



Coos County Land Use Permit Application

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60 E. SECOND STREET OR MAIL
TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL
PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

DR-21-039
ACU-21-019

Health Fee \$83⁰⁰ + total \$1716

FILE NUMBER:

Date Received: 3/12/21 Receipt #: 89926392 Received by: OR + 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) Pun Shun Chung

Mailing address: 2100 W11th st, Eugene, Or 97401

Phone: 541-513-1761

Email: candhlc8@gmail.com

Township: 28S Range: 14W Section: 17 ¼ Section: Select 1/16 Section: Select Tax lots: 1000, 1001, 1002

Select Select Select Select Select

Tax Account Number(s): 955501, 955503

Zone: Select Zone Industrial

Tax Account Number(s) AND 955504

Please Select

B. Applicant(s) Ken Yuen (RV Parking Owner)

Mailing address: 2100 W11th st, Eugene, Or 97401

Phone: 541-232-1220

C. Consultant or Agent: Ken Yuen (RV Parking Owner)

Mailing Address 2100 W11th st, Eugene, Or 97401

Phone #: 541-232-1220

Email: kamsing111@aol.com

Type of Application Requested

- Comp Plan Amendment
- Text Amendment
- Map - Rezone

- Administrative Conditional Use Review - ACU
- Hearings Body Conditional Use Review - HBCU
- Variance - V

- Land Division - P, SUB or PUD
- Family/Medical Hardship Dwelling
- Home Occupation/Cottage Industry

Special Districts and Services

Water Service Type: On-Site (Well or Spring)

Sewage Disposal Type: On-Site Septic

School District: Bandon

Fire District: Bandon RFPD

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.

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: 52185 hwy 101, bandon, or 97411 / McKee Gulch

Type of Access: State Hwy - Provide Access Permit Name of Access: 101 HWY

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 designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. Inspections should be made by calling the Road Department at 541-396-7660

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: _____ Receipt # _____

File Number: DR-21-

ADDRESS OF DRIVEWAY #1 CLOSEST TO YOUR NEW DRIVEWAY: N BANDON FRONTAGE RD

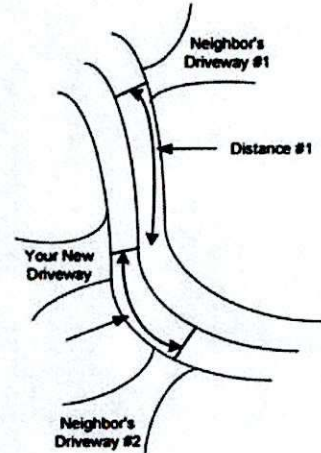
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW DRIVEWAY: 1444 FT

Is this driveway on the same side of the road as your Driveway: No

ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR NEW DRIVEWAY: N BANK LN

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW DRIVEWAY: 2300 FT

Is this driveway on the same side of the road as your Driveway: Yes



The distance information is important from your new driveway to the closest driveways on either side of you (doesn't matter which side of the road) and what the addresses are to those two driveways. This information is important to include in the formula used to calculate the correct address.

Staff from the County Road Department will place the stake and once the driveway stake has been placed, it must not be moved. If your stake is removed or damaged you may purchase replacements.

Additional Notes or directions:

ACCESS INFORMATION PLEASE SEE ----- EXHIBIT i Pg 1 AND Pg 2

APPLICATION CHECK LIST STATEMENT OF INTENT PLEASE SEE ----- EXHIBIT H

LIST OF ALL EXHIBITS

- EXHIBIT A RV PARKING "PLOT PLAN".
- EXHIBIT B1 and B2 SEPTIC
- EXHIBIT C WELL
- EXHIBIT D1 30 RV Parking spaces Drawing.
- EXHIBIT E1, E2, E3, E4 DEED document.
- EXHIBIT F1. THE RV PARKING ENTRANCE WITH A PASSED LANE
- EXHIBIT F4 FOR ALL THE ACCESS ROAD NEAR THE SUBJECT PROPERTY
- EXHIBIT F3 THE RV PARKING OTHER ENTRANCE HAS A TURN IN LANE
- EXHIBIT F2 THE RV PARKING ENTRANCE WITH A PASSED LANE

This application is not required.

SANITATION INFORMATION

If this is a request for a recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering Coos Health and Wellness, Environmental Health Staff will be reviewing the proposal to ensure the use meets environmental health standards for sanitation and water requirements to serve the facility. If the proposal indicates that you are using a community water system a review may be required. A fee is charged for this service and shall be submitted with the application \$83.00. If you have questions about regulations regarding environmental health services please call 541-266-6720. This form is required to be signed off for any type of subdivision, recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering.

Water Service Type: On-site Well



Sewage Disposal Type: On-site septic



Please check if this request is for industrial, commercial, recreational or home base business use and complete the following questions:

- How many employees/vendors/patrons, total, will be on site?
- Will food be offered as part of the an on-site business?
- Will overnight accommodations be offered as part of an on-site business?
- What will be the hours of operation of the business?

