



Coos County Land Use Permit Application

**SUBMIT TO COOS COUNTY PLANNING DEPT. AT 225 N. ADAMS STREET OR MAIL TO:
COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL
PLANNING@CO.COOS.OR.US PHONE: 541-396-7770**

FILE NUMBER: ACU-21-D10

Date Received: 2/10/21 Receipt #: 224218 Received by: MB

This application shall be filled out electronically. If you need assistance please contact staff.

If the fee is not included the application will not be processed.

(If payment is received on line a file number is required prior to submittal)

LAND INFORMATION

A. Land Owner(s) Edward I Fedoruk & alysa P. Daniels

Mailing address: PO Box 5350, Carefree, AZ 85377

Phone: 480-220-8817 Email: ed@Altbuilding.com

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
<u>25S</u> <input type="checkbox"/>	<u>13W</u> <input type="checkbox"/>	<u>12</u> <input type="checkbox"/>	<u>D</u> <input type="checkbox"/>	<u>C</u> <input type="checkbox"/>	<u>1600</u>
<u>25S</u> <input type="checkbox"/>	<u>13W</u> <input type="checkbox"/>	<u>12</u> <input type="checkbox"/>	<u>D</u> <input type="checkbox"/>	<u>C</u> <input type="checkbox"/>	<u>1104</u>

Tax Account Number(s): 4375700 Zone: Select Zone Forest Mixed Use (FMU)

Tax Account Number(s): 4356404 Forest Mixed Use (FMU)

B. Applicant(s) Edward Fedoruk

Mailing address: PO Box 5350, Carefree, AZ 85377

Phone: 480-220-8817

C. Consultant or Agent: _____

Mailing Address _____

Phone #: _____ Email: _____

Type of Application Requested

- | | | |
|--|---|---|
| <input type="checkbox"/> Comp Plan Amendment | <input checked="" type="checkbox"/> Administrative Conditional Use Review - ACU | <input type="checkbox"/> Land Division - P, SUB or PUD |
| <input type="checkbox"/> Text Amendment | <input type="checkbox"/> Hearings Body Conditional Use Review - HBCU | <input type="checkbox"/> Family/Medical Hardship Dwelling |
| <input type="checkbox"/> Map - Rezone | <input type="checkbox"/> Variance - V | <input type="checkbox"/> Home Occupation/Cottage Industry |

Special Districts and Services

Water Service Type: Select type of Water Service Sewage Disposal Type: Select type of Sewage System

School District: Select School District Fire District: Select Fire District

Please include the supplement application with request. If you need assistance with the application or supplemental application please contact staff. Staff is not able to provide legal advice. If you need help with findings please contact a land use attorney or contulant.

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: Map Information Or Account Information

D. **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.

- I. 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.
- II. 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
- III. 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.

Edward Jelonek Feb-8 2021

ACCESS INFORMATION

The Coos County Road Department will be reviewing your proposal for safe access, driveway, road, and parking standards. There is a fee for this service. If you have questions about these services please contact the Road Department at 541-396-7660.

Property Address: corner of Vine st & Pittock Ln

Type of Access: Public Road Name of Access: Residential

Is this property in the Urban Growth Boundary? No

Is a new road created as part of this request? No

Required parking spaces are based on the use of the property. If this is for a residential use two spaces are required. Any other use will require a separate parking plan submitted that is required to have the following items:

- Current utilities and proposed utilities;
- Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
- The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
- Location of existing and proposed access point(s) on both sides of the road where applicable;
- Pedestrian access and circulation will be required if applicable. Internal pedestrian circulation shall be provided in new commercial, office, and multi-family residential developments through the clustering of buildings, construction of walkways, landscaping, accessways, or similar techniques;
- All plans (industrial and commercial) shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems;
- Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
- Number and direction of lanes to be constructed on the road plus striping plans;
- All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
- Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.

Additional requirements that may apply depending on size of proposed development.

- Traffic Study completed by a registered traffic engineer.
- Access Analysis completed by a registered traffic engineer
- Sight Distance Certification from a registered traffic engineer.

Regulations regarding roads, driveways, access and parking standards can be found in Coos County Zoning and Land Development Ordinance (CCZLDO) Article 7.

By signing the application I am authorizing Coos County Roadmaster or his designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. I understand that I shall contact the Road Department to let them know when the improvements are ready to be inspected or Bonded. Contact by phone at 541-396-7600

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: _____ Receipt # _____

File Number: DR-20-

Feb 8. 2021

pg. 1

To: Coos County Planning
Attached with Statement
& Intent.

I called for assistance in completing
this application, I was told to complete
the criteria form that was emailed
to me. I have addressed each item
on a point by point basis. It is attached

in east Bay of Coos Bay @ corner of Vine Rd
and Pittock Ln. tax #s 4375700 and
4356400. Slightly sloped @ 12% w/ building
area in N.E. corner. Seasonal Drainage
area at south end of property. It has
been merged with some residential property
up. A large cedar in N.E. corner - coasts
and a few deciduous trees near North Drainage.

SWAL & Blackberry covering most of lot.
I do not intend to grow wood fiber
or agriculture product. This is in
residential subdivision. A dwelling
with garage will be built and a septic field
installed. Power will be connected - no
natural gas.

It is in North Bay fire district.
I will reside in dwelling
Request is to build this dwelling
well, and septic field on property that
I have purchased. Details on attached
plot plan & sheets.

Page 2

I will comply w/ Fire suppression
guide lines and provide fuel FREE
Zones and Secondary Fire Breaks

Roof shall be Fire Resistent.

Building set backs will be followed
Driveway will be constructed to
road master specs

The construction ~~and~~ AND Development
of this property will bring Added
Taxes to Coos County, provide
SOBS to local Trademan in fill A
Lot in an existing Neighborhood.

I can only hope for speedy completion
of this Application.

Thankyou

Edwal Johnson

**Forest Template Dwelling Supplemental Application:
Coos County Zoning and Land Development Ordinance (CCZLDO)**

SECTION 4.6.100 FOREST AND FOREST MIXED USE.– USE TABLES Table 1 identifies the uses and activities in the Forest (F) and Forest/Mixed Use (FMU) zone. The tables describe the use, type of review, applicable review standards. Development shall also comply with Section 4.6.140 Development and Siting Standards. All dwellings and structures are subject to the siting standards found in Section 4.6.130. Exceptions to minimum lot and parcel sizes for the purpose of land division may apply as set out in Section 4.6.145 Land Division for Open Space and Special Assessment, and Section 4.6.145 Exceptions to Minimum Parcel Size. Properties that are located in a Special Development Consideration and/or overlays shall comply with the applicable review process identified by that Special Development Consideration and/or overlay located in Article 4.11.

If a use specifically states Forest Mixed Use only it is not permitted in the Forest Zone. If land is in a zone that allows both farm and forest uses, a dwelling may be sited based on the predominate use of the tract on January 1, 1993.

SECTION 4.6.110 (OAR 660-006-0025) Uses Authorized in Forest Zones (1) Goal 4 requires that forest land be conserved. Forest lands are conserved by adopting and applying comprehensive plan provisions and zoning regulations consistent with the goals and this rule. In addition to forest practices and operations and uses auxiliary to forest practices, as set forth in ORS 527.722, the Commission has determined that five general types of uses, as set forth in the goal, may be allowed in the forest environment, subject to the standards in the goal and in this rule. These general types of uses are: (a) Uses related to and in support of forest operations; (b) Uses to conserve soil, air and water quality and to provide for fish and wildlife resources, agriculture and recreational opportunities appropriate in a forest environment; (c) Locationally dependent uses, such as communication towers, mineral and aggregate resources, etc.; (d) Dwellings authorized by ORS 215.705 to 215.755; and (e) Other dwellings under prescribed conditions.

Use	TR	Subject to
Dwellings authorized by ORS 215.705 to 215.755; and (e) Other dwellings under prescribed conditions.		
63. Template Dwelling (Alternative forestland dwellings ORS 215.750)	ACU	(9)(B)(II), (9)(C)

(9)(B) DWELLING ON FOREST AND FOREST MIXED USE ZONES -

(II) Template Dwelling - 215.750 Alternative forestland dwellings; criteria.

