

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

COMPLETED BY STAFF

<p>Received By: <u>Michelle Berglund</u></p> <p>Date Submitted: <u>10/16/19</u></p> <p>Application No.: <u>ACU-19-043</u></p> <p>Fee: <u>1479⁰⁰</u></p> <p>Fee Paid: <u>1479⁰⁰ ck# 8156</u></p> <p>Receipt No.: <u># 212990</u></p>	<p><input type="checkbox"/> COMP PLAN AMENDMENT</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p><input type="checkbox"/> TEXT AMENEDMENT</p> <p>CONDITIONAL USE REVIEW</p> <p><input type="checkbox"/> HEARINGS BODY</p> <p><input checked="" type="checkbox"/> ADMINISTRATIVE</p> <p><input type="checkbox"/> VARIANCE</p> <p><input type="checkbox"/> LAND DIVISION *</p> <p><input type="checkbox"/> HAZARD REVIEW *</p> <p><input type="checkbox"/> FARM OR FOREST REVIEW *</p> <p><input type="checkbox"/> FAMILY/MEDICAL HARDSHIP*</p> <p><input type="checkbox"/> HOME OCCUPATION/COTTAGE INDUSTRY</p> <p>*Supplemental Application required</p> <p>STAFF NOTES:</p>
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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: DARON WEATHERS

Mailing Address: P.O. BOX B

City LAKESIDE State OR Zip 97449

Daytime Phone 541.294.4705

Email: N/A

II. OWNER(S)

Name: DARON & ALICE WEATHERS

Mailing Address: PO BOX B

City LAKESIDE State OR Zip 97449

Daytime Phone 541.294.4705

Email: N/A

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

Location or Address:

No. Acreage

Tax Acct. 24705

Township: 23 Range: 12 Section: 17 ~~X~~ Section: 1 ~~X~~ 6 Section: Tax lot: 700

Zone: FOREST

Water Service Type: CITY OF LAKESIDE

Sewage Disposal Type: LAKESIDE

School District: LAKESIDE

Fire District: LAKESIDE

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

CLIENT REPRESENTATIVE: Chris Hood at Stuntzner Engineering & Forestry
705 South 4th Street, Coos Bay, OR 97420 (541) 267-2872 chood@stuntzner.com

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 refereed 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.


Applicant/Owner Signature

Applicant/Owner Signature

LAND SURVEYING

PLANNING

ENGINEERING

WATER RIGHTS

FORESTRY

GPS & GIS

Stuntzner

*Engineering
& Forestry, LLC.*



TELEPHONE (541) 267-2872

FAX (541) 267-0588

EMAIL: stuntzner.com

705 South 4th Street – PO Box 118

Coos Bay, Oregon 97420

COOS BAY • BROOKINGS • FOREST GROVE • DALLAS

October 14, 2019

Jill Rolfe, Director
Coos County Planning Department
Coos County Courthouse Annex
Coquille, Oregon 97423

RE: WEATHERS FOREST (TEMPLATE) APPLICATION

Dear Jill,

Attached is a Forest Dwelling application for property belongs to Daron Weathers. Although Alice is on the property deed, she passed in May of this year.

Please let me know if you need any further information.

Sincerely,
STUNTZNER ENGINEERING AND FORESTRY, L.L.C.

Chris Hood

APPLICANT'S EXHIBIT "A"
WEATHERS TEMPLATE DWELLING

LOCATED IN TOWNSHIP 23 SOUTH, RANGE 12 WEST W.W.,
SECTION 17, TAX LOT 700

Application Requirements

A. STATEMENT OF INTENT:

The purpose of this application is to request approval for a Template Dwelling in the forest zone on the property described above. Evidence has been submitted below addressing the required criteria pursuant to the Coos County Zoning and Land Development Ordinance (CCZLDO).

The subject property consists of 29.21 acres with direct access from North Lake County Road #186. The land is covered by a mix of merchantable tree species and natural coastal vegetation situated on slopes and ridges with ridgeline bench areas. There are currently no structures, and with the exception of a gravel driveway, there are no improvements within the ownership. At this time, the only structure requested is a single family dwelling, although accessory structures may follow residential approval. Potable water is available from the City of Lakeside. Sanitary sewer will be from an onsite Septic System.

B. PLOT PLAN:

A Plot Plan has been submitted showing all of the elements required pursuant the Coos County Land Use Permit Application.

Application Criteria and Evidence

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.

APPLICANT'S RESPONSE: The property is currently vacant with no residential development.

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

APPLICANT'S RESPONSE: A copy of the current deed of record has been submitted with the application showing that there are no restrictions prohibiting residential development.

iii. The lot or parcel on which the dwelling is to be located is predominantly composed of soils that are capable of producing the following cubic feet per acre per year:

APPLICANT'S RESPONSE: The property is composed of soils that are capable of producing more than 85 Cubic Feet, Per Acre, Per Year of Growth.

When a 160 acre square template is centered on the center of the subject property, there are considerably more than 11 parcels and three (3) dwellings created prior to January 1, 1993 that are either touching or within the template. Evidence has been submitted in the form of assessment information showing 11 of the parcels and 11 of the dwellings meeting said criteria.

iv. If the tract on which the dwelling is to be sited is 60 acres or larger and abuts a road or perennial stream, the measurement shall be made by using a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is to maximum extent possible, aligned with the road or stream. If a road crosses the tract on which the dwelling will be located, at least one of the three required dwellings shall be on the same side of the road as the proposed dwelling. However, one of the three required dwellings shall be on the same side of the road or stream as the tract and:

1) Be located within a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is, to the maximum extent possible aligned with the road or stream. Or

2) Be within one-quarter mile from the edge of the subject tract but not outside the length of the 160-acre rectangle, and on the same side of the road or stream as the tract.

v. If a tract abuts a road that existed on January 1, 1993, the measurement may be made by creating a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is to the maximum extent possible, aligned with the road. Road, as used in this subsection, means a public or private way that is created to provide ingress or egress for persons to one or more lots, parcels, areas or tracts of land. This excludes a private way that is created to provide ingress or egress to such land in conjunction with the use of such land for forestry, mining or agricultural purposes.

APPLICANT'S RESPONSE: The subject property consists of 29.21 acres by assessment records and therefore the provisions above (iv, 1, 2, or v) do not apply.

vi. A proposed "template" dwelling under this ordinance is not allowed if:

1) It is prohibited by or will not comply with the requirements of the acknowledged comprehensive plan, acknowledged land use regulations, or other provisions of law;

APPLICANT'S RESPONSE: There are no identified special considerations or natural hazards that preclude residential development on the subject property. Because the property qualifies with the "acknowledged provisions" of the CCZLDO, the proposed use is deemed to be in compliance with all state and local provisions of law.

2) Unless it complies with the requirements of Section 4.6.130.6 through 8 and Section 4.6.140.8 through 16.

APPLICANT'S RESPONSE: Section 4.6.130 (6)(7) have been addressed below. There is no section 4.6.130(8) contained within the CCZLDO.

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.

APPLICANT'S RESPONSE: The evidence submitted throughout this application clearly shows that the applicant will comply with all provisions intended to alleviate any potential conflicts associated with nearby farm or forest uses. It is therefore reasonable to conclude that the use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agricultural or forest land.

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

APPLICANT'S RESPONSE: The applicant has addressed the statutory development siting and fire siting and safety standards and has agreed to comply with those standards, therefore, a reasonable conclusion can be made that the proposed use will not significantly increase fire suppression costs or significantly increase the risks to fire suppression personnel.

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

APPLICANT'S RESPONSE: As a "Requirements of Approval" pursuant to this application, the property owner shall be responsible for implementing and maintaining all development and fire siting fire siting standards.

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 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.

APPLICANT’S RESPONSE: As a “Requirement of Approval” to this application, the applicant will be responsible for recording a deed covenant or written contract with the county, or its equivalent, that recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Oregon Forest Practices Act and related Oregon Administrative Rules.

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 home site. 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:

NOTE: WHI

i. They have the least impact on nearby or adjoining forest or agricultural lands.

APPLICANT’S RESPONSE: The proposed dwelling will be located at the south end of the property in close proximity to the paved county road. The dwelling is intentionally being located to have the least impact on forest activities occurring on the subject property and on nearby or adjoining properties. There are no agricultural uses occurring on nearby or adjoining lands.

ii. The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized.