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

Staff Signature: _____

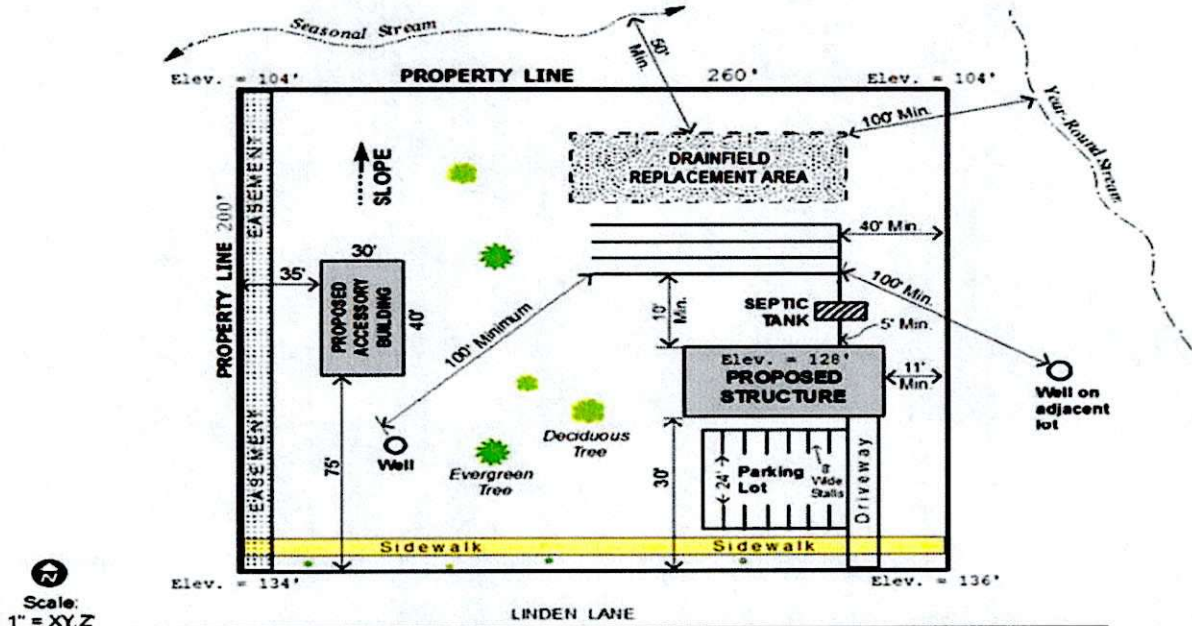
- This application is found to be in compliance and will require no additional inspections
- This application is found to be in compliance but will require future inspections
- This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and Wellness, Environmental Heath Division to make an appointment.

Additional Comments:

SANITATION INFORMATION PLEASE SEE ----- EXHIBIT L

Plot Plan
The grid for the plot plan is found on the next page

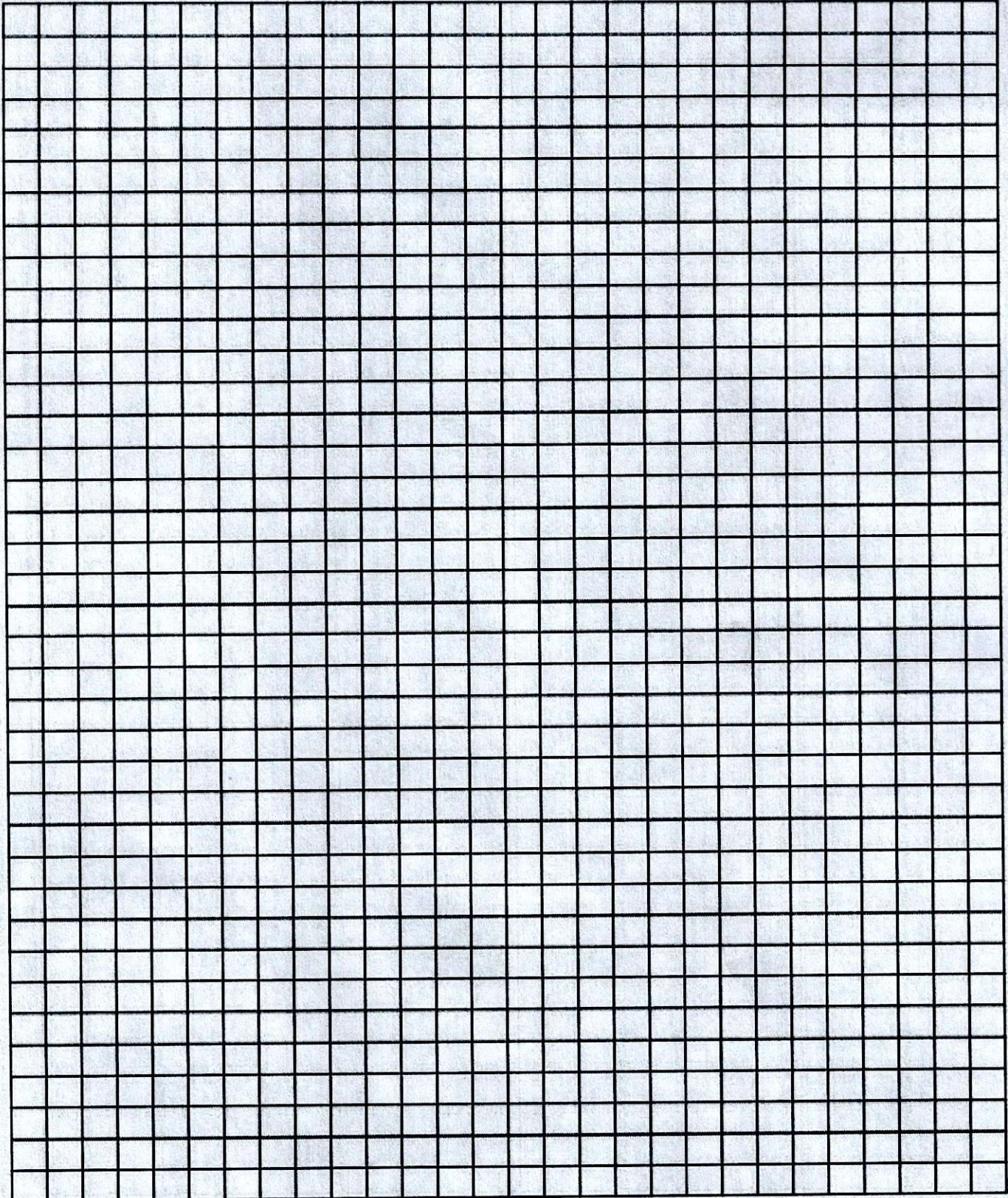
SAMPLE PLOT PLAN



ITEMS THAT MUST BE ON THE PLOT PLAN:

At a minimum, the site plan should provide information on the following items:

- Existing and proposed lot lines, lot or parcel numbers, and acreage/square footage of lots.
- Dimensions of all illustrated features (i.e. all structures, septic systems, driveways, roads, etc.)
- Significant natural features (slopes greater than 20%, geologic hazards, wetlands, drainage ways, rivers, streams, and the general location of existing trees, etc.).
- Existing easements (access, storm drainage, utility, etc.).
- Existing and proposed (structures, outbuildings, septic, etc.) on site and on adjoining properties.
- Existing and proposed road locations including widths, curbs, and sidewalks.
- Existing and proposed driveway approach locations on site, existing driveway approaches on adjoining properties on the same side of the street, and existing driveway approaches across the street from the site.
- Contiguous properties under the same ownership.
- General predevelopment topographical information (minimum 10' contour intervals).
- Location of utilities.
- If redevelopment is viable in the future, a redevelopment plan should be included.
- Preliminary site utility plan.
- Please add any additional Road or parking items from the parking form.



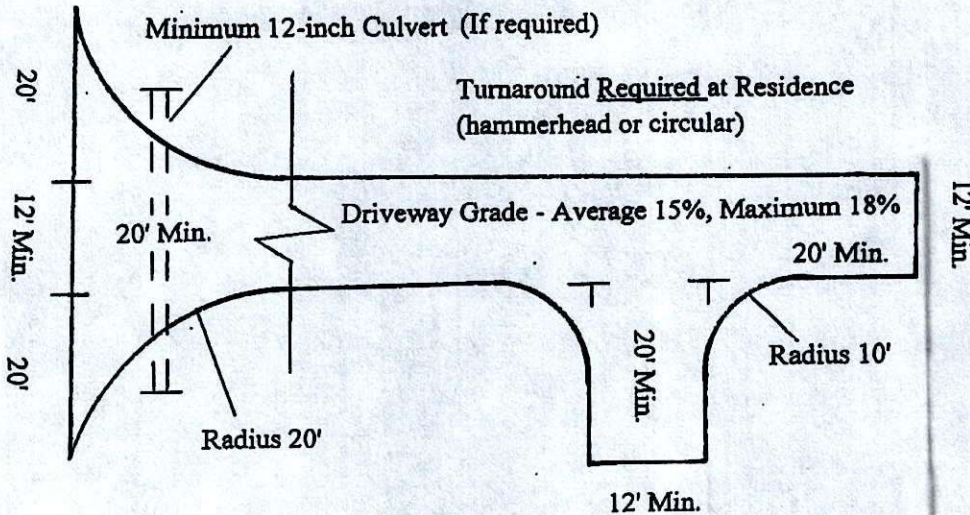
**ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE**

Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100' both directions
- Speed greater than 35mph – 150' both directions

All Weather Surface – minimum 4 – inches aggregate base or as required by Roadmaster.

Figure 7.1.425



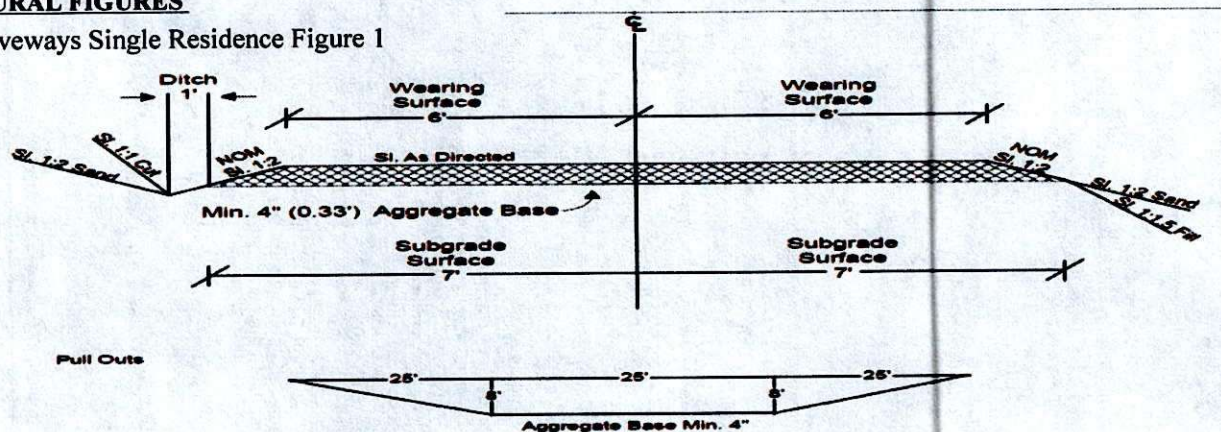
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