(I) In western Oregon, a governing body of a county or its designate may allow the establishment of a single-family dwelling on a lot or parcel located within a forest zone if the lot or parcel is predominantly composed of soils that are:

- (a) Capable of producing 0 to 49 cubic feet per acre per year of wood fiber if:
 - (A) All or part of at least three other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and
 - (B) At least three dwellings existed on January 1, 1993, on the other lots or parcels continue to exist on the other lots or parcels;
- (b) Capable of producing 50 to 85 cubic feet per acre per year of wood fiber if:
 - (A) All or part of at least seven other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and
 - (B) At least three dwellings existed on January 1, 1993, on the other lots or parcels; or
- (c) Capable of producing more than 85 cubic feet per acre per year of wood fiber if:
 - (A) All or part of at least 11 other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and
 - (B) At least three dwellings existed on January 1, 1993, on the other lots or parcels.

- (3) Lots or parcels within urban growth boundaries shall not be used to satisfy the eligibility requirements under subsection (1) or (2) of this section.
- (4) A proposed dwelling under this section is not allowed:
- (a) If it is prohibited by or will not comply with the requirements of an acknowledged comprehensive plan and acknowledged land use regulations or other provisions of law.
 - (b) Unless it complies with the requirements of ORS 215.730.
 - (c) Unless no dwellings are allowed on other lots or parcels that make up the tract and deed restrictions established under ORS 215.740 (3) for the other lots or parcels that make up the tract are met.
 - (d) If the tract on which the dwelling will be sited includes a dwelling.
- (5) Except as described in subsection (6) of this section, if the tract under subsection (1) or (2) of this section 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.
- (6) (a) If a tract 60 acres or larger described under subsection (1) or (2) of this section abuts a road or perennial stream, the measurement shall be made in accordance with subsection (5) of this section. However, one of the three required dwellings shall be on the same side of the road or stream as the tract and:
- (A) 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
 - (B) 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.
- (b) 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.
- (7) Notwithstanding subsection (4)(a) of this section, if the acknowledged comprehensive plan and land use regulations of a county require that a dwelling be located in a 160-acre square or rectangle described in subsection (1), (2), (5) or (6) of this section, a dwelling is in the 160-acre square or rectangle if any part of the dwelling is in the 160-acre square or rectangle. [1993 c.792 §4(6),(7), (8); 1999 c.59 §58; 2005 c.289 §1]

Response to SECTION 4.6.110(9)(B)(II)

The property HAS PASSED the template inspection. I HAVE NO IDEA ABOUT wood Fiber. IT HAS BEEN LOGGED. IT IS IN AN AREA OF homes in A SUBDIVISION. I'll sign a waiver if I must. PAY THE TAX

9(C) ADDITIONAL CRITERIA FOR ALL DWELLINGS ALLOWED IN THE FOREST AND FOREST MIXED USE ZONES.

- (1) A local government shall require as a condition of approval of a single-family dwelling allowed on lands zoned forestland:
- (a) If the lot or parcel is more than 10 acres in western Oregon as defined in ORS 321.257, the property owner submits a stocking survey report to the assessor and the assessor verifies that the minimum stocking requirements adopted under ORS 527.610 to 527.770 have been met.

Response to SECTION 4.6.110(9)(C)(1)(a)

The LAND IS 2.36 ACRES - UNDER 10 ACRES

(b) the dwelling meets the following requirements:

(A) The dwelling has a fire retardant roof.

Response to SECTION 4.6.110(9)(C)(1)(b)(A)

The roof shall be fire retardant

(B) The dwelling will not be sited on a slope of greater than 40 percent.

Response to SECTION 4.6.110(9)(C)(1)(b)(B)

The dwelling will be on a slope of approx 12% slope

(C) Evidence is provided that the domestic water supply is from a source authorized by the Water Resources Department and not from a Class II stream as designated by the State Board of Forestry.

Response to SECTION 4.6.110(9)(C)(1)(b)(C)

The water shall be from a well. Contractor will be Artisanal wells

(D) The dwelling is located upon a parcel within a fire protection district or is provided with residential fire protection by contract.

Response to SECTION 4.6.110(9)(C)(1)(b)(D)

The dwelling is in fire district of North Bay Fire District. 67577 S. Bay Road. I spoke with fire chief -

(E) If the dwelling is not within a fire protection district, the applicant provides evidence that the applicant has asked to be included in the nearest such district.

Response to SECTION 4.6.110(9)(C)(1)(b)(E)

North Bay Fire District

(F) If the dwelling has a chimney or chimneys, each chimney has a spark arrester.

Response to SECTION 4.6.110(9)(C)(1)(b)(F)

^{SA}
Each chimney will have spark arrester

(G) The owner provides and maintains primary fuel-free break and secondary break areas on land surrounding the dwelling that is owned or controlled by the owner.

Done

Response to SECTION 4.6.110(9)(C)(1)(b)(G)

Owner SHALL provide AND maintain fuel free break
AND secondary Break

(2) (a) If a governing body determines that meeting the requirement of subsection (1)(b)(D) of this section would be impracticable, the governing body may provide an alternative means for protecting the dwelling from fire hazards. The means selected may include a fire sprinkling system, on-site equipment and water storage or other methods that are reasonable, given the site conditions. The applicant shall request and provide alternatives to be considered.

(b) If a water supply is required under this subsection, 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 minimum flow of at least one cubic foot per second. Road access shall be provided to within 15 feet of the water's edge for fire-fighting pumping units, and the road access shall accommodate a turnaround for fire-fighting equipment. [1993 c.792 §5; 1995 c.812 §6; 1997 c.293 §1; 2003 c.621 §103]

Response to SECTION 4.6.110(9)(C)(2)(a) & (b) – If you are requesting alternative forms of fire protection because you are outside of a Fire District and or provided with residential fire protection by contract, please provide additional solutions to fire protection. If you are within a fire district you do not need to respond to these criteria.

within Fire district

SECTION 4.6.130 ADDITIONAL CRITERIA FOR ALL NEW AND REPLACEMENT DWELLINGS AND STRUCTURES IN FOREST

The following siting criteria or their equivalent shall apply to all new dwellings and structures in forest and agriculture/forest zones. 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. A governing body shall consider the criteria in this rule together with the requirements OAR 660-0060-0035 to identify the building site:

(1) Dwellings and structures shall be sited on the parcel so that:

(a) They have the least impact on nearby or adjoining forest or agricultural lands;

Response to SECTION 4.6.130(1)(a) – Describe how the placement of the dwelling will have the least impact on nearby or adjoining forest or agricultural lands:

The dwelling is placed within subdivision of homes, It is buffered from forest AND agriculture lands by other properties

(b) The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized;

Response to SECTION 4.6.130(1)(b) – Describe any forest or farming practices that are occurring

on the subject tract. "Tract means land within the same ownership that is contiguous". Describe how the placement of the dwelling will ensure that adverse impacts on forest operations and accepted farming practices on the tract will be minimized.

No forest or farming on TRACT.
Dwelling within subdivision

(c) The amount of forest lands used to site access roads, service corridors, the dwelling and structures is minimized; and

Response to SECTION 4.6.130(1)(c) – How much acreage will be removed for site access roads, service corridors, dwelling and other structures. Could less property be removed from forest lands to support the proposed development. Please make sure plot plan matches any of the proposed development. Minimizing 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.

Access Roads are established. Property is with subdivision and buffered by other homes.

(d) The risks associated with wildfire are minimized.

Response to SECTION 4.6.130(1)(d) – Describe how the risks associated with wildfire are minimized. This section 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.

presently Wild Fire Risks are minimized by property being logged and maintained in future by owner -
30' Fire Break defensible barrier to structure, EXTRA 50' Firebreak safety zone downslope - Tree tops thinned to 15' spacing - dead low branches removed - 500 GALL TANK on water 3/4 hose @ 50 PSI

(2) Siting criteria satisfying section (1) of this section 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.

If you would like to provide addition explanation of Section (1) please use this space:

Dwelling is sited in N.E. corner of property 60' from front property line on east side, 27 ft. to north line

(3) The applicant shall provide evidence to the governing body 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 (OAR chapter 629). For purposes of this section, evidence of a domestic

water supply means:

- (a) 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;
- (b) A water use permit issued by the Water Resources Department for the use described in the application; or
- (c) 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.

Response to SECTION 4.6.130(3) – Please describe water source if need assistance you may contact Oregon Water Resource Department:

A well will be installed
Applicant shall submit well constructor's report to
county upon completion

- (4) 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 U.S. Bureau of Land Management, or the U.S. 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.