APPLICANT’S RESPONSE: The subject property contains 29.12 acres consisting of slopes and ridgelines. The proposed dwelling site is located on a bench area that is the closest flat area to North Lake County Road. The dwelling site is located at the south end of the property leaving the north, east and west portion of the property available for continued standard forest practices. There are no agricultural uses occurring on the property.

iii. The amount of forest lands used to site access roads, service corridors, the dwelling and structures is minimized. And

APPLICANT'S RESPONSE: The dwelling is utilizing an existing road that is located in the only location suitable for access to the property. The road will also serve as access for forest practices and therefore is not utilizing forest land that would otherwise be utilized for growing trees.

iv. The risks associated with wildfires are minimized.

APPLICANT'S RESPONSE: The applicant will comply with all statutory fire siting and safety requirements to assure that risks associated with wildfires are minimized.

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.

APPLICANT'S RESPONSE: The domestic water source is from the City of Lakeside and is therefore exempt under Oregon Department of Water resources regulations.

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.

APPLICANT'S RESPONSE: Access to the subject property is from North Lake County Road #186, a public dedicated right-of-way. No access roads cross state or federal lands.

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.

APPLICANT'S RESPONSE: The subject property currently contains 29.21 acres that is sufficiently stocked with commercial tree species. The clearing and siting of a dwelling will not reduce the overall trees per acre necessary to meet DOF stocking requirements.

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.

APPLICANT'S RESPONSE: Sub Section 7(e) shall be imposed upon the property owner as "Requirements of Approval" pursuant to this application. The property owner shall be responsible for recording the required non-remonstrative deed restriction.

SECTION 4.6.140 DEVELOPMENT AND SITING CRITERIA:

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

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;

APPLICANT'S RESPONSE: The property owner at the time of development shall comply with any alternative fire suppression requirements deemed necessary by the Planning Director.

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;

APPLICANT'S RESPONSE: The property owner at the time of development shall comply with any alternative fire suppression requirements deemed necessary by the Planning Director.

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

APPLICANT'S RESPONSE: The domestic water source is from the City of Lakeside and is therefore exempt under Oregon Department of Water resources regulations.

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.

APPLICANT'S RESPONSE: There is currently no body of water or stream available for fire suppression purposes.

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.

APPLICANT'S RESPONSE: The property owner at the time of development shall 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.

APPLICANT'S RESPONSE: There is not existing pond, swimming pool, stream or lake existing or proposed on the subject property.

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.

APPLICANT'S RESPONSE: The owner at the time of development shall established and maintained a primary firebreak as described in subsection (b) above around all structures, including decks, for a distance of at least 30 feet in all directions.

c. Sufficient garden hose to reach the perimeter of the primary safety zone shall be available at all times.

APPLICANT'S RESPONSE: The owner shall maintain a garden hose capable of reaching the perimeter of the primary safety zone 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.

<i>Table 1 – Minimum Primary Safety Zone Slope</i>	<i>Feet of Primary Safety Zone</i>	<i>Feet of Additional Primary Safety Zone Down Slope</i>
0%	30	0
10%	30	50
20%	30	75
25%	30	100
40%	30	150

APPLICANT'S RESPONSE: The dwelling will be situated on the bench are with slopes that don not exceed 10%. The owner at the time of development shall established and maintained a primary firebreak around all structures, including decks, for a distance of at least 30 feet in all directions.

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.

APPLICANT'S RESPONSE: All new and replacement structures will shall use non-combustible or fire resistant roofing materials approved by the certified official responsible for the building permit.

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).

APPLICANT'S RESPONSE: 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 will be provided for fire protection pumping units to the source during fire season.

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

APPLICANT'S RESPONSE: The dwelling will be sited on a bench area that has been totally cleared, is relatively flat, and does not contain slopes that exceed 10 percent in any direction. The dwelling will be sited in the center of the bench and there is sufficient area to maintain the required 30' primary fuel free fire break in all directions.

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

APPLICANT'S RESPONSE: If the dwelling has a chimney or chimneys, each chimney shall have 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.

APPLICANT'S RESPONSE: The subject property is located within the Lakeside Rural 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.

APPLICANT'S RESPONSE: All private roads and driveways will be constructed so as to provide adequate access for firefighting equipment.

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

APPLICANT'S RESPONSE: The applicant will meet the road and driveway standards of Chapter VII.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 17 T23S R12W W.M.
COOS COUNTY

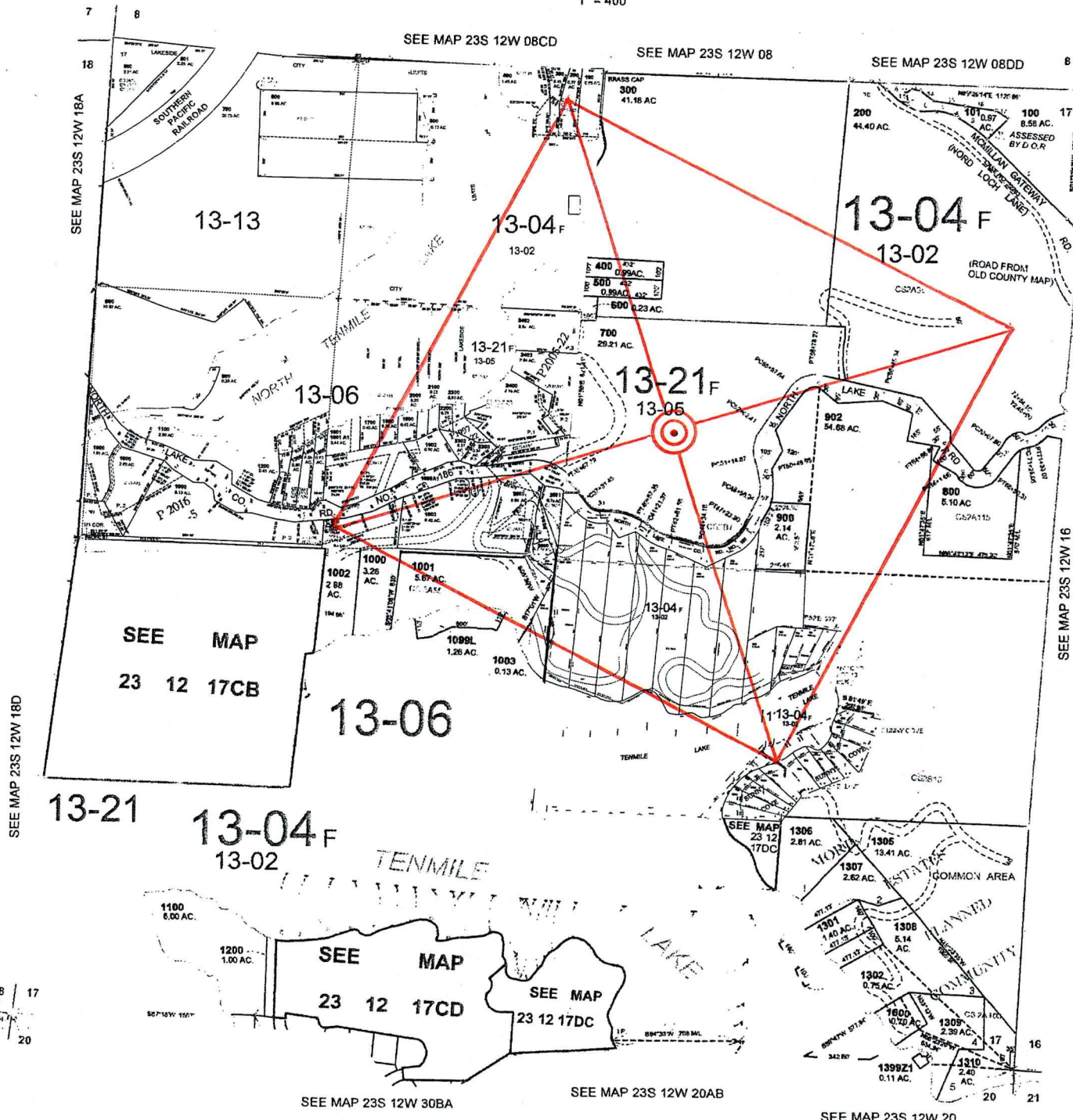
1" = 400'

23S 12W 1
& INDEX
LAKESIDE

CANCELLED NO.