If driveway is over 1,000 ft., a pullout is required every 600 ft.

If a driveway cannot meet the maximum 18% grade then a legal agreement may be signed and recorded at the County Clerk's office releasing the County from any liability from such driveway development. This document must be referenced on the property deed to allow future purchasers know that the driveway does meet standard. A sign shall be placed at the bottom of the driveway to warn any users of the driveway that it is not built to standard. Proof must be filed with the Planning and Road Department that the documents have been filed and a sign has been placed. The form located on the following page must be completed, signed and recorded prior to any land use authorizations.

RURAL FIGURES

Driveways Single Residence Figure 1



FORESTRY, MINING OR AGRICULTURAL ACCESS:

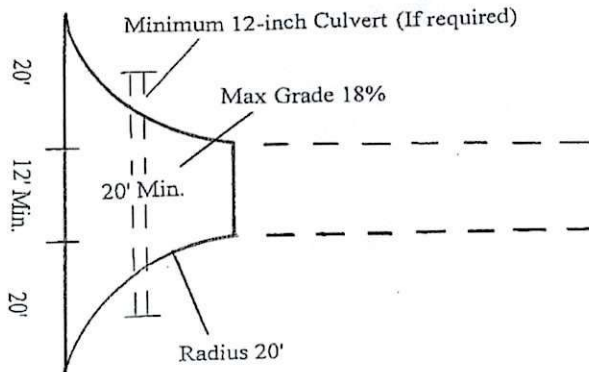
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways reviewable by the County. However, all new and re-opened forestry, mining or agricultural roads shall meet the access standards listed in this section.

Forestry, Mining or Agricultural Access Standard drawing
Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100' both directions
- Speed greater than 35 mph – 150' both directions

All Weather Surfaces – minimum aggregate base as required by the Roadmaster
The access will be developed from the edge of the developed road.

Figure 7.1.450

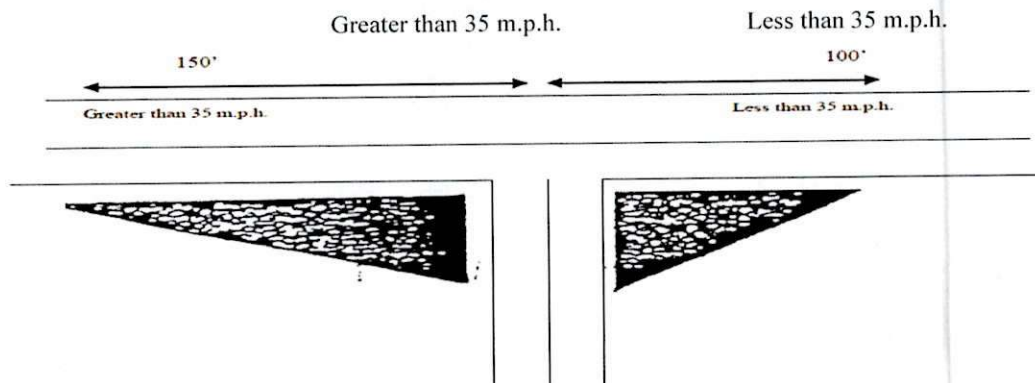


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

VISION CLEARANCE TRIANGLE:

The following regulations shall apply to all intersections of streets and roads within all districts in order to provide adequate visibility for vehicular traffic. There shall be no visual obstructions over thirty-six (36) inches in height within the clear vision area established herein. In addition to street or road intersections, the provisions of this section shall also apply to mobile home park, recreational vehicle park, and campground accesses (entrances or exists).

The clear vision area shall extend along the right-of-way of the street for a minimum of 100 feet where the speed limit is less than 35 M.P.H.; and not less than 150 feet where the speed limit is greater than 35 m.p.h. The clear vision area shall be effective from a point in the center of the access not less than 25 feet back from the street right-of-way line.