Response to SECTION 4.6.130(4) – Please explain if the road that is accessing the property is private or public. If it is private, ODF, BLM or US Forest Service a long-term road access use permit or agreement shall be provided with the application or acknowledgment by the applicant that this will be a condition of approval.

The Road Access is Public.

- (5) Approval of a dwelling shall be subject to the following requirements:

- (a) Approval of a dwelling requires the owner of the tract 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 in western Oregon or more than 30 acres in eastern Oregon, 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;
- (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 that department determines that the tract does not meet those requirements, that department will notify the owner and the 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; and
- (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.

Response to SECTION 4.6.130(5) – The Planning Department will request comments from the Assessor's Office regarding restocking. Please acknowledge that you will follow the restocking requirements.

I don't have a tract. I have a lot in a
subdivision neighbor hood.
I will follow the restocking requirements

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.

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.
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.
3. Fences, Hedges and Walls: No requirement, except for vision clearance provisions in Section 7.1.525.
4. Off-Street Parking and Loading: See Chapter VII.
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.
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.
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 Coos Forest Protective Association of the proposed 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;
- 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.

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.

10. Firebreak:

- a. 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.
- b. Sufficient garden hose to reach the perimeter of the primary safety zone shall be available at all times.
- c. 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
0%	30	0
10%	30	50
20%	30	75
25%	30	100
40%	30	150

12% Slope

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.

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).

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

14. 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.

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.

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

Response to SECTION 4.6.140

Is the property a legal unit of land?

YES

Will the applicant meet the road setback (should be shown on plot plan)?

yes

Will a Fence, Hedge and/or Wall be developed at this time? If so will it comply with the vision triangle?

NO FENCE

Has a driveway/access/parking permit been requested at the time of the application?

no, do I need to?

Has the applicant acknowledge and file in the deed record of Coos County, a Forest Management Covenant prior to receiving a zoning compliance letter.

I will

Has the applicant shown any waterways that require a 50 feet setback and if so will the setback be met?

no

Is the property within a Fire Protection District, if so which one?

North Bay Fire District

The applicant acknowledges that they will provide and maintain a water supply of at least 500 gallons with an operating water pressure of at least 50 PSI and sufficient 3/4 inch garden hose to reach the perimeter of the primary fuel-free building setback.

Acknowledged

Additional Primary Safety Zone Down Slope will be required based on the slope of the property. What is the slope of the property? If the slope differs from the soil report please explain.

Slope = 12%

Down slope safety zone 50'

Please acknowledge that the proposed dwelling use non-combustible or fire resistant roofing materials.

Dwelling will have Fire Resistent Roofing

Is there a water supply exceeding 4,000 gallons available to the site within your ownership?

no

The applicant acknowledges dwelling will not be sited on a slope of greater than 40 percent.

Acknowledged - 12%

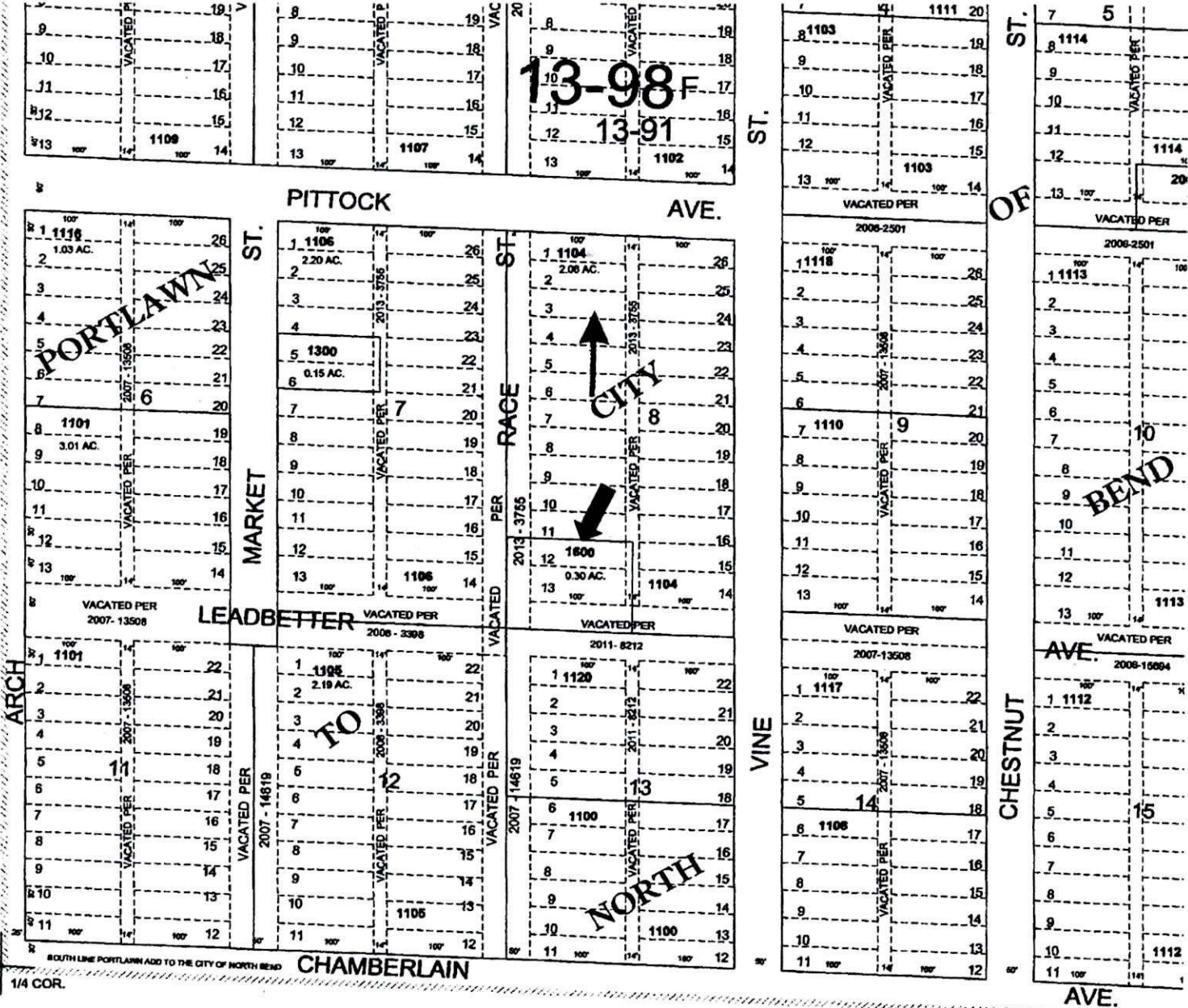
Does the proposed dwelling have a chimney and if so will a spark arrester be installed?

yes chimney. SPARK arresters will be installed.



This map/plot 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, locations of easements, acreage or other matters shown thereon.

SEE MAP 25S 13W 12C



SEE MAP 25S 13W 12C

RECORDING REQUESTED BY:



300 Anderson Ave
Coos Bay, OR 97420

Coos County, Oregon **2020-11737**
\$101.00 Pgs=4 **11/20/2020 03:39 PM**
eRecorded by: TICOR TITLE COOS BAY
Debbie Heller, CCC, Coos County Clerk

GRANTOR'S NAME:

Dale Edward Oester and Gayla Marie Fannin Revocable Trust

GRANTEE'S NAME:

Edward I. Fedoruk and Elysa P. Daniels Family Trust dated April 16, 2001

AFTER RECORDING RETURN TO:

Order No.: 360620032990-KF
Edward I. Fedoruk and Elysa P. Daniels Family Trust dated April 16, 2001
P O Box 5350
Carefree, AZ 85377

SEND TAX STATEMENTS TO:

Edward I. Fedoruk and Elysa P. Daniels Family Trust dated April 16, 2001
P O Box 5350
Carefree, AZ 85377

APN: 4375700
4356404
Map: 25-13-12DC TL 1600
25-13-12DC TL 1104
Lot on Vine Street, North Bend, OR 97459

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Gayla Marie Fannin, Trustee of the Gayla Marie Fannin Revocable Trust and Dale Edward Oester, Grantor, conveys and warrants to Edward I. Fedoruk and Elysa P. Daniels, Trustees of the Edward I. Fedoruk and Elysa P. Daniels Family Trust dated April 16, 2001, 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:

Lots 1 through 26, inclusive, Block 8, PORTLAWN ADDITION TO NORTH BEND, Coos County, Oregon. TOGETHER WITH those portions of vacated Leadbetter Avenue, Race Street, and alleyway that would inure by reason of the vacation thereof.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$120,000.00). (See ORS 93.030).