1400 1300
1500 701
1303 801
1304 801
16 903

- PARCEL 100
- 1. 4.43 AC. 40.000 22.00 W. 100'
 - 2. 4.43 AC. 40.000 22.00 W. 100'
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- PARCEL 101
- 11. 4.43 AC. 40.000 22.00 W. 100'
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06-24-2015
23S 12W 17
& INDEX
LAKESIDE

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

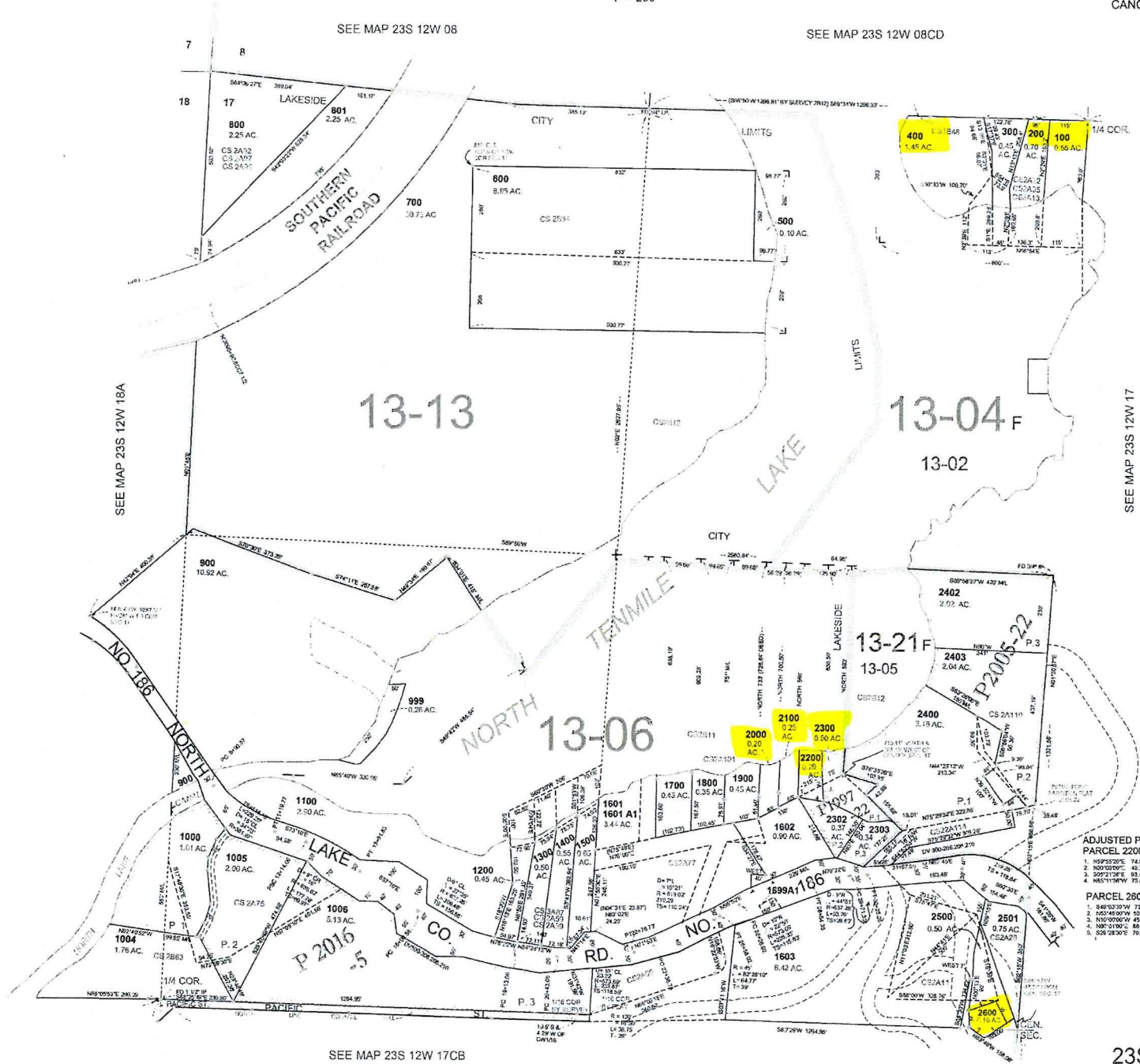
NW1/4 SEC.17 T23S R12W W.M.
COOS COUNTY

1" = 200'

23S 12W 17B
LAKESIDE

CANCELLED NO.

- 2502
- 1604
- 1600
- 2301
- 2404
- 2405
- 2406
- 1002
- 1001
- 1003



ADJUSTED POR.
PARCEL 2200

1. NS9°32'00"E 74.54'
2. N0°00'00"W 46.31'
3. S59°21'30"E 93.80'
4. N85°13'00"W 75.64'

PARCEL 2600

1. S45°03'00"W 73.80'
2. S52°45'00"W 52.74'
3. N15°00'00"W 45.00'
4. N97°31'00"E 86.07'
5. S26°28'00"W 70.40'

7-26-2016

23S 12W 17B
LAKESIDE

SEE MAP 23S 12W 17CB

SEE MAP 23S 12W 17

SEE MAP 23S 12W 18A

SEE MAP 23S 12W 08

SEE MAP 23S 12W 08CD

SEE MAP 23S 12W 17

Account No	Owner	Map/Situs
23301	BROWN, RALPH H & MICHELLE J E 2135 N LAKE RD LAKESIDE , OR 97449	23S-12W-17B 1400 2135 LAKE N RD
23305	SALLEE, CALEO C. & LORRAINE B. 2090 NORTH LAKE RD LAKESIDE , OR 97449	23S-12W-17B 900 2082 TENMILE LAKE N
23306	BROWN, RALPH H. P.O. BOX 1060 BROOKINGS , OR 97415	23S-12W-17B 1200
23307	BROWN, RALPH H. P.O. BOX 1060 BROOKINGS , OR 97415	23S-12W-17B 1300 2131 LAKE N RD
23308	CARTER, LINDA K. PO BOX 1743 REEDSPORT , OR 97467	23S-12W-17B 1500 23 TENMILE LAKE N
23309	BURLES, JOHN S. 1784 KOOS BAY BLVD COOS BAY , OR 97420	23S-12W-17B 1000 2104 LAKE N RD
23310	WILLOW CREEK, LLC 2090 NORTH LAKE RD LAKESIDE , OR 97449	23S-12W-17B 700 1800 NORTH LAKE RD
23311	ADAMS, KATELYN E & CHANCE J 2125 N LAKE RD LAKESIDE , OR 97449	23S-12W-17B 1100 2115 LAKE N RD
23314	LESSOR 2090 NORTH LAKE RD LAKESIDE , OR 97449	23S-12W-17B 999
23400	JENSEN-MCKAY, SHIREDA PO BOX X LAKESIDE , OR 97449	23S-12W-17B 400 95350 NORD LOCH LN
23401	JUDITH A. REEVES LIVING TRUST 82 N TEN MILE LAKE LAKESIDE , OR 97449	23S-12W-17B 200 95368 NORDLOCH LN
23402	REBECCA A CAHILL LIVING TRUST 1252 OLIVE BRANCH LN SAN JOSE, CA 95120	23S-12W-17B 100 95372 NORDLOCH LN
23403	BUDAY, JOHN G & LINDA 95352 NORDLOCH LN LAKESIDE , OR 97449	23S-12W-17B 300 95352 NORD LOCH LN
23500	MANSKE, LARRY K.; ETAL 64236 FAIRVIEW RD COQUILLE , OR 97423	23S-12W-17B 600
23601	MANSKE, LARRY J.; ETAL 64236 FAIRVIEW RD COQUILLE , OR 97423	23S-12W-17B 500
23700	BENNETT J FORSMAN REVOCABLE TRUST ET AL PO BOX 81 LAKESIDE , OR 97449	23S-12W-17B 800
23701	JACK & MURIEL BOWRON TRUST PO BOX 212 LAKESIDE , OR 97449	23S-12W-17B 801
24701	RICHARD F. & CATHERINE PEAGLER TRUST 9825 N 51ST PL PARADISE VALLEY , AZ 85253	23S-12W-17B 2400 2167 NORTH LAKE LN
24702	VINCENT, THAD E. & BERNADINE F. 2157 N LAKE RD LAKESIDE , OR 97449	23S-12W-17B 2200 2157 LAKE N RD
24703	STAMBAUGH, GREG G. & HOLLY K. 660 14TH AV COOS BAY , OR 97420	23S-12W-17B 2000 2151 LAKE N RD
24704	SUESS, JOHN M. 1183 W 15TH AVE EUGENE , OR 97402	23S-12W-17B 2100 35 TENMILE LAKE N