PARKING STANDARDS

USE	STANDARD
Retail store and general commercial except as provided in subsection b. of this section.	1 space per 200 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Retail store handling bulky merchandise (furniture, appliances, automobiles, machinery, etc.)	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Bank, general office, (except medical and dental).	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Medical or dental clinic or office.	1 ½ space per examination room plus 1 space per employee. 1 Bicycle space
Eating or drinking establishment.	1 space per 200 square feet of floor area, plus 1 space for every 4 seats. 1 Bicycle space
Bowling Alley	5 spaces per alley plus 1 space per 2 employees. 1 Bicycle space
Dance hall, skating rink, lodge hall.	1 space per 100 square feet of floor area plus 1 space per 2 employees. 1 Bicycle space
Stadium, arena, theater, race track	1 space per 4 seats or every 8 feet of bench length or equivalent capacity if no seating is provided. 1 Bicycle space
Storage warehouse, manufacturing establishment, or trucking freight terminal	1 space per employee. 1 Bicycle space
Wholesale establishment.	1 space per employee plus 1 space per 700 square feet of patron serving area. 1 Bicycle space
Welfare or correctional institution	1 space per 5 beds for patients or inmates, plus 1 space per employee. 1 Bicycle space
Convalescent hospital, nursing home, sanitarium, rest home, home for the aged.	1 space per 5 beds for patients or residents, plus 1 space per employee. 1 Bicycle space
Church, mortuary, sports arena, theater.	1 space for 4 seats or every 8 feet of bench length in the main auditorium. 1 Bicycle space
Library, reading room.	1 space per 400 square feet of floor area plus 1 space per employee. 1 Bicycle space
Preschool nursery, kindergarten.	2 spaces per teacher; plus off-street loading and unloading facility. 1 Bicycle space per 20 students
Elementary or junior high school.	1 space per classroom plus 1 space per administrative employee or 1 space per 4 seats or every 8 feet of bench length in the auditorium or assembly room whichever is greater. 1 Bicycle space per 10 students
High school	1 space per classroom plus 1 space per administrative employee plus 1 space for each 6 students or 1 space per 4 seats or 8 feet of bench length in the main Auditorium, whichever is greater. 1 Bicycle space per 20 students

Other auditorium, meeting room.	1 space per 4 seats or every 8 feet of bench length. 1 Bicycle space
Single-family dwelling.	2 spaces per dwelling unit.
Two-family or multi-family dwellings.	1 ½ spaces per dwelling unit. 1 bicycle space per unit for buildings with 4 or more units.
Motel, hotel, rooming or boarding house.	1 space per guest accommodation plus 1 space per employee.
Mobile home or RV park.	1 ½ spaces per mobile home or RV site.

Parking lot standards – Use the table above along with the area available to calculate the number of spaces required and determine the type of parking lot that needs to be created. The table below explains the spacing and dimensions to be used.

Minimum Horizontal Parking Widths for Standard Automobiles					
	One-way Parallel	30 deg	45 deg	60 deg	90 deg
Figures	A	B	C	D	E
Single row of Parking					
Parking Aisle	9'	20'	22'	23'	20'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	21'	36'	39'	43'	44'
Figures #'s					
	F	G	H	I	J
Two Rows of Parking					
Parking Aisle	18'	40'	44'	46'	40'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	30'	56'	61'	66'	64'

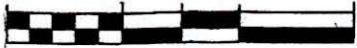
For figures please see Coos County Zoning and Land Development Ordinance (CCZLDO) § 7.5.175.

Please note: If you are developing in any wetlands or floodplain please contact Department of State Lands to ensure you are not required to obtain a state permit.