Subject to:

Easement(s) and rights incidental thereto as reserved in a document;

Reserved by: Phillips and Hambaugh Realty and Construction Company
Recording Date: May 11, 1931
Recording No: Book 114, Page 123

Easement(s) and rights incidental thereto as reserved in a document;

Reserved by: Phillips and Hambaugh Realty and Construction Company
Recording Date: January 11, 1932
Recording No: Book 116, Page 111

Easement(s) and rights incidental thereto as reserved in a document;

Reserved by: Phillips and Hambaugh Realty and Construction Company
Recording Date: August 1, 1932
Recording No: Book 117, Page 318

Easement(s) and rights incidental thereto as reserved in a document;

Reserved by: Phillips and Hambaugh Realty and Construction Company
Recording Date: March 25, 1933

STATUTORY WARRANTY DEED

(continued)

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: June 6, 2005
Recording No: 2005-7956

Any irregularities, reservations, easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road shown below:

Name: Leadbetter Avenue
Recording Date: October 17, 2011
Recording No: 2011-8212

Any irregularities, reservations, easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road shown below:

Name: Race Street and Alleyway
Recording Date: April 24, 2013
Recording No: 2013-3755

RACE STREET & ALLEYWAY
APRIL 24, 2013
2013-3755

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.

5

STATUTORY WARRANTY DEED
(continued)

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

Dated: Nov. 19, 2020

Dale Edward Oester
Dale Edward Oester

Gayla Marie Fannin Revocable Trust

BY: _____
Gayla Marie Fannin, Trustee

State of Oregon
County of Coos

This instrument was acknowledged before me on December 19, 2020 by Dale Edward Oester

[Signature]
Notary Public - State of Oregon

My Commission Expires: 3-21-23



State of Nevada
County of _____

This instrument was acknowledged before me on December _____, 2020 by Gayla Marie Fannin, Trustee of the
Gayla Marie Fannin Revocable Trust

Notary Public - State of _____

My Commission Expires: _____

STATUTORY WARRANTY DEED

(continued)

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

Dated: Nov. 19, 2020

Dale Edward Oester

Gayla Marie Fannin Revocable Trust

BY: Gayla Marie Fannin
Gayla Marie Fannin, Trustee

State of Oregon
County of Coos

This instrument was acknowledged before me on December 19, 2020 by Dale Edward Oester

Notary Public - State of Oregon

My Commission Expires: _____

State of Nevada
County of Washoe

This instrument was acknowledged before me on ^{NOV} December 19, 2020 by Gayla Marie Fannin, Trustee of the
Gayla Marie Fannin Revocable Trust

Cheryl Cathi Shawl
Notary Public State of Nevada

My Commission Expires: 09-18-2023



Copy from
prelim title
Report

Order No.: 360620032990

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2020-2021.
7. Easement(s) and rights incidental thereto as reserved in a document;

Reserved by: Phillips and Hambaugh Realty and Construction Company
Recording Date: May 11, 1931
Recording No: Book 114, Page 123
8. Easement(s) and rights incidental thereto as reserved in a document;

Reserved by: Phillips and Hambaugh Realty and Construction Company
Recording Date: January 11, 1932
Recording No: Book 116, Page 111
9. Easement(s) and rights incidental thereto as reserved in a document;

Reserved by: Phillips and Hambaugh Realty and Construction Company
Recording Date: August 1, 1932
Recording No: Book 117, Page 318
10. Easement(s) and rights incidental thereto as reserved in a document;

Reserved by: Phillips and Hambaugh Realty and Construction Company
Recording Date: March 25, 1933
Recording No: Book 118, Page 520

11. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: June 6, 2005
Recording No: 2005-7956

12. Any irregularities, reservations, easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road shown below:

Name: Leadbetter Avenue
Recording Date: October 17, 2011
Recording No: 2011-8212

13. Any irregularities, reservations, easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road shown below:

Name: Race Street and Alleyway
Recording Date: April 24, 2013
Recording No: 2013-3755

14. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

15. If title is to be insured in the trustee(s) of a trust (or if their act is to be insured), this Company will require a copy of said Trust Agreement or a current Trust Certification pursuant to ORS Chapter 130.860.

The Company reserves the right to make additional requirements or add additional items or exceptions after review of the requested documentation.

ADDITIONAL REQUIREMENTS/NOTES:

- A. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
- B. Note: There are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties: Edward I. Fedoruk and Elysa P. Daniels Family Trust dated April 16, 2001

45276-

GRANT DEED CORPORATION

THIS INDENTURE, made the 30th day of December, in the year of our Lord Nineteen Hundred and thirty-one between Phillips and Hambaugh Realty and Construction Corporation, a California Corporation, with principal place of business in Los Angeles County, California, the party of the first part and J. D. Massengill, the party of the second part,

WITNESSETH: That said party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations (\$10.00 etc) gold coin of the United States of America to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged does by these presents grant unto the said party of the second part, the following described lots, parcels or tracts of land situate, lying and being in the Rededication of Idaho Addition to North Bend, County of Coos and State of Oregon and particularly described as follows, to-wit:

All of Lots 18, 19 and 20, Block 23, as the same is shown and delineated upon the official map or plat thereof on file and of record in the office of the County Clerk of the County of Coos, State of Oregon, to which reference is hereby made.

SUBJECT TO: All taxes and/or assessments for 1931-32 and hereafter coming due. The Grantor hereby reserved a right of way, with the right of entry upon, over, under, along, across and through the said land for the purpose of erecting, constructing, operating, repairing and maintaining pole lines with cross arms for the transmission of electrical energy; and for telephone lines, and/or for laying, repairing, operating and renewing any pipe line or lines for water, gas or sewage and any conduits for electric or telephone wires and reserving to the Grantor herein the sole right to convey the rights hereby reserved.

IN WITNESS WHEREOF, the above mentioned corporation has caused this deed to be duly executed and its corporate name to be subscribed hereto by its proper officers thereunto duly authorized and has hereunto affixed its corporate seal the day and year first above written.

(Corporate Seal)

PHILLIPS AND HAMBAUGH REALTY AND CONSTRUCTION CORPORATION
By H. Grimshaw, Secretary

State of California
County of Los Angeles :ss ON THIS 30th day of December, 1931, before me, Jeannette Monahan, a Notary Public in and for said County, personally appeared H. Grimshaw known to me to be the Secretary of Phillips and Hambaugh Realty and Construction Corporation, the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

Recorded January 9, 1932, 9:05 A.M.
Robt. R. Watson, County Clerk

Jeannette Monahan
Notary Public in and for said County and State
My commission expires Nov. 4, 1933
(Notarial Seal)

45277-

GRANT DEED CORPORATION

THIS INDENTURE, made the 28th day of December in the year of our Lord Nineteen Hundred and thirty-one between Phillips and Hambaugh Realty and Construction Corporation, a California Corporation with principal place of business in Los Angeles County, California, the party of the first part and Emma Wilson, the party of the second part,

WITNESSETH: That said party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations (\$10.00 etc) gold coin of the United States of America, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant unto the said party of

D-116

due 11/6/32 112

the second part, the following described lots, parcels or tracts of land situate, lying and being in the Portlawn Addition to the City of North Bend, County of Coos and State of Oregon and particularly described as follows, to-wit:

All of Lots 18 and 19, Block 8, as the same is shown and delineated upon the official map or plat thereof on file and of record in the office of the County Clerk of the County of Coos, State of Oregon, to which reference is hereby made.

SUBJECT TO: All taxes and/or assessments for 1931-32 and hereafter coming due. The Grantor hereby reserves a right of way, with the right of entry upon, over, under, along, across and through the said land for the purpose of erecting, constructing, operating, repairing and maintaining pole lines with cross arms for the transmission of electrical energy; and for telephone lines; and/or for laying, repairing, operating and renewing any pipe line or lines for water, gas or sewage and any conduits for electric or telephone wires and reserving to the grantor herein the sole right to convey the rights hereby reserved.