24706	HARMS, ERIC H. & SANDRA V. 204 S BROADWAY YREKA , CA 96097	23S-12W-17B 2300 38 TENMILE LAKE N
24708	RICHARD F.& DIANNE E.FOLEY REV TRST PO BOX 92 REEDSPORT , OR 97467	23S-12W-17B 1900
24709	HIGBEE FAMILY 2002 TRUST 3502 CAZADOR LN FALLBROOK , CA 92028	23S-12W-17B 2500 2000 LAKE N RD
24710	SMITH OAKS CABIN, LLC 85789 LORANE HWY EUGENE , OR 97405	23S-12W-17B 1700 2143 NORTH LAKE RD
24711	BUTTON, KENNETH & PATRICIA; ETAL PO BOX 236 LAKESIDE , OR 97449	23S-12W-17B 1800 30 TENMILE LAKE N
205055 ? 24715 m	STILTNER, RAY M. & LINDA 751 CARTER ST SW BANDON , OR 97411	23S-12W-17B 2600 2180 LAKE N RD
24720	JANSSEN, SHIRLEY A. 2141 N LAKE RD LAKESIDE , OR 97449	23S-12W-17B 1601 27 TENMILE LAKE N
24721	SWENSON, TERRY & LOUISE 1584 MAGNOLIA AVE MEDFORD , OR 97501	23S-12W-17B 2501 2300 LAKE N RD
24722	RICHARD F.& DIANNE E.FOLEY REV TRST PO BOX 92 REEDSPORT , OR 97467	23S-12W-17B 1602 2145 LAKE N RD
24730	HIGBEE FAMILY 2002 TRUST 3502 CAZADOR LN FALLBROOK , CA 92028	23S-12W-17B 1603
24732	DAVINI, DAVID D. JR PO BOX 529 EUGENE , OR 97440	23S-12W-17B 2402 95411 NORTH LAKE LN
24733	DAVINI, DAVID D., JR. & PAMELA R. PO BOX 529 EUGENE , OR 97440	23S-12W-17B 2403 95409 LAKE N LN
24750	RICHARD F. FOLEY & DIANNE E. FOLEY REVOC PO BOX 92 REEDSPORT , OR 97467	23S-12W-17B 1601 27 TENMILE LAKE N
24751	JEAN M. MILLER LIVING TRUST 03-19-12 6462 CASPER DR N KEIZER , OR 97303	23S-12W-17B 2302
24752	JEAN M. MILLER LIVING TRUST 03-19-12 6462 CASPER DR N KEIZER , OR 97303	23S-12W-17B 2303
24753	LAKESIDE WATER DISTRICT PO BOX 314 LAKESIDE , OR 97449	23S-12W-17B 1699
81061	WILLOW CREEK, LLC 2090 N LAKE RD LAKESIDE , OR 97449	23S-12W-17B 900
99917925	KROST, TODD W. & GRETA B. 2110 N LAKE RD LAKESIDE , OR 97449	23S-12W-17B 1004
99919282	KROST, TODD & GRETA 2110 N LAKE RD LAKESIDE , OR 97449	23S-12W-17B 1005
99919283	BURLES, JOHN S. 1784 KOOS BAY BLVD COOS BAY , OR 97420	23S-12W-17B 1006
98708 m	STAMBAUGH, GREG G. & HOLLY K. 660 14TH AV COOS BAY , OR 97420	23S-12W-17B 2000
160870	SMITH, MARTY W. & MARY L. PO BOX 24235 EUGENE , OR 97402	23S-12W-17B 1700

197708	HENDRICKSON, RUSSELL J. & NANCY R. 176 N TENMILE LAKE LAKESIDE , OR 97449	23S-12W-17B 1100
175344 <i>m</i>	CAHILL, JOHN J. & REBECCA A. 875 SYLVANER DR PLEASANTON , CA 94566	23S-12W-17B 100
178290	BURLES, JOHN 1784 KOOS BAY BLVD COOS BAY , OR 97420	23S-12W-17B 1000
139045	CARTER, DENNIS C. & LINDA K. PO BOX 1743 REEDSPORT , OR 97467	23S-12W-17B 1500
141177	RICHARD F.& DIANNE E.FOLEY REV TRST PO BOX 92 REEDSPORT , OR 97467	23S-12W-17B 1602
204901	BURLES, JOHN STEVEN 1784 KOOS BAY BLVD COOS BAY , OR 97420	23S-12W-17B 1000

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Mobile Home Details for Account 175344

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Account Number:	175344	Property Class:	115M
X-Account:	0000000000	Roll Type:	R
Manufacturer:	HILLCREST	Serial no:	
Year Built:	1980	Living Area:	1,440
Width:	24	Length:	60
Tipout length:	0	Tipout width:	0
Market Value:	\$52,743	Size flag:	2
MH Class:	5	Living rooms:	1
Bedrooms:	2	Baths:	2.0
Kitchens:	1	Dining rooms:	1
Utility rooms:	0	Other rooms:	0
Fireplaces:	0	Depreciation:	056
Other depr:	100	Quality adj:	100
Appraised Year:	2004	Base app year:	2004
Base cost:	\$0	Percent Good:	073
Area adj:	000	Inventory Total:	\$0
Space no:		Condition:	
Factor Book Yr:	0000	Factor Book Code:	115M

Appraisal details for Account 234.01

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Account:	234.01	Appr Year:	2004							
Floor	SqFt	Bedrooms	Baths	Living	Dining	Kitchen	Utility	Fireplace	Cost/SqFt	Class
First Floor	1492	3	2.0	1	1	1	1	1	64.40	5
Second Floor	0	0	0.0	0	0	0	0	0	0.00	
Attic (fin/unfin/low cost)	0/0/0	0	0.0	0	0	0	0	0	0.00	
Bsmnt (fin/unfin/low cost)	0/0/0	0	0.0	0	0	0	0	0	0.00	
Totals	1492/0/0	3	2.0	1	1	1	1	1		
Year Built:	1967	Effective Yr Built:	1967							
Remodel Yr:	0000	Res Total Value:	\$169,485							
Physical Depreciation:	9.99	Functional Depreciation:	9.99							
Misc Depreciation:	9.99	Class:	5							
Shape:		Size:								
Overall qual adj:	9.99	Inventory total value:	\$12,000							
Area adj:	9.99	Cond qualifier:								
Condition:	A	Percent Complete:	9.99							
Multi-family type:	1	Factor book code:	151							
Factor book year:	2004									

Appraisal details for Account 234.00

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Account:	234.00	Appr Year:	2004							
Floor	SqFt	Bedrooms	Baths	Living	Dining	Kitchen	Utility	Fireplace	Cost/SqFt	Class
First Floor	1559	1	1.0	1	0	1	0	1	49.62	4
Second Floor	500	1	1.0	0	0	0	0	0	41.59	4
Attic (fin/unfin/low cost)	0/0/0	0	0.0	0	0	0	0	0	0.00	
Bsmnt (fin/unfin/low cost)	0/0/0	0	0.0	0	0	0	0	0	0.00	
Totals	2059/0/0	2	2.0	1	0	1	0	1		
Year Built:	1952	Effective Yr Built:	1980							
Remodel Yr:	1989	Res Total Value:	\$204,753							
Physical Depreciation:	9.99	Functional Depreciation:	9.99							
Misc Depreciation:	9.99	Class:	4							
Shape:		Size:								
Overall qual adj:	9.99	Inventory total value:	\$14,305							
Area adj:	9.99	Cond qualifier:								
Condition:	A	Percent Complete:	9.99							
Multi-family type:	1	Factor book code:	141							
Factor book year:	2004									

Mobile Home Details for Account 98708

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Account Number:	98708	Property Class:	114M
X-Account:	0000000000	Roll Type:	R
Manufacturer:	HILLCREST	Serial no:	
Year Built:	1973	Living Area:	1,152
Width:	24	Length:	48
Tipout length:	0	Tipout width:	0
Market Value:	\$32,517	Size flag:	2
MH Class:	4	Living rooms:	1
Bedrooms:	3	Baths:	1.0
Kitchens:	1	Dining rooms:	0
Utility rooms:	0	Other rooms:	0
Fireplaces:	0	Depreciation:	055
Other depr:	100	Quality adj:	100
Appraised Year:	2004	Base app year:	2004
Base cost:	\$0	Percent Good:	072
Area adj:	000	Inventory Total:	\$0
Space no:		Condition:	
Factor Book Yr:	0000	Factor Book Code:	114M

Appraisal details for Account 247.04

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Account:	247.04	Appr Year:	2004							
Floor	SqFt	Bedrooms	Baths	Living	Dining	Kitchen	Utility	Fireplace	Cost/SqFt	Class
First Floor	864	2	1.0	1	0	1	0	0	44.80	3
Second Floor	0	0	0.0	0	0	0	0	0	0.00	
Attic (fin/unfin/low cost)	0/0/0	0	0.0	0	0	0	0	0	0.00	
Bsmnt (fin/unfin/low cost)	0/0/0	0	0.0	0	0	0	0	0	0.00	
Totals	864/0/0	2	1.0	1	0	1	0	0		
Year Built:	1965	Effective Yr Built:	1965							
Remodel Yr:	0000	Res Total Value:	\$57,392							
Physical Depreciation:	9.99	Functional Depreciation:	9.99							
Misc Depreciation:	9.99	Class:	3							
Shape:		Size:								
Overall qual adj:	9.99	Inventory total value:	\$5,214							
Area adj:	9.99									
Condition:	A	Cond qualifier:								
Multi-family type:	1	Percent Complete:	9.99							
Factor book year:	2004	Factor book code:	131							