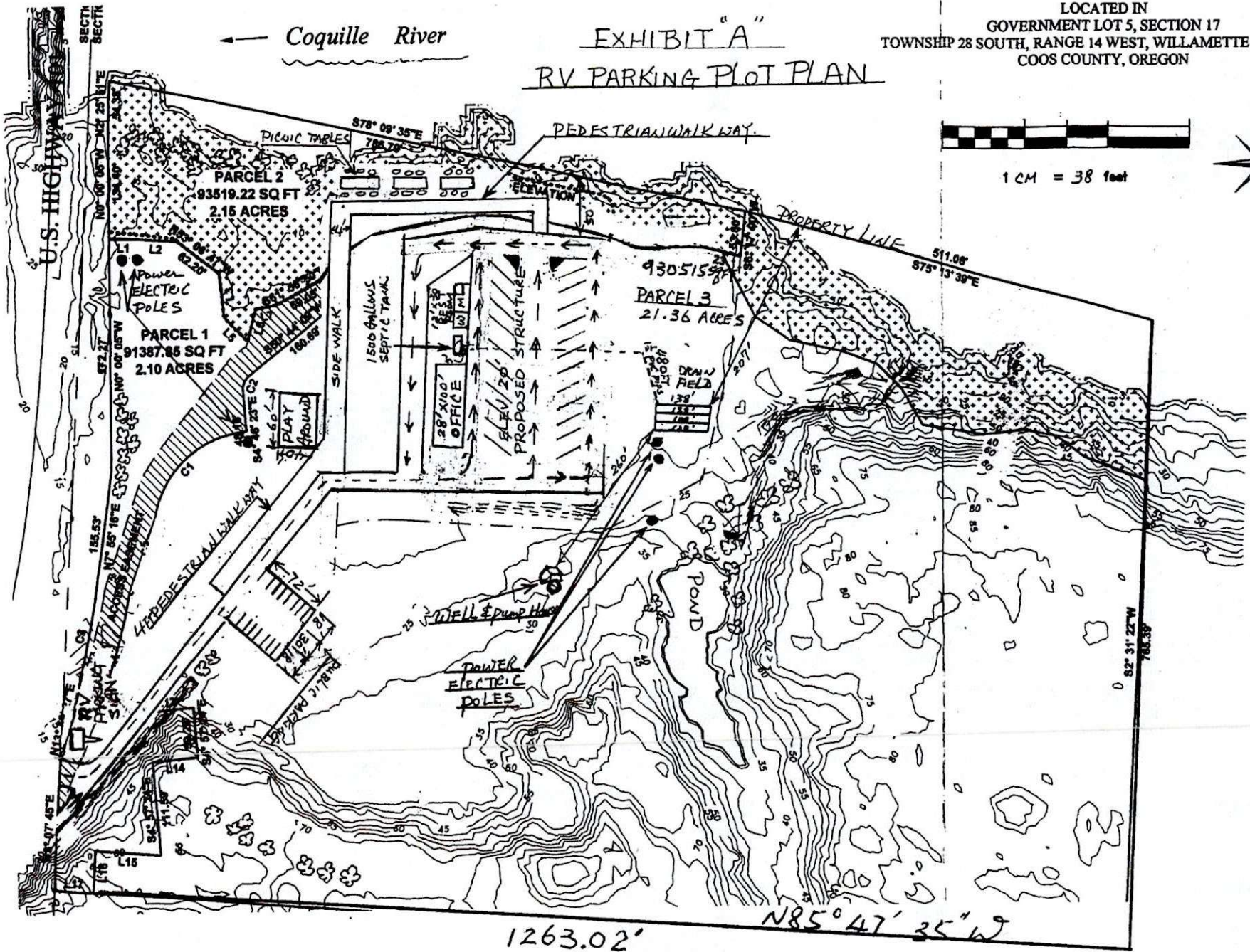
← Coquille River

EXHIBIT "A" RV PARKING PLOT PLAN

LOCATED IN
GOVERNMENT LOT 5, SECTION 17
TOWNSHIP 28 SOUTH, RANGE 14 WEST, WILLAMETTE MERIDIAN
COOS COUNTY, OREGON



1 CM = 38 feet



1263.02'

N85°47'35" W

LXMI011 0

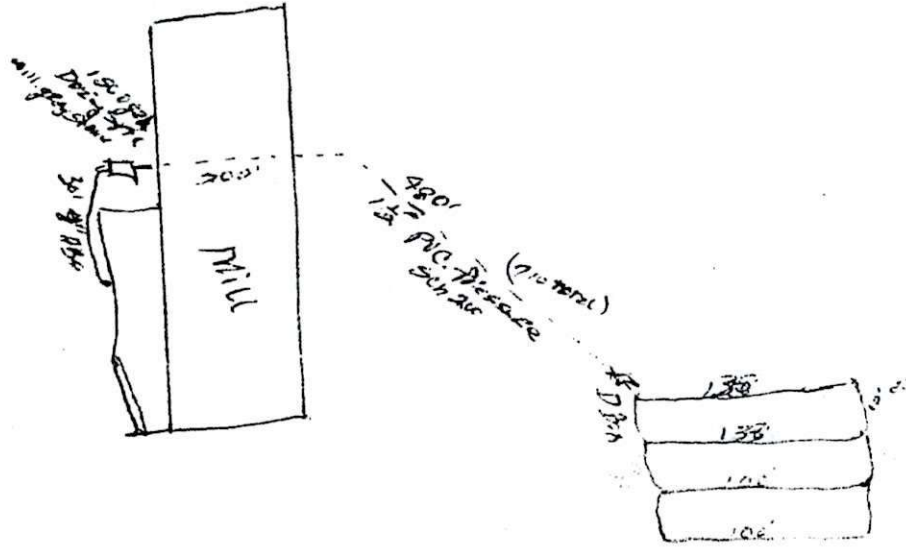
Property Owner Douglas Pacific Lumber Co

Township 28 Range 4 Section 17 Tax Account/Lot No. 1000/9333 01

As-built Sketch. Indicate Northerly Direction. Show All Wells

Highway 101

S



December 9, 1985

Signature of Installer or Representative

[Handwritten Signature]

Installer's Name & Address:

Oregon Coast Sanitation, Inc.
201 Carlisle
Coos Bay Oregon 97420

Date Received by DEQ:

State of Oregon

DEPARTMENT OF ENVIRONMENTAL QUALITY

RECEIVED
By NOV 13 1985



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301
(503) 986-0900
www.oregon.gov/owrd

Application for Well ID Number

RECEIVED

JAN 27 2021

Do not complete if the well already has a Well Identification Number.

I. OWNER INFORMATION

OWRD

Current Owner Name (please print): KEEY YUEW
Mailing Address: 2100 W 11TH AVE
City, State, Zip: EUGENE, OR 97402
Mail Well ID to: SAME AS ABOVE In Care Of (C/O)
Name & Address: KEEY YUEW
City, State, Zip: _____

II. WELL LOCATION INFORMATION (Please fill out as completely as possible)

Township: 2B (North / ~~South~~) Range: 14 (East / ~~West~~) Section: 17 NW 1/4 of the SW 1/4
Tax Lot (usually last 3-5 numbers of Tax Map #): 1001 County COOS
GPS Coordinates: 43.144348, -124.393104
Street Address of Well, City: 52185 Hwy 101 Bandon OR 97411
If the property had a different street address in the past: _____

III. GENERAL WELL INFORMATION (Please fill out as completely as possible, AND attach copy of Well Report, if available)

Use of Well (domestic, irrigation, commercial, industrial, monitoring): Domestic
Date Well Constructed (or property built): unknown Total Well Depth: 12' Casing Diameter: 40"
Owner at time the well was constructed (if known): unknown Well Report # (if known): _____
Other Information: Hand dug well that appears to be ~~not~~ structurally sound.

