corner of said Section 32; thence along the West boundary of the County Road South 13° 26' West 300 feet to the North Boundary of the Bonneville Power Administration easement; thence along the North boundary of said easement South 71° 03' West 172.3 feet; thence North 13° 26' East 355.9 feet to a 3/4 inch pipe post; thence South 88° 15' East 163 feet to the place of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (\$55,000.00). (See ORS 93.030).

Subject to:

- 1. Rights of the public to any portion of the Land lying within the area commonly known as public roads, streets and highways.
- 2. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Menasha Wooden Ware Company
 Purpose: Minerals and right of way
 Recording Date: February 15, 1945
 Recording No: Book: 154 Page: 500

- 3. Any interest in any oil, gas and/or minerals, as disclosed by document

Recording Date: February 15, 1945
 Recording No: Book: 154 Page: 500

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

- 4. Any rights incidental to the ownership and development of the mineral interest excepted or reserved in the document

Recording Date: February 15, 1945
 Recording No: Book: 154 Page: 500

- 5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
 Purpose: Transmission line
 Recording Date: March 27, 1950
 Recording No: Book: 197 Page: 649

STATUTORY WARRANTY DEED

(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Bonneville Power Administration
Purpose: Right of way
Recording Date: March 10, 1955
Recording No: Book: 240 Page: 229

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 3-15-19

Wayne J. Clemens, Jr. (signature)

Melissa I. Clemens (signature)

State of Oregon County of Coos

This instrument was acknowledged before me on March 15, 2019 by Wayne J. Clemens Jr and Melissa I. Clemens

Julie Marie Vanleuven (signature) Notary Public - State of Oregon

My Commission Expires: 7-23-22



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

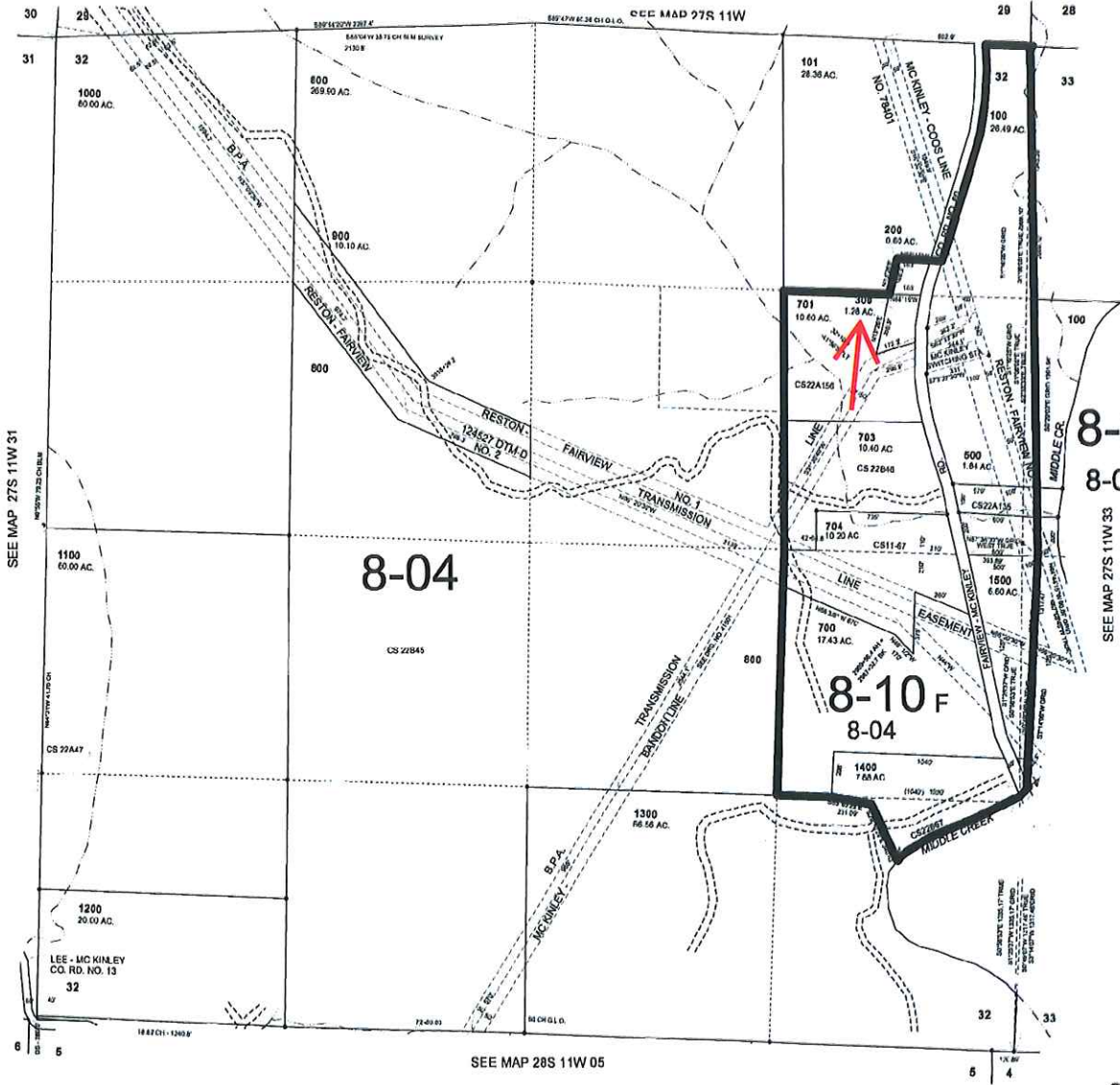
SECTION 32 T27S R11W W.M.
COOS COUNTY

27S 11W 32

1" = 400'

CANCELLED NO.

400
600
1301
702



8-99 F
8-04

8-04

8-10 F
8-04

06-10-2009
27S 11W 32



Township _____ Range _____ Section _____

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

TICOR TITLE COMPANY