Appraisal details for Account 247.02

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Account:	247.02	Appr Year:	2004							
Floor	SqFt	Bedrooms	Baths	Living	Dining	Kitchen	Utility	Fireplace	Cost/SqFt	Class
First Floor	930	0	1.0	1	0	1	0	0	43.68	3
Second Floor	352	0	0.0	0	0	0	0	0	38.42	3
Attic (fin/unfin/low cost)	0/0/0	0	0.0	0	0	0	0	0	0.00	
Bsmnt (fin/unfin/low cost)	0/0/0	0	0.0	0	0	0	0	0	0.00	
Totals	1282/0/0	0	1.0	1	0	1	0	0		
Year Built:	0000	Effective Yr Built:	1985							
Remodel Yr:	8892	Res Total Value:	\$95,545							
Physical Depreciation:	9.99	Functional Depreciation:	9.99							
Misc Depreciation:	9.99	Class:	3							
Shape:		Size:								
Overall qual adj:	9.99	Inventory total value:	\$3,884							
Area adj:	9.99									
Condition:	G	Cond qualifier:								
Multi-family type:	1	Percent Complete:	9.99							
Factor book year:	2004	Factor book code:	131							

Appraisal details for Account 247.06

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Account:	247.06	Appr Year:	2004							
Floor	SqFt	Bedrooms	Baths	Living	Dining	Kitchen	Utility	Fireplace	Cost/SqFt	Class
First Floor	1584	0	1.0	1	0	1	0	0	37.58	3
Second Floor	960	0	0.0	0	0	0	0	0	30.99	3
Attic (fin/unfin/low cost)	0/0/0	0	0.0	0	0	0	0	0	0.00	
Bsmnt (fin/unfin/low cost)	0/0/0	0	0.0	0	0	0	0	0	0.00	
Totals	2544/0/0	0	1.0	1	0	1	0	0		
Year Built:	1960	Effective Yr Built:	1960							
Remodel Yr:	7090	Res Total Value:	\$151,266							
Physical Depreciation:	9.99	Functional Depreciation:	9.99							
Misc Depreciation:	9.99	Class:	3							
Shape:		Size:								
Overall qual adj:	9.99	Inventory total value:	\$7,189							
Area adj:	9.99	Cond qualifier:	+							
Condition:	A	Percent Complete:	9.99							
Multi-family type:	1	Factor book code:	131							
Factor book year:	2004									

Mobile Home Details for Account 205055

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Account Number:	205055	Property Class:	145M
X-Account:	0000000000	Roll Type:	R
Manufacturer:	FLEETWOOD	Serial no:	
Year Built:	1989	Living Area:	840
Width:	14	Length:	60
Tipout length:	0	Tipout width:	0
Market Value:	\$20,019	Size flag:	1
MH Class:	5	Living rooms:	1
Bedrooms:	2	Baths:	1.0
Kitchens:	1	Dining rooms:	0
Utility rooms:	0	Other rooms:	0
Fireplaces:	0	Depreciation:	068
Other depr:	100	Quality adj:	100
Appraised Year:	2004	Base app year:	2004
Base cost:	\$0	Percent Good:	068
Area adj:	000	Inventory Total:	\$0
Space no:		Condition:	
Factor Book Yr:	0000	Factor Book Code:	145M

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

NW1/4 SE1/4 SEC. 17 T23S R12W W.M. COOS COUNTY

23S 12W 17DB

1" = 100'

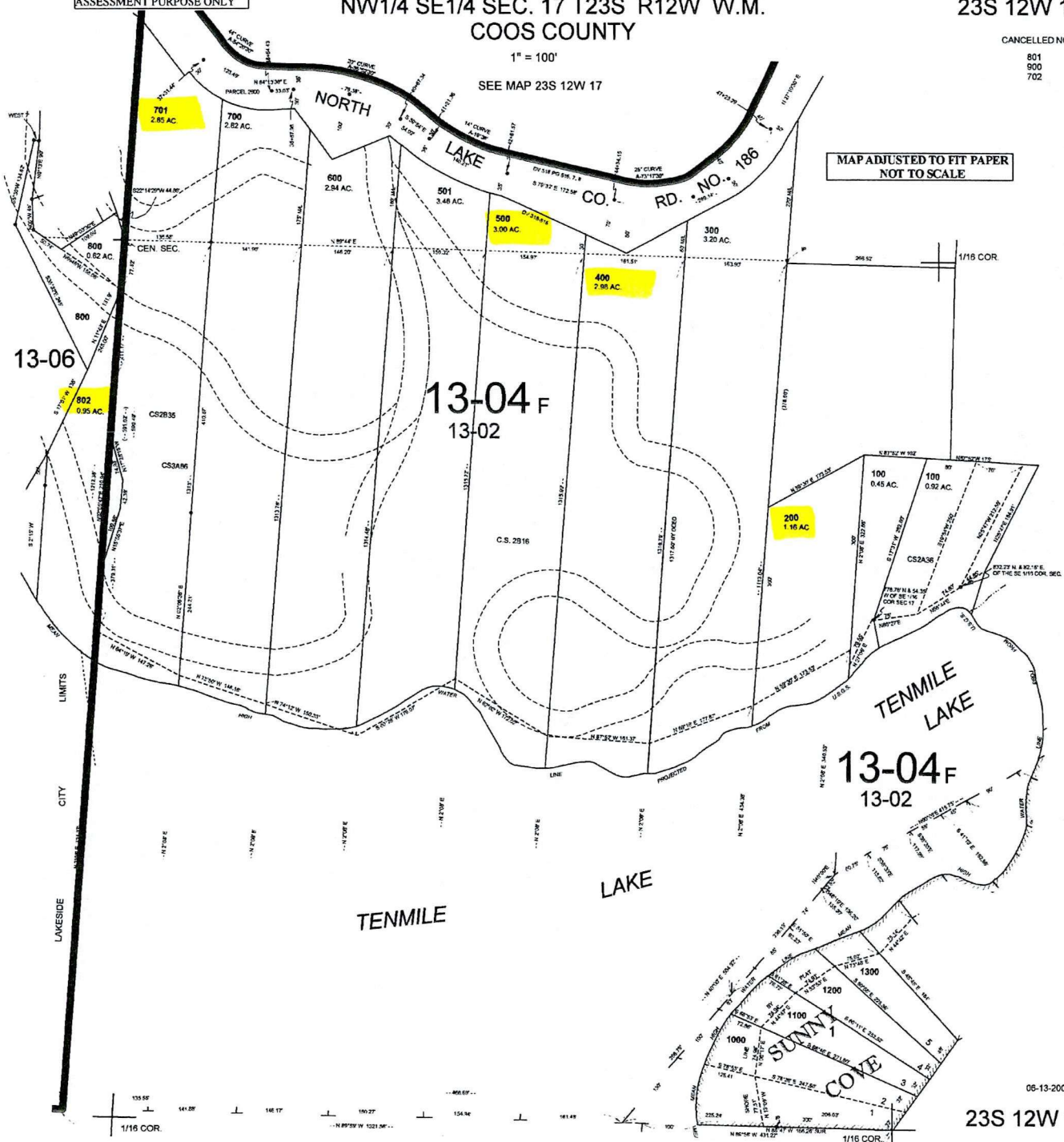
CANCELLED NO.