IN WITNESS WHEREOF, the above mentioned corporation has caused this deed to be duly executed and its corporate name to be subscribed hereto by its proper officers thereunto duly authorized and has hereunto affixed its corporate seal the day and year first above written.

(Corporate Seal) PHILLIPS AND HAMBAUGH REALTY AND CONSTRUCTION CORPORATION
By H. Grimshaw, Secretary

State of California
County of Los Angeles :ss ON THIS 28th day of December, 1931, before me, Jeannette Monahan, a Notary Public in and for the said County, personally appeared H. Grimshaw, known to me to be the Secretary of Phillips and Hambaugh Realty and Construction Corporation, the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

Recorded January 11, 1932, 8 A.M.
Robt. R. Watson, County Clerk

Jeannette Monahan
Notary Public in and for said County and State
My commission expires Nov. 4, 1933
(Notarial Seal)

45278-

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That the W. T. Culver Company, a Delaware Corporation, formerly the Stout Lumber Company of Oregon, a corporation, the grantor, in consideration of One Hundred (\$100.00) Dollars and other good and valuable consideration to it in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does grant, bargain, sell and convey unto Mrs. Bessie A. Haines, her heirs and assigns, all the following described property situated in Douglas County, State of Oregon, to-wit:

The Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ -SE $\frac{1}{4}$) and the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ -SE $\frac{1}{4}$) of Section Nineteen (19); Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ -SW $\frac{1}{4}$), and the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ -NW $\frac{1}{4}$) of Section Twenty-nine (29); Northeast Quarter (NE $\frac{1}{4}$), Lots Two (2), Three (3), Four (4), Five (5), Six (6), Nine (9), Ten (10) and the North Half of the Southeast Quarter (N $\frac{1}{2}$ -SE $\frac{1}{4}$) of Section Thirty (30); Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), and the East Half of the Northeast Quarter (E $\frac{1}{2}$ -NE $\frac{1}{4}$) of Section Thirty-one (31); Lots Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ -NW $\frac{1}{4}$) and the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ -NW $\frac{1}{4}$) of Section Thirty-two (32); all in Township

The Grantor hereby reserves a right of way, with the right of entry upon, over, under, along, across and through the said land for the purpose of erecting, constructing, operating, repairing and maintaining pole lines with cross arms for the transmission of electrical energy; and for telephone lines, and/or for laying, repairing, operating and renewing any pipe line or lines for water, gas or sewage, and any conduits for electric or telephone wires, and reserving to the Grantor herein the sole right to convey the rights hereby reserved.

IN WITNESS WHEREOF, the above mentioned corporation has caused this deed to be duly executed and its corporate name to be subscribed hereto by its proper officers thereunto duly authorized, and has hereunto affixed its corporate seal the day and year first above written.

(Corporate Seal) PHILLIPS AND HAMBAUGH REALTY AND CONSTRUCTION CORPORATION.
By H. Grimsbaw, Secretary.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS. ON THIS 5th day of May, 1931, before me, Jeannette Monahan, a Notary Public in and for the said County, personally appeared H. Grimsbaw known to me to be the Secretary of Phillips and Hambaugh Realty and Construction Corporation, the corporation that executed the within instrument, known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

Recorded May 11, 1931. 11 A.M.
Robt. R. Watson, County Clerk.

Jeannette Monahan
Notary Public in and for said County and State.
My Commission Expires Nov. 4, 1933
(Notarial Seal)

43879-

GRANT DEED
CORPORATION

THIS INDENTURE, made the 5th day of May in the year of our Lord Nineteen Hundred and thirty-one between Phillips and Hambaugh Realty and Construction Corporation, a California Corporation, with principal place of business in Los Angeles County, California, the party of the first part, and Mary E. Rigg the party of the second part,

WITNESSETH: That said party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations (\$10.00 etc) gold coin of the United States of America, to it in hand paid by the said party of the second part, the following described lots, parcels or tracts of land situate, lying and being in the Portlawn Addition to the City of North Bend County of Coos, and State of Oregon, and particularly described as described as follows, to-wit:

All of Lots 14 and 15, of Block 8, as the same is shown and delineated upon the official map or plat thereof on file and of record in the office of the County Clerk of the County of Coos, State of Oregon, to which reference is hereby made.

SUBJECT TO: All taxes and assessments and installments thereof for 1931-32 and hereafter coming due.

The Grantor hereby reserves a right of way, with the right of entry upon, over, under, along, across and through the said land for the purpose of erecting, constructing, operating, repairing and maintaining pole lines with cross arms for the transmission of electrical energy; and for telephone lines; and/or for laying, repairing, operating and renewing any pipe line or lines for water, gas, or sewage, and any conduits for electric or telephone wires, and reserving to the Grantor herein the sole right to convey the rights hereby reserved.

IN WITNESS WHEREOF, the above mentioned corporation has caused this deed to be duly executed and its corporate name to be subscribed hereto by its proper officers thereunto duly authorized, and has hereunto affixed its corporate seal the day and year first above written.

D-1114

(Corporate Seal)

PHILLIPS AND HAMBAUGH REALTY AND CONSTRUCTION
CORPORATION
By H. Grimshaw, Secretary

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS. ON THIS 5th day of May, 1931, before me, Jeannette Monahan, a
Notary Public in and for the said County, personally appeared H. Grimshaw known to me to be the
Secretary of Phillips and Hambaugh Realty and Construction Corporation, the corporation that
executed the within instrument, known to me to be the persons who executed the within in-
strument on behalf of the corporation therein named, and acknowledged to me that such corporation
executed the same.

WITNESS my hand and official seal.

Jeannette Monahan
Notary Public in and for said County
and State.
My Commission Expires Nov. 4, 1933
(Notarial Seal)

Recorded May 11, 1931. 11 A.M.
Robt. R. Watson, County Clerk.

43880-

GRANT DEED
CORPORATION

THIS INDENTURE, made the 5th day of May in the year of our Lord Nineteen Hundred
and thirty-one between Phillips and Hambaugh Realty and Construction Corporation, a California
Corporation, with principal place of business in Los Angeles County, California, the party of
the first part; and E. J. Nicholson the party of the second part.

WITNESSETH: That said party of the first part, for and in consideration of the sum
of Ten Dollars and other good and valuable considerations (\$10.00 etc) gold coin of the United
States of America, to it in hand paid by the said party of the second part, the receipt
whereof is hereby acknowledged, does by these presents, Grant unto the said party of the second
part, the following described lots, parcels or tracts of land situate, lying and being in the
Central Addition to the City of North Bend County of Coos, and State of Oregon, and particularly
described as follows, to-wit:

All of Lots 13 and 14, Block 10, as the same is shown and delineated upon the official
map or plat thereof on file and of record in the office of the County Clerk of the County of
Coos, State of Oregon, to which reference is hereby made.

SUBJECT TO: All taxes and assessments and installments thereof for 1931-32 and
hereafter coming due.

The Grantor hereby reserves a right of way, with the right of entry upon, over,
under, along, across and through the said land for the purpose of erecting, constructing,
operating, repairing and maintaining pole lines with cross arms for the transmission of
electrical energy; and for telephone lines; and/or for laying, repairing, operating and re-
newing any pipe line or lines for water, gas or sewage, and any conduits for electric or
telephone wires, and reserving to the Grantor herein the sole right to convey the rights
hereby reserved.

IN WITNESS WHEREOF, the above mentioned corporation has caused this deed to be duly
executed and its corporate name to be subscribed hereto by its proper officers thereunto duly
authorized, and has hereunto affixed its corporate seal the day and year first above written.

PHILLIPS AND HAMBAUGH REALTY AND CONSTRUCTION CORPORATION.
(Corporate Seal) By H. Grimshaw, Secretary.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS. ON THIS 5th day of May, 1931, before me, Jeannette Monahan,
a Notary Public in and for the said County, personally appeared H. Grimshaw known to me to be
the Secretary of Phillips and Hambaugh Realty and Construction Corporation, the corporation,
the corporation that executed the within instrument, known to me to be the persons who executed
the within instrument on behalf of the corporation therein named, and acknowledged to me that

and seal the day and year first above written.