SUBMITTED BY (please print): Ben Thorpe - Issued ID tag + attached to well
PHONE: 541-218-5122 EMAIL &/or FAX: Benjamin.d.thorpe@oregon.gov

Send application to: Oregon Water Resources Department 725 Summer St NE, Suite A, Salem, Oregon 97301; or fax to (503) 986-0902.
Applications are processed in the order they are received, and Well ID Numbers are mailed within 4-5 business days.

For Official Use Only by the Oregon Water Resources Department:

Received Date:

1-27-21

Well Report Number:

COOS 57839

Well Identification #:

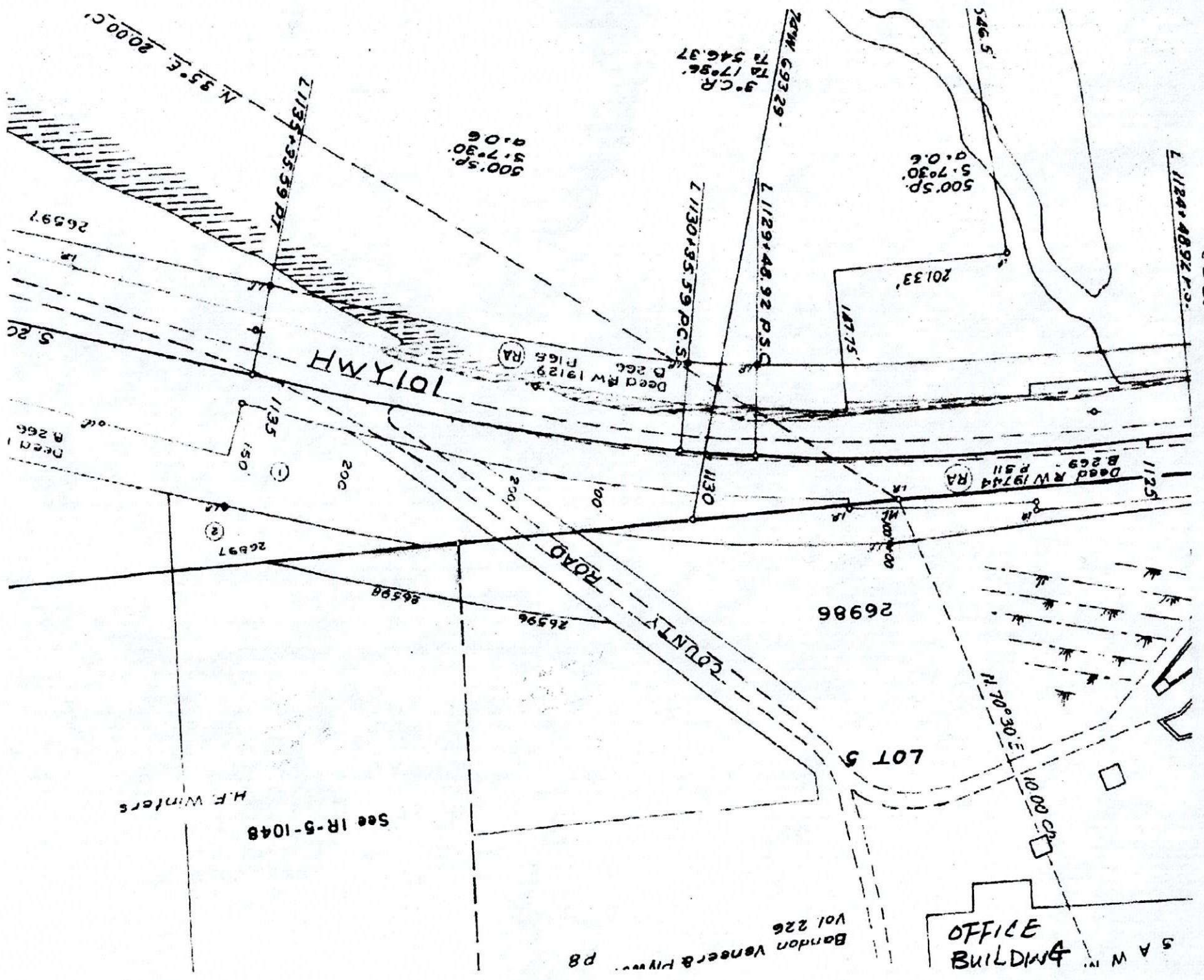
L139543

Last Update: 5/15/18

-NO ORIGINAL WELL CONSTRUCTION REPORT-
Well I.D. Number/2

WCC

COQUILLE RIVER



N 55° E 2000 C

L 1135+35.39 DT

500' SP.
S. 7° 30'
D. 0.6

S. CR.
S. 17° 30'
D. 546.37

247W 693.29

L 1129+48.92 P.S.C.