801
900
702

SEE MAP 23S 12W 17

MAP ADJUSTED TO FIT PAPER
NOT TO SCALE

SEE MAP 23S 12W 17



SEE MAP 23S 12W 17DA

05-13-2007

23S 12W 17DB

SEE MAP 23S 12W 17DC

Account No	Owner	Map/Situs
24707	MCELRAVEY, RICHARD C. PO BOX 624 NORTH BEND , OR 97459	23S-12W-17DB 00200 71581 KOKES RD
24712	PATRICIA A GETZ REVOCABLE TRUST 85314 NESTLE WAY PLEASANT HILL , OR 97455	23S-12W-17DB 00600 71645 BUTTERFLY DR
24713	WIEGAND, ROBERT B. & JOANNE M. 915 MYSTIC DR GRANTS PASS , OR 97527	23S-12W-17DB 00300 71579 KOKES RD
24716	MCELRAVEY, RICHARD C. PO BOX 624 NORTH BEND , OR 97459	23S-12W-17DB 00100
24719	WEATHERS, DARON & ALICE PO BOX B LAKESIDE , OR 97449	23S-12W-17DB 00400 71577 KOKES RD
24723	MCELRAVEY, RICHARD C & CHERI R PO BOX 624 NORTH BEND , OR 97459	23S-12W-17DB 00500 71572 KOKES RD
24724	MILLS, THOMAS A. & ANGELA M. PO BOX 332 LAKESIDE , OR 97449	23S-12W-17DB 00700 71640 BUTTERFLY DR
24725	THOMAS, BRUCE ETAL 2220 N LAKE RD LAKESIDE , OR 97449	23S-12W-17DB 00800 2220 LAKE N RD
24726	MCELRAVEY, RICHARD C & CHERI R PO BOX 624 NORTH BEND , OR 97459	23S-12W-17DB 00501
24728	HENDRICKSON, RUSSELL J. & NANCY 176 N TENMILE LAKE LAKESIDE , OR 97449	23S-12W-17DB 00802 2230 LAKE N RD
24731	RAY WULFENSTEIN QPRT; ETAL PO BOX 38 PAHRUMP , NV 89041	23S-12W-17DB 00701 71642 BUTTERFLY DR
7524900	ALFORD, GARY & JACOBSON, JILL 697 N 9TH COOS BAY , OR 97420	23S-12W-17DB 01000 4375 TEN MILE LAKE S
7525000	BEST PROPERTIES, LLC PO BOX 3161 COOS BAY , OR 97420	23S-12W-17DB 01100 4377 TEN MILE LAKE S
7525100	SUSTAIRE, DOUGLAS & CYNTHIA 685 SWEET LN COTTAGE GROVE , OR 97424	23S-12W-17DB 01200 4379 TEN MILE LAKE S
7525200	SCHAFER, DANIEL E. & DEBORAH S. 910 S FRONT ST CENTRAL POINT , OR 97502	23S-12W-17DB 01300 4380 TEN MILE LAKE S
130176	MCELRAVEY, RICHARD C & CHERI R PO BOX 624 NORTH BEND , OR 97459	23S-12W-17DB 00500
130390	PATRICIA A GETZ REVOCABLE TRUST 10/19/11 85314 NESTLE WAY PLEASANT HILL , OR 97455	23S-12W-17DB 00600

Appraisal details for Account 247.07

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Account:	247.07		Appr Year:						2004	
Floor	SqFt	Bedrooms	Baths	Living	Dining	Kitchen	Utility	Fireplace	Cost/SqFt	Class
First Floor	999	2	1.0	1	0	1	0	0	57.31	4
Second Floor	0	0	0.0	0	0	0	0	0	0.00	
Attic (fin/unfin/low cost)	500/0/0	2	1.0	0	0	0	0	0	27.09	4
Bsmnt (fin/unfin/low cost)	0/999/0	0	0.0	0	0	0	0	0	16.29	4
Totals	1499/999/0	4	2.0	1	0	1	0	0		
Year Built:	1989		Effective Yr Built:						1989	
Remodel Yr:	0000		Res Total Value:						\$165,284	
Physical Depreciation:	9.99		Functional Depreciation:						9.99	
Misc Depreciation:	9.99		Class:						4	
Shape:			Size:							
Overall qual adj:	9.99		Inventory total value:						\$10,727	
Area adj:	9.99		Cond qualifier:							
Condition:	A		Percent Complete:						9.99	
Multi-family type:	1		Factor book code:						141	
Factor book year:	2004									

Appraisal details for Account 247.19

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Account:	247.19		Appr Year:					2004		
Floor	SqFt	Bedrooms	Baths	Living	Dining	Kitchen	Utility	Fireplace	Cost/SqFt	Class
First Floor	840	3	1.0	1	0	1	0	0	45.26	3
Second Floor	0	0	0.0	0	0	0	0	0	0.00	
Attic (fin/unfin/low cost)	0/0/0	0	0.0	0	0	0	0	0	0.00	
Bsmnt (fin/unfin/low cost)	0/0/0	0	0.0	0	0	0	0	0	0.00	
Totals	840/0/0	3	1.0	1	0	1	0	0		
Year Built:	1968		Effective Yr Built:					1968		
Remodel Yr:	0000		Res Total Value:					\$52,033		
Physical Depreciation:	9.99		Functional Depreciation:					9.99		
Misc Depreciation:	9.99		Class:					3		
Shape:			Size:							
Overall qual adj:	9.99		Inventory total value:					\$4,646		
Area adj:	9.99		Cond qualifier:							
Condition:	A		Percent Complete:					9.99		
Multi-family type:	1		Factor book code:					131		
Factor book year:	2004									

Appraisal details for Account 247.28

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Account:	247.28	Appr Year:	2004							
Floor	SqFt	Bedrooms	Baths	Living	Dining	Kitchen	Utility	Fireplace	Cost/SqFt	Class
First Floor	840	1	1.0	1	0	1	0	0	45.26	3
Second Floor	0	0	0.0	0	0	0	0	0	0.00	
Attic (fin/unfin/low cost)	0/0/0	0	0.0	0	0	0	0	0	0.00	
Bsmnt (fin/unfin/low cost)	0/0/0	0	0.0	0	0	0	0	0	0.00	
Totals	840/0/0	1	1.0	1	0	1	0	0		
Year Built:	1981	Effective Yr Built:	1983							
Remodel Yr:	0000	Res Total Value:	\$55,285							
Physical Depreciation:	9.99	Functional Depreciation:	9.99							
Misc Depreciation:	9.99	Class:	3							
Shape:		Size:								
Overall qual adj:	9.99	Inventory total value:	\$3,460							
Area adj:	9.99									
Condition:	A	Cond qualifier:								
Multi-family type:	1	Percent Complete:	9.99							
Factor book year:	2004	Factor book code:	131							

Appraisal details for Account 247.31

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Account:	247.31	Appr Year:	2010							
Floor	SqFt	Bedrooms	Baths	Living	Dining	Kitchen	Utility	Fireplace	Cost/SqFt	Class
First Floor	2035	1	1.0	1	0	1	1	0	87.21	5
Second Floor	588	1	1.0	0	0	0	0	0	76.59	5
Attic (fin/unfin/low cost)	0/0/0	0	0.0	0	0	0	0	0	0.00	
Bsmnt (fin/unfin/low cost)	0/0/0	0	0.0	0	0	0	0	0	0.00	
Totals	2623/0/0	2	2.0	1	0	1	1	0		
Year Built:	1992	Effective Yr Built:	1992							
Remodel Yr:	2002	Res Total Value:	\$896,742							
Physical Depreciation:	9.99	Functional Depreciation:	9.99							
Misc Depreciation:	9.99	Class:	5							
Shape:		Size:								
Overall qual adj:	9.99	Inventory total value:	\$15,775							
Area adj:	9.99									
Condition:	G	Cond qualifier:								
Multi-family type:	1	Percent Complete:	9.99							
Factor book year:	2010	Factor book code:	151							

Appraisal details for Account 247.97

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Account:	247.97	Appr Year:	2004							
Floor	SqFt	Bedrooms	Baths	Living	Dining	Kitchen	Utility	Fireplace	Cost/SqFt	Class
First Floor	640	0	0.0	1	0	0	0	0	29.24	1
Second Floor	0	0	0.0	0	0	0	0	0	0.00	
Attic (fin/unfin/low cost)	0/0/0	0	0.0	0	0	0	0	0	0.00	
Bsmnt (fin/unfin/low cost)	0/0/0	0	0.0	0	0	0	0	0	0.00	
Totals	640/0/0	0	0.0	1	0	0	0	0		
Year Built:	1970	Effective Yr Built:	1970							
Remodel Yr:	0000	Res Total Value:	\$21,784							
Physical Depreciation:	9.99	Functional Depreciation:	9.99							
Misc Depreciation:	9.99	Class:	1							
Shape:		Size:								
Overall qual adj:	9.99	Inventory total value:	\$2,124							
Area adj:	9.99									
Condition:	A	Cond qualifier:	-							
Multi-family type:	1	Percent Complete:	9.99							
Factor book year:	2004	Factor book code:	111							