U. S. I. R. Documentary 50 Cent Stamp
Cancelled M & Sophia Pearson 7/25/32

M. Pearson
Sophia Pearson

State of California
County of Los Angeles :ss ON THIS 25th day of July, A. D. 1932 before me, Jeannette Monahan, a Notary Public in and for said County and State, personally appeared M. Pearson & Sophia Pearson, husband & wife, known to me (or proved to me on the oath of ___) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Recorded August 1, 1932, 8 A.M.
Robt. R. Watson, County Clerk

Jeannette Monahan
Notary Public in and for said County and State
My commission expires Nov. 4, 1933
(Notarial seal)

46272-

GRANT DEED CORPORATION

THIS INDENTURE, made the 20th day of July in the year of our Lord Nineteen Hundred and thirty-two between Phillips and Hambaugh Realty and Construction Corporation, a California Corporation with principal place of business in Los Angeles County, California, the party of the first part and Louis Harvey Winchell, the party of the second part,

WITNESSETH: That said party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations (\$10.00 etc) gold coin of the United States of America to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant unto the said party of the second part, the following described lots, parcels or tracts of land situate, lying and being in the County of Coos and State of Oregon and particularly described as follows, to-wit:

All of Lots 9, 10 and 11 of Block 8 of that certain subdivision known as Portlawn Addition to the City of North Bend as the same is shown and delineated upon the official map or plat thereof on file and of record in the office of the County Clerk of the County of Coos, State of Oregon, to which reference is hereby made. Subject to: All taxes and/or assessments and installments thereof which have become a lien of record against this property subsequent to July 11th, 1930, or which may hereafter become a lien against this property. The Grantor hereby reserves a right of way, with the right of entry upon, over, under, along, across and through the said land for the purpose of erecting, constructing, operating, repairing and maintaining pole lines with cross arms for the transmission of electrical energy; and for telephone lines; and/or for laying, repairing, operating and renewing any pipe line or lines for water, gas or sewage and any conduits for electric or telephone wires and reserving to the Grantor herein the sole right to convey the rights hereby reserved.

IN WITNESS WHEREOF, the above mentioned corporation has caused this deed to be duly executed and its corporate name to be subscribed hereto by its proper officers thereunto duly authorized and has hereunto affixed its corporate seal the day and year first above written.

(Corporate seal) PHILLIPS AND HANBAUGH REALTY AND CONSTRUCTION CORPORATION
By G. W. Ames, President
By C. B. Arnold, Secretary
U. S. I. R. Documentary 50 Cent Stamp
Cancelled P & H R & C Corpn. 7/20/32

State of California
County of Los Angeles :ss ON THIS 20th day of July, 1932, before me, Jeannette Monahan, a

Notary Public in and for the said County, personally appeared G. W. Ames, known to me to be the President and C. B. Arnold known to me to be the Secretary of Phillips and Hambaugh Realty and Construction Corporation, the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

Recorded August 1, 1932, 8 A.M.
Robt. R. Watson, County Clerk

Jeanette Monahan
Notary Public in and for said County and
State
My commission expires Nov. 4, 1933
(Notarial Seal)

46273-

GRANT DEED CORPORATION

THIS INSTRUMENT, made the 20th day of July in the year of our Lord Nineteen Hundred and thirty-two between Phillips and Hambaugh Realty and Construction Corporation, a California Corporation, with principal place of business in Los Angeles County, California, the party of the first part and Anna E. De Rosie and Archie De Rosie, as joint tenants with the right of survivorship, the parties of the second part,

WITNESSETH: That said party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations (\$10.00 etc) Gold coin of the United States of America to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, does by these presents grant unto the said parties of the second part, the following described lots, parcels or tracts of land situate, lying and being in the County of Coos and State of Oregon and particularly described as follows, to-wit:

All of Lot 2 of Block 11 of that certain subdivision known as Charleston Industrial Tract as the same is shown and delineated upon the official map or plat thereof on file and of record in the office of the County Clerk of the County of Coos, State of Oregon, in Vol. 6 of Town Plats at Page 20 to which reference is hereby made. Subject to: All taxes and/or assessments and installments thereof which have become a lien of record against this property subsequent to November 13th, 1930, or which may hereafter become a lien against this property. The Grantor hereby reserves a right of way, with the right of entry upon, over, under, along, across and through the said land for the purpose of erecting, constructing, operating, repairing and maintaining pole lines with cross arms for the transmission of electrical energy; and for telephone lines; and/or for laying, repairing, operating and renewing any pipe line or lines for water, gas or sewage and any conduits for electric or telephone wires and reserving to the Grantor herein the sole right to convey the rights hereby reserved.

IN WITNESS WHEREOF, the above mentioned corporation has caused this deed to be duly executed and its corporate name to be subscribed hereto by its proper officers thereunto duly authorized and has hereunto affixed its corporate seal the day and year first above written

(Corporate Seal) PHILLIPS AND HAMBAUGH REALTY AND CONSTRUCTION CORPORATION
By G. W. Ames, President
By C. B. Arnold, Secretary
U. S. I. R. Documentary 50 Cent Stamp
Cancelled P & H R & C Compn 7/29/32

State of California
County of Los Angeles :ss ON THIS 20th day of July, 1932, before me, Jeanette Monahan, a Notary Public in and for the said County, personally appeared G. W. Ames known to me to be the President and C. B. Arnold known to me to be the Secretary of Phillips and Hambaugh Realty and Construction Corporation, the corporation that executed the within instrument known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

D-1177

47475-

GRANT DEED CORPORATION

THIS INDENTURE, made the 21st day of March in the year of our Lord Nineteen Hundred and Thirty-three between Phillips and Hambaugh Realty and Construction Corporation, a California Corporation, with principal place of business in Los Angeles County, California the party of the first part and Nellie E. Bartlett, the party of the second part,

WITNESSETH: That said party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations (\$10.00 etc) gold coin of the United States of America to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant unto the said party of the second part, the following described lots, parcels or tracts of land situate, lying and being in the County of Coos and State of Oregon and particularly described as follows, to-wit:

All of Lots 23, 24, 25 and 26 of Block 3 of that certain subdivision known as City of Coos Bay as the same is shown and delineated upon the official map or plat thereof on file and of record in the office of the County Clerk of the County of Coos, State of Oregon, to which reference is hereby made.

SUBJECT TO: All taxes and/or assessments and installments thereof for 1933-34 and thereafter coming due.

The Grantor hereby reserves a right of way, with the right of entry upon, over, under, along, across and through the said land for the purpose of erecting, constructing, operating, repairing and maintaining pole lines with cross arms for the transmission of electrical energy; and for telephone lines; and/or for laying, repairing, operating and renewing any pipe line or lines for water, gas or sewage and any conduits for electric or telephone wires, and reserving to the Grantor herein the sole right to convey the rights hereby reserved.

IN WITNESS WHEREOF, the above mentioned corporation has caused this deed to be duly executed and its corporatename to be subscribed hereto by its proper officers thereunto duly authorized and has hereunto affixed its corporate seal the day and year first above written.

(Corporate Seal) PHILLIPS AND HAMBAUGH REALTY AND CONSTRUCTION CORPORATION
By G. W. Ames, President
By H. Grimshaw, Secretary

U.S.I.R. Documentary Fifty Cent Stamp
Cancelled P & H R & C Corpn 3-21-33

State of California
County of Los Angeles : ss ON THIS 21st day of March, 1933, before me, Jeannette Monahan, a Notary Public in and for the said County, personally appeared G. W. Ames known to me to be the President, and H. Grimshaw known to me to be the Secretary of Phillips and Hambaugh Realty and Construction Corporation, the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

Recorded March 25, 1933, 10:30 A.M.
L. W. Oddy, County Clerk

Jeannette Monahan
Notary Public in and for said County and State
My commission expires Nov. 4, 1933
(Notarial seal)

47476-

GRANT DEED CORPORATION

THIS INDENTURE, made the 24th day of February in the year of our Lord Nineteen Hundred and thirty-three between Phillips and Hambaugh Realty and Construction corporation, a California Corporation, with principal place of business in Los Angeles County, California the party of the first part and H. L. Kenyon, the party of the second part,

WITNESSETH: That said party of the first part, for and in consideration of the

sum of Not Over One Hundred and no/100 (\$100.00) Dollars gold coin of the United States of America, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant unto the said party of the second part, the following described lots, parcels or tracts of land situate, lying and being in the County of Coos and State of Oregon and particularly described as follows, to-wit:

All of Lots 20 and 21 of Block 8 of that certain subdivision known as Parklawn Addition to the City of North Bend as the same is shown and delineated upon the official map or plat thereof on file and of record in the office of the County Clerk of the County of Coos, State of Oregon, to which reference is hereby made.