Mobile Home Details for Account 130176

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Account Number:	130176	Property Class:	115M
X-Account:	0000000000	Roll Type:	R
Manufacturer:	GOLDEN WEST	Serial no:	
Year Built:	1969	Living Area:	1,368
Width:	24	Length:	57
Tipout length:	0	Tipout width:	0
Market Value:	\$28,441	Size flag:	2
MH Class:	5	Living rooms:	1
Bedrooms:	3	Baths:	2.0
Kitchens:	1	Dining rooms:	0
Utility rooms:	0	Other rooms:	0
Fireplaces:	0	Depreciation:	037
Other depr:	100	Quality adj:	100
Appraised Year:	2004	Base app year:	2004
Base cost:	\$0	Percent Good:	048
Area adj:	000	Inventory Total:	\$0
Space no:		Condition:	
Factor Book Yr:	0000	Factor Book Code:	115M

Account No	Owner	Map/Situs
24797	WELLS, THOMAS L. PO BOX 631 LAKESIDE , OR 97449	23S-12W-17DA 00100 71585 KOKES RD
7525300	SCHAFFER, DANIEL E. & DEBORAH S. 910 S FRONT ST CENTRAL POINT , OR 97502	23S-12W-17DA 00800
7525400	LAND FAMILY TRUST 1631 SATURNO HEIGHTS DR RENO , NV 89523	23S-12W-17DA 00700
7525500	RICE, GARY W.; ETAL 93921 EARL LN COOS BAY , OR 97420	23S-12W-17DA 00600 4384 TEN MILE LAKE S
7525600	KRAMER, ROBERT L. PO BOX 632 COQUILLE , OR 97423	23S-12W-17DA 00500
7525700	KOIVUNEN, SHERI L PO BOX 594 LAKESIDE , OR 97449	23S-12W-17DA 00400
7525800	KOIVUNEN, SHERI L PO BOX 594 LAKESIDE , OR 97449	23S-12W-17DA 00300 4389 TEN MILE LAKE S
7525900	KOTYK, RONALD R. & EILEEN E. 5331 LARKSPUR ST ANCHORAGE , AK 99507	23S-12W-17DA 00200

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Bandon, OR 97411

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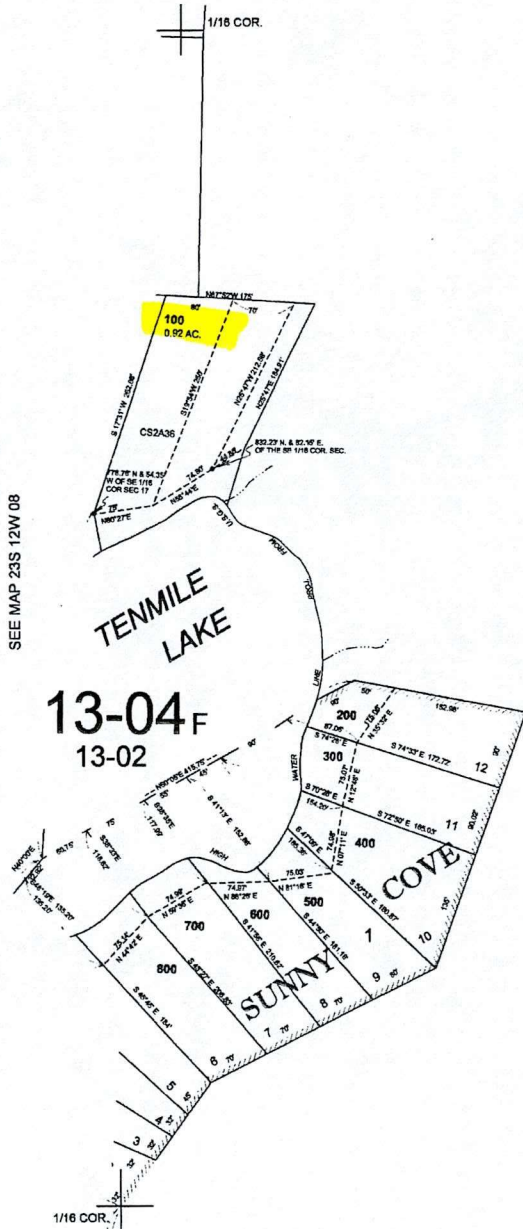
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

NE1/4 SE1/4 SEC. 17 T23S R12W W.M.
COOS COUNTY

1" = 100'
SEE MAP 23S 12W 5D

23S 12W 17DA

CANCELLED NO.



99917067	WEATHERS, DARON & ALICE PO BOX B LAKESIDE , OR 97449	23S-12W-17 700
24706	HARMS, ERIC H. & SANDRA V. 204 S BROADWAY YREKA , CA 96097	23S-12W-17B 2300 38 TENMILE LAKE N
24707	MCELRAVEY, RICHARD C. PO BOX 624 NORTH BEND , OR 97459	23S-12W-17DB 200 71581 KOKES RD
24708	RICHARD F.& DIANNE E.FOLEY REV TRST PO BOX 92 REEDSPORT , OR 97467	23S-12W-17B 1900
24709	HIGBEE FAMILY 2002 TRUST 3502 CAZADOR LN FALLBROOK , CA 92028	23S-12W-17B 2500 2000 LAKE N RD
24710	SMITH OAKS CABIN, LLC 85789 LORANE HWY EUGENE , OR 97405	23S-12W-17B 1700 2143 NORTH LAKE RD
24711	BUTTON, KENNETH & PATRICIA; ETAL PO BOX 236 LAKESIDE , OR 97449	23S-12W-17B 1800 30 TENMILE LAKE N
24712	WYSTRACH, STEPHEN P & MOORE, DORY E 3726 MARCIA DR LOS ANGELES, CA 90026	23S-12W-17DB 600 71645 BUTTERFLY DR
24713	MCELRAVEY, RICHARD C & CHERI R PO BOX 624 NORTH BEND, OR 97459	23S-12W-17DB 300 71579 KOKES RD
24714	SUNNY COVE, LLC PO BOX B LAKESIDE , OR 97449	23S-12W-17 900
24715	STILTNER, RAY M. & LINDA 751 CARTER ST SW BANDON , OR 97411	23S-12W-17B 2600 2180 LAKE N RD
24716	MCELRAVEY, RICHARD C. PO BOX 624 NORTH BEND , OR 97459	23S-12W-17DB 100
24797	WELLS, THOMAS L. PO BOX 631 LAKESIDE , OR 97449	23S-12W-17DA 100 71585 KOKES RD
24719	WEATHERS, DARON & ALICE PO BOX B LAKESIDE , OR 97449	23S-12W-17DB 400 71577 KOKES RD
24720	JANSSEN, SHIRLEY A. 2141 N LAKE RD LAKESIDE , OR 97449	23S-12W-17B 1601 27 TENMILE LAKE N
24721	SWENSON, TERRY & LOUISE 1584 MAGNOLIA AVE MEDFORD , OR 97501	23S-12W-17B 2501 2300 LAKE N RD
24722	RICHARD F.& DIANNE E.FOLEY REV TRST PO BOX 92 REEDSPORT , OR 97467	23S-12W-17B 1602 2145 LAKE N RD
24723	MCELRAVEY, RICHARD C & CHERI R PO BOX 624 NORTH BEND , OR 97459	23S-12W-17DB 500 71572 KOKES RD
24724	MILLS, THOMAS A. & ANGELA M. PO BOX 332 LAKESIDE , OR 97449	23S-12W-17DB 700 71640 BUTTERFLY DR
24725	BELL, EDWARD RUSSELLE 2220 LAKE RD LAKESIDE, OR 97449	23S-12W-17DB 800 2220 LAKE N RD
24726	MCELRAVEY, RICHARD C & CHERI R PO BOX 624 NORTH BEND , OR 97459	23S-12W-17DB 501
24728	NANRUSS RENTALS LLC 176 N TENMILE LK LAKESIDE , OR 97449	23S-12W-17DB 802 2230 LAKE N RD

Appraisal details for Account 247.97

[Close this window](#)

Account:	247.97	Appr Year:	2004							
Floor	SqFt	Bedrooms	Baths	Living	Dining	Kitchen	Utility	Fireplace	Cost/SqFt	Class
First Floor	640	0	0.0	1	0	0	0	0	29.24	1
Second Floor	0	0	0.0	0	0	0	0	0	0.00	
Attic (fin/unfin/low cost)	0/0/0	0	0.0	0	0	0	0	0	0.00	
Bsmnt (fin/unfin/low cost)	0/0/0	0	0.0	0	0	0	0	0	0.00	
Totals	640/0/0	0	0.0	1	0	0	0	0		
Year Built:	1970	Effective Yr Built:	1970							
Remodel Yr:	0000	Res Total Value:	\$21,784							
Physical Depreciation:	9.99	Functional Depreciation:	9.99							
Misc Depreciation:	9.99	Class:	1							
Shape:		Size:								
Overall qual adj:	9.99	Inventory total value:	\$2,124							
Area adj:	9.99									
Condition:	A	Cond qualifier:	-							
Multi-family type:	1	Percent Complete:	9.99							
Factor book year:	2004	Factor book code:	111							

WEATHERS TEMPLATE DWELLING PLOP PLAN
LOCATED IN T.23, R.12, S.17, TL 700

DRIVEWAY

750'

250'

350'

650'

PROPOSED DWELLING LOCATION
(SEPTIC AND WELL LOCATION NOT ESTABLISHED)

NORTH

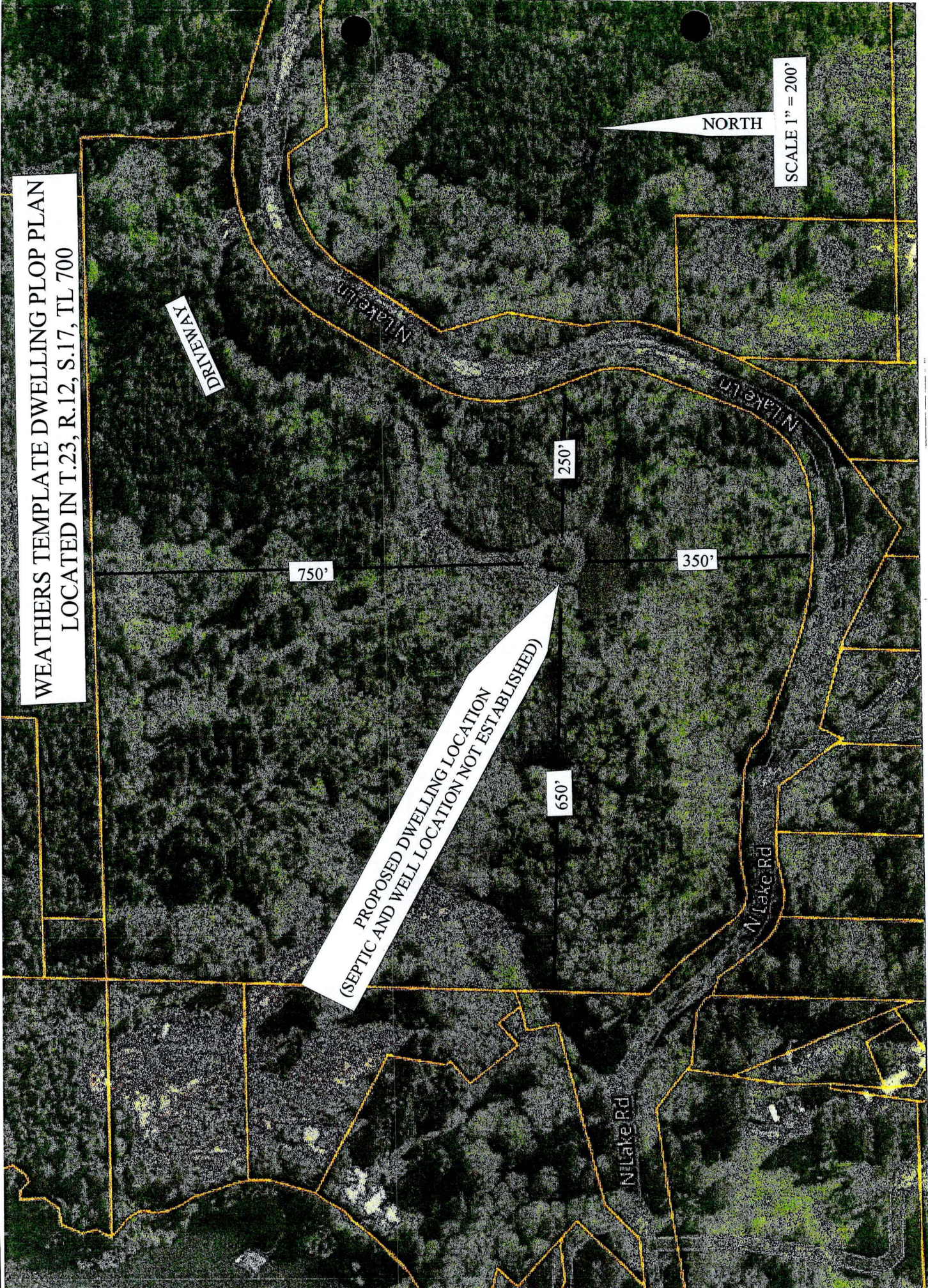
SCALE 1" = 200'

Nilake Ln

Nilake Ln

Nilake Rd

Nilake Rd





After Recording Return To:
Ticor Title
300 W. Anderson Ave.
P.O. Box 1076
Coos Bay OR 97420

AFTER RECORDING
RETURN TO
Ticor Title Insurance
131 N. 3rd - Box 1075
Coos Bay, OR 97420-0233

Send Tax Statements To:
Daron Weathers
P. O. Box B
Lakeside OR 97449

Title Order No. 47-85200
Escrow No. 47-85200
Tax Account No. 247.01 Code:
13.02, 247.05 Code: 13.02, 247.91
Code: 13.04

BARGAIN AND SALE DEED
(ORS 93.860)

Propeller Lane, a Limited Liability Company, Grantor, conveys to Daron Weathers and Alice Weathers, as tenants by the entirety, Grantee, the following described real property:

See Exhibit 'A' attached hereto and by reference made a part hereof.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is - 0 -.

Dated this 5th day of January, 2015.

PROPELLER LANE LLC

By: [Signature]
Alice Weathers, partner

PROPELLER LANE LLC

By: [Signature]
Daron Weathers, Partner



State of OR, County of Coos)ss.

This instrument was acknowledged before me on Jan 5, 2005
by Daron Weathers and Alice Weathers, as partners, of Propeller Lane LLC.

[Signature]
Notary Public My commission expires: 3/19/05

EXHIBIT 'A'Legal Description:

Beginning at an iron pipe 715.11 feet North and 568.19 feet West of the pipe marking the center of Section 17, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South 55° 22' East 237.16 feet to an iron pipe (hereinafter referred to as Road Branching Point); thence North 75° 15' East 322.88 feet; thence North 76° 11' East 85.22 feet to the East line of the SE ¼ of the NW ¼ of said Section 17; thence North 1° 50' East along the East line of said SE ¼ of the NW ¼ 621.41 feet to the center North 1/16th corner of said Section 17; thence Westerly along the North line of said SE ¼ of the NW ¼ 610.00 feet, more or less, to a point due North of the point of beginning; thence South 593.00 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING THEREFROM that portion conveyed to Jean Miller in Property Line Adjustment Deed recorded November 2, 1994, bearing Microfilm Reel No. 94-11-0060, Records of Coos County, Oregon.

Beginning at an iron pipe 715.11 feet North and 568.19 feet West of the pipe marking the center of Section 17, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South 55° 22' East 237.16 feet to an iron pipe (known as Road Branching Point); thence South 44° 28' West 165.17 feet to the North line of the County Road right of way which last mentioned point is the true point of beginning of the tract to be described; thence North 44° 28' East along the Southeastern boundary of tract conveyed to Rudolph J. Hillstrom et ux to Harris D. Ealy in Book 288, Page 622, Deed Records of Coos County, Oregon 165.17 feet to an iron pipe (known as Road Branching Point); thence North 75° 15' East along the Southeastern boundary of the tract conveyed in 1961 by Rudolph J. Hillstrom, et ux to Dale H. Hansen, et ux in Book 288, Page 620, Deed Records of Coos County, Oregon 322.88 feet; thence North 76° 11' East 85.22 feet along the Southeastern boundary of said Hansen tract to the East line of the SE ¼ of the NW ¼ of said Section 17; thence North 1° 50' East along the East line of said SE ¼ of the NW ¼ of said Section 17 a distance of 621.41 feet to the Northwest corner of the SW ¼ of the NE ¼ of said Section 17; thence Easterly along the North line of the S ½ of the NE ¼ of said Section 17 to the center line of an existing private road known as the Garbage Road; thence Southerly along the center line of said road 300 feet, more or less, to the North line of the County Road right of way (the center line of the Garbage Road along said 300 feet distance is located approximately upon the East line of the SW 1/4 of the NE ¼ of said Section 17); thence Westerly along the North line of the County Road right of way to the true point of beginning.

Together with a perpetual right of way 16 feet in width, in common with others, the North line of which 16 foot right of way is described as follows: Beginning at said Road Branching Point; thence South 44° 28' West 165.17 feet, more or less to the North boundary of the County Road right of way.