SUBJECT TO: All taxes and/or assessments and installments thereof which have become a lien of record against this property subsequent to May 27th, 1930, or which may hereafter become a lien against this property.

The Grantor hereby reserves a right of way, with the right of entry upon, over, under, along, a cross and through the said land for the purpose of erecting, constructing, operating, repairing and maintaining pole lines with cross arms for the transmission of electrical energy; and for telephone lines; and/or for laying, repairing, operating, and renewing any pipe line or lines for water, gas or sewage and any conduits for electric or telephone wires and reserving to the Grantor herein the sole right to convey the rights hereby reserved.

IN WITNESS WHEREOF, the above mentioned corporation has caused this deed to be duly executed and its corporate name to be subscribed hereto by its proper officers thereunto duly authorized and has hereunto affixed its corporate seal the day and year first above written.

(Corporate Seal) PHILLIPS AND HAMBAUGH REALTY AND CONSTRUCTION CORPORATION
By G. W. Ames, President
By H. Grimshaw, Secretary

State of California
County of Los Angeles :ss ON THIS 24th day of February, 1933, before me, Jeannette Monahan a Notary Public in and for the said County, personally appeared G. W. Ames known to me to be the President, and H. Grimshaw known to me to be the Secretary of Phillips and Hambaugh Realty and Construction Corporation, the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

Jeannette Monahan
Notary Public in and for said County and State
My commission expires Nov. 4, 1933
(Notarial seal)

Recorded March 25, 1933, 10:30 A.M.
L. W. Oddy, County Clerk

47477-

GRANT DEED CORPORATION

THIS INDENTURE, made the 24th day of February in the year of our Lord Nineteen Hundred and thirty-three between Phillips and Hambaugh Realty and Construction Corporation, a California Corporation, with principal place of business in Los Angeles County, California, the party of the first part and Anna C. Buckalew, Guardian of Alvin H. Buckalew, Jr., a Minor, the parties of the second part,

WITNESSETH: That said party of the first part for and in consideration of the sum of not over One Hundred and no/100 (\$100.00) Dollars, gold coin of the United States of America, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant unto the said party of the second part, the following described lots, parcels or tracts of land situate, lying and being in the County of Coos and State of Oregon and particularly described as follows, to-wit:

D-118

BOARD OF COMMISSIONERS

COUNTY OF COOS

STATE OF OREGON

In the Matter of the Vacation of a)	ORDER GRANTING
Portion of Leadbetter Avenue, the alley)	VACATION WITHOUT
in Block 13, and a portion of Race)	HEARING
Street, Plat of Portlawn Addition City)	11-08-077PL
of North Bend, Coos county, Oregon)	

NOW BEFORE THE Board of Commissioners sitting for the transaction of County business on the 30th day of August, 2011, is the matter of the vacation of a portion of Leadbetter Avenue, the alley in Block 13, and a portion of Race Street, Plat of Portlawn Addition City of North Bend, Coos County, Oregon where as described on page 3 of this document and further shown on the map attached hereto, labeled Exhibit "A", and incorporated herein by reference;

AND IT APPEARING to the Board that a petition was submitted and filed on July 11, 2011 (Case #VAC-11-03) by Monte Ellis Johnson and Anne Elaine Benten;

AND IT FURTHER APPEARING to the Board that pursuant to ORS 368.346(1) the Coos County Roadmaster has submitted a report regarding the vacation and a copy of that report is attached hereto as Exhibit "B" and incorporated herein by this reference;

AND IT FURTHER APPEARING to the Board that after reviewing the reports of the Planning and Road Departments and other materials on file and considering the information presented at a meeting of the Board on the 30th day of August, 2011, the Board finds that the property proposed to be vacated is useless as part of the general road system and no property will be deprived of the right of access;

*Monte Johnson & Anne Benten
34410 Juniperwood PLACE
Caldwin, OR 97624*

After Recording, return to:

10/17/2011 10:34:46AM
PAGE 1 OF 5
2011 8212
COOS COUNTY CLERK, OREGON
TERRI L. TURI, CCC, COUNTY CLERK
TOTAL \$61.00

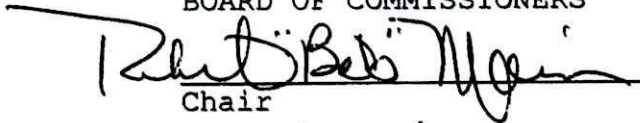
1 AND IT FURTHER APPEARING to the Board that one hundred (100%)
2 percent of the abutting property owners have submitted written
3 consent to this vacation;

4 NOW, THEREFORE, IT IS HEREBY ORDERED THAT:

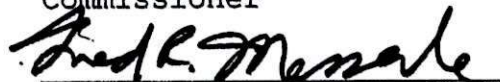
- 5 (1) A portion of Leadbetter Avenue, the alley in Block 13, and
6 a portion of Race Street, Plat of Portlawn Addition City
7 of North Bend, Coos County, Oregon is hereby vacated and
8 shall vest to the abutting property owners as shown on
9 page 3.
- 10 (2) All fees and costs associated with this vacation process
11 shall be paid by the petitioner.
- 12 (3) This Order shall be recorded with the Coos County Clerk
13 and copies filed with the County Surveyor and County
14 Assessor as provided in ORS 368.356.

15 Dated this 30th of August, 2011.

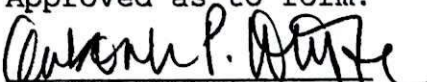
16 BOARD OF COMMISSIONERS

17 
18 Chair

19 
20 Commissioner

21 
22 Commissioner

23 Approved as to form:

24 
25 Office of Legal Counsel

26
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28 After Recording, return to:



2011 8212

SW1/4 SE1/4 SEC. 12 T.25S. R.13W. W.M.
COOS COUNTY

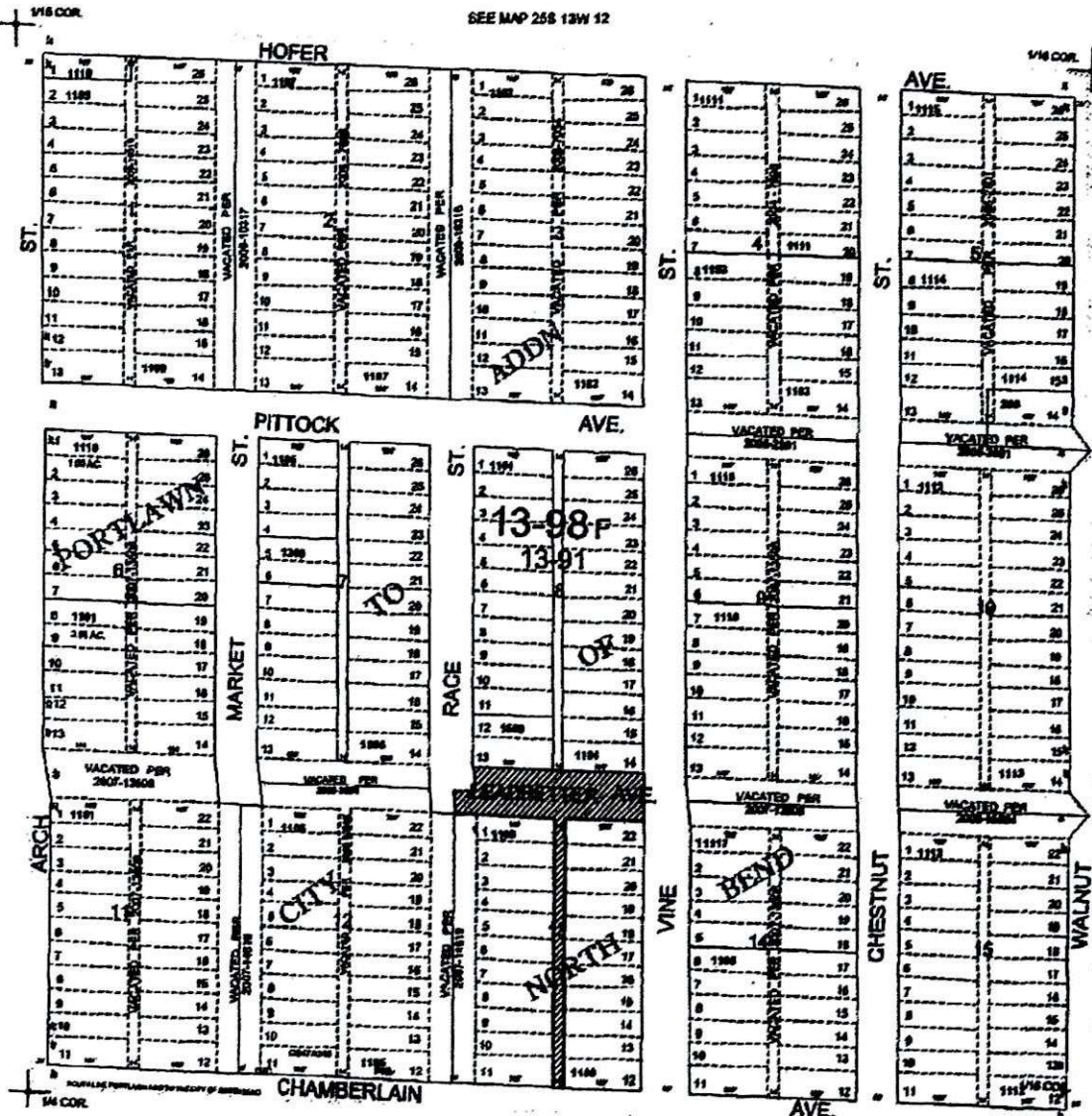
25S 13W 12DC

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SEE MAP 25S 13W 12

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SEE MAP 25S 13W 12C

SEE MAP 25S 13W 12

SEE MAP 25S 13W 13AB

11-23-2008

25S 13W 12DC

EXHIBIT "A"



COOS COUNTY ROAD DEPARTMENT

1281 W. Central Street, Coquille, Oregon 97423

(541) 396-3121 Ext.377

FAX (541) 396-4011 / TDD (800) 735-2900

JOHN ROWE
Roadmaster

August 4, 2011

Patty Evernden
Planning Director

Re: Vacation VAC-11-03, Portlawn Addition to the City of North Bend
T25S, R13W, Section 12
Applicants: Monte Ellis Johnson and Anne Elaine Benton

This land is undeveloped, brushy and located in a canyon. Leadbetter Ave. is already vacated between Market Street and Race Street and between Vine Street and Chestnut Street. I do not foresee any future street development to the south of Leadbetter Ave. The property can be accessed from Vine Street or Race Street.

The petitioners want to use the land for residential purposes, building sites and septic drain fields.

The proposed vacation of a portion of Leadbetter Ave. and alley between Race Street and Vine Street is in the public interest because of the new property tax income it will create.

Thank you,

John Rowe
Roadmaster

10/17/2011 10:34:46AM
PAGE 5 OF 5
2011 8212

COOS COUNTY CLERK, OREGON
TERRI L. TURI, CCC, COUNTY CLERK
TOTAL \$61.00



BOARD OF COMMISSIONERS, COUNTY OF COOS, STATE OF OREGON

IN THE MATTER OF THE VACATION OF A PORTION OF)
RACE STREET, LOCAL FILE NO. VAC-13-01)

ORDER
13-02-025PL

NOW BEFORE the Board of Commissioners sitting for the transaction of County business on the 19th day of March, 2013 is the matter of the vacation of a portion of Race Street, described as follows and as further shown on the map attached hereto, labeled Exhibit "A" and incorporated herein by reference:

In the SW 1/4 of the SE 1/4 of Section 12, Township 25 South, Range 13 W.W.M. Coos County, Oregon In the Plat of Portlawn Addition to the City of North Bend

Vacation Parcel 1: That portion of Race Street extending from the South right-of-way line of Pittock Avenue, (a line extending from the Northeast corner of Block 7 to the Northwest corner of Block 8) to the North line of Leadbetter Avenue, (a line extending from the Southeast corner of Block 7 to the Southwest corner of Block 8), said portion of Race Street being a rectangle 50.00 feet wide and 400.00 feet long, containing 0.46 acres of land more or less. Also and including that portion of Leadbetter Avenue described as follows: beginning at the Southeast corner of Block 7; thence South for a distance of 60.00 feet to the Northeast corner of Block 12; thence East toward the Northwest corner of Block 13 for a distance of 25.00 feet to a point on the centerline of Race Street; thence North along said centerline for a distance of 30.00 feet to the centerline intersection of Race Street and Leadbetter Avenue; thence East along the centerline of Leadbetter Avenue for a distance of 25.00 feet to a point which would be on the West line of Block 8 extended; thence North along said extended West line for a distance of 30.00 feet to the Southwest corner of said Block 8; thence West for a distance of 50.00 feet to the point of beginning. Said parcel containing 0.05 acres of land more or less. Note: The above described parcel of land is meant to encompass that portion of Race Street and Leadbetter Avenue beginning on the aforementioned South right-of-way line of Pittock Avenue and ending on the boundaries of Street Vacations 2007-14619, 2008-3398 and 2011-8212.

Vacation Parcel 2: The alley running North/South through Block 7, extending from the South right-of-way line of Pittock Avenue, (a line extending from the Northeast corner of Lot 1, Block 7 to the Northwest corner of Lot 26, Block 7) to the North line of Leadbetter Avenue, (a line extending from the Southeast corner of Lot 1, Block 7 to the Southwest corner of Lot 26, Block 7), said alley being a rectangle 14.00 feet wide and 400.00 feet long, containing 0.13 acres of land more or less.

Vacation Parcel 3: The alley running North/South through Block 8, extending from the South right-of-way line of Pittock Avenue, (a line extending from the Northeast corner of Lot 1, Block 8 to the Northwest corner of Lot 26, Block 8) to the North line of Leadbetter Avenue, (a line extending from the Southeast corner of Lot 1, Block 8 to the Southwest corner of Lot 26, Block 8), said alley being a rectangle 14.00 feet wide and 400.00 feet long, containing 0.13 acres of land more or less.

AND IT APPEARING to the Board that Everett Bachman Living Trust; Gayla M. & Dale E. Oester; Nathan D. & Amy E. Peterson; and Monte Ellis Johnson & Anne Elaine Benten submitted a petition for said vacation on January 2, 2013 (Case #VAC-13-01);

AND IT FURTHER APPEARING to the Board that, in accordance with ORS 368.351, 100% of the abutting landowners have submitted written consent to this vacation and the County Roadmaster has submitted a written report finding this vacation to be in the public interest;

AND IT FURTHER APPEARING that the Board, having read said Petition and report from the County Roadmaster, has determined the vacation of the above described portion of Race Street to be in the public interest and consistent with the requirements of Oregon law;

NOW, THEREFORE, IT IS HEREBY ORDERED that the above described portion of Race Street be vacated;

AND IT IS FURTHER ORDERED that the amount of the costs resulting from this approved vacation, not including any recording fees, is \$1,561.00, and the above-described petitioner(s) shall be liable for and is/are hereby directed to pay such sum, after subtracting therefrom any amounts previously paid, and shall additionally be required to pay any and all fees for recording this Order as determined by the County Clerk;

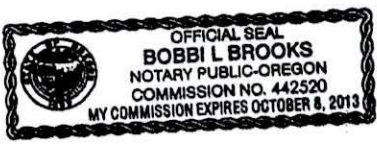
AND IT IS FURTHER ORDERED that this Order and supporting document(s) be recorded with the Coos County Clerk, with copies filed with the County Assessor and County Surveyor.

DATED this 20th day of April, 2013.

[Signature])
Chair)
BOARD OF COMMISSIONERS)
[Signature])
Commissioner)
[Signature])
Commissioner)

STATE OF OREGON)
) ss.
COUNTY OF COOS)

This instrument was acknowledged before me this 20th day of April, 2013, by JOHN W SWEET
MELISSA T. CREBBINS ROBERT "BOB" MAIN as Commissioners of Coos County.



[Signature]
Notary Public for Oregon
My Commission Expires: 10/08/13

AFTER RECORDING, RETURN TO:
Everett Bachman Trust
1708 McPherson
North Bend, OR 97459