546.5

500' SP.
S. 7° 30'
D. 0.6

L 1124+48.92 P.S.C.

2013.3'

187.75'

101YMH

Deed R W 19129
B 266 P 165 RA

Deed R W 19744
B 269 P 511 RA

26597

S. 20

Deed R 266

1135

150

200

200

200

1130

1125

26997

86598

26596

26986

LOT 5

N. 70° 30' E

1000 CP

H.F. Winters

See IR-5-1048

Bardon Veneer & Ply...
Vol 226 P 8

OFFICE BUILDING
5 A W

14848

STATE OF OREGON
DEPARTMENT OF ENVIRONMENTAL QUALITY

Control No.
\$ 185.00
Fee

New Construction (COMMERCIAL)

Repair

Other

Permit Issued To Douglas Pacific Lumber
(Property Owner's Name)

28
(Township)

14
(Range)

17C
(Section)

1000/9555.01
(Tax Lot / Acct. No.)

Coos
(County)

Box 101 sp of bridge
(Road Location)

Bandon
(City)

Ruben Kretzschmar
(Issued by - Signature)

11-14-85
(Date Issued)

PERMITS ARE NOT TRANSFERABLE

ALL WORK TO CONFORM TO OREGON ADMINISTRATIVE RULES, CHAPTER 340. WORK SHALL BE DONE BY PROPERTY OWNER OR BY LICENSED SEWAGE DISPOSAL SERVICE. (MAKE NO CHANGES IN LOCATION OR SPECIFICATIONS WITHOUT WRITTEN APPROVAL)

EXPIRATION DATE December 14, 1985

TYPE OF SYSTEM Standard Serial

Design Sewage Flow 875 Gal's/Day

Seepage Bed(s) _____ Square Feet

440 Linear Feet

Tank Volume 1,000 Gallons

Disposal Trenches

Maximum Depth 36 inches.

Minimum Depth 24 inches.

Equal Loop Serial

Pressurized Minimum Distance Between Trenches 10 feet

Total Rock Depth 12 inches.

Below Pipe _____ inches. Above Pipe _____ inches.

Rake Sidewall

Special Conditions (Follow Attached Plot Plan) Install 1500-gal. dosing septic tank with alarm, switches, line under all work or driveways. and pump. Pressure line to drainfield. Case pressure
Install distribution system in approved area only, keeping one-half for future repair.

PRE COVER INSPECTION REQUIRED - CONTACT DEQ 269-2721

CERTIFICATE OF SATISFACTORY COMPLETION

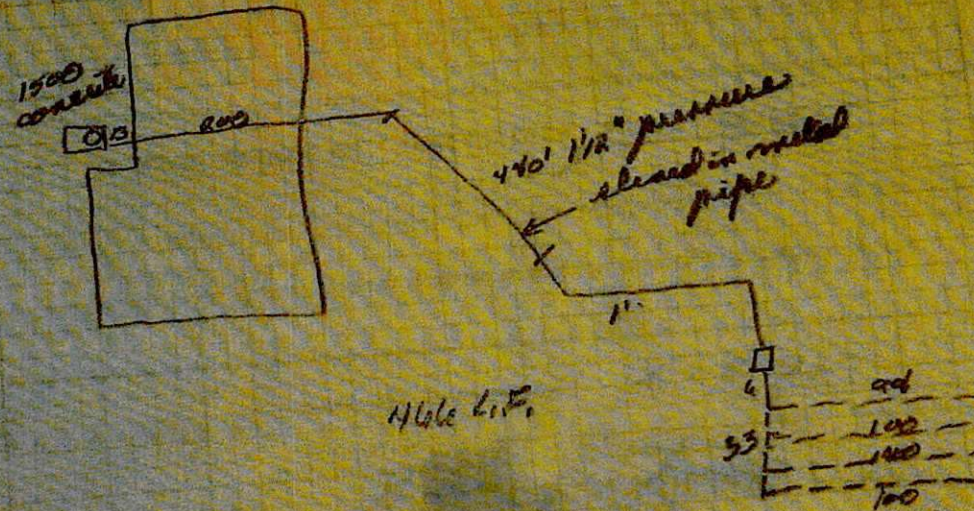
As-Built Drawing with Reference Locations

Installer Roto-Rooter

Final Insp. Date 11-14-85

Issued by Operation of Law

Pre-cover inspection waived pursuant to OAR 340-71-170(2)



In accordance with Oregon Revised Statute 454.665, this Certificate is issued as evidence of satisfactory completion of an on-site sewage disposal system at the location identified above.

Ruben Kretzschmar
(Authorized Signature)

Field Inspector
(Title)

11-20-85
(Date)

C. B. ...
(Office)

OFFICE COPY

S A W 1/4

Bandon Veneer & Plywood P8
Vol. 226

See IR-5-1048

H.F. Winters

LOT 5

*See letter
Cancellin?*

*Canceled
5-29-58
as material
same*

26986

26596

26596

26897

Deed R
B.266

Deed RW 19129
B.266 P165 (RA)

Deed RW 19744
B.269 P.511 (RA)

S. 20°

26597

L 1124+48.92 P.S.

201.33'

500' sp.
S. 7°30'
G. 0.6

546.5'

L 1129+48.92 P.S.C

L 1130+35.59 P.C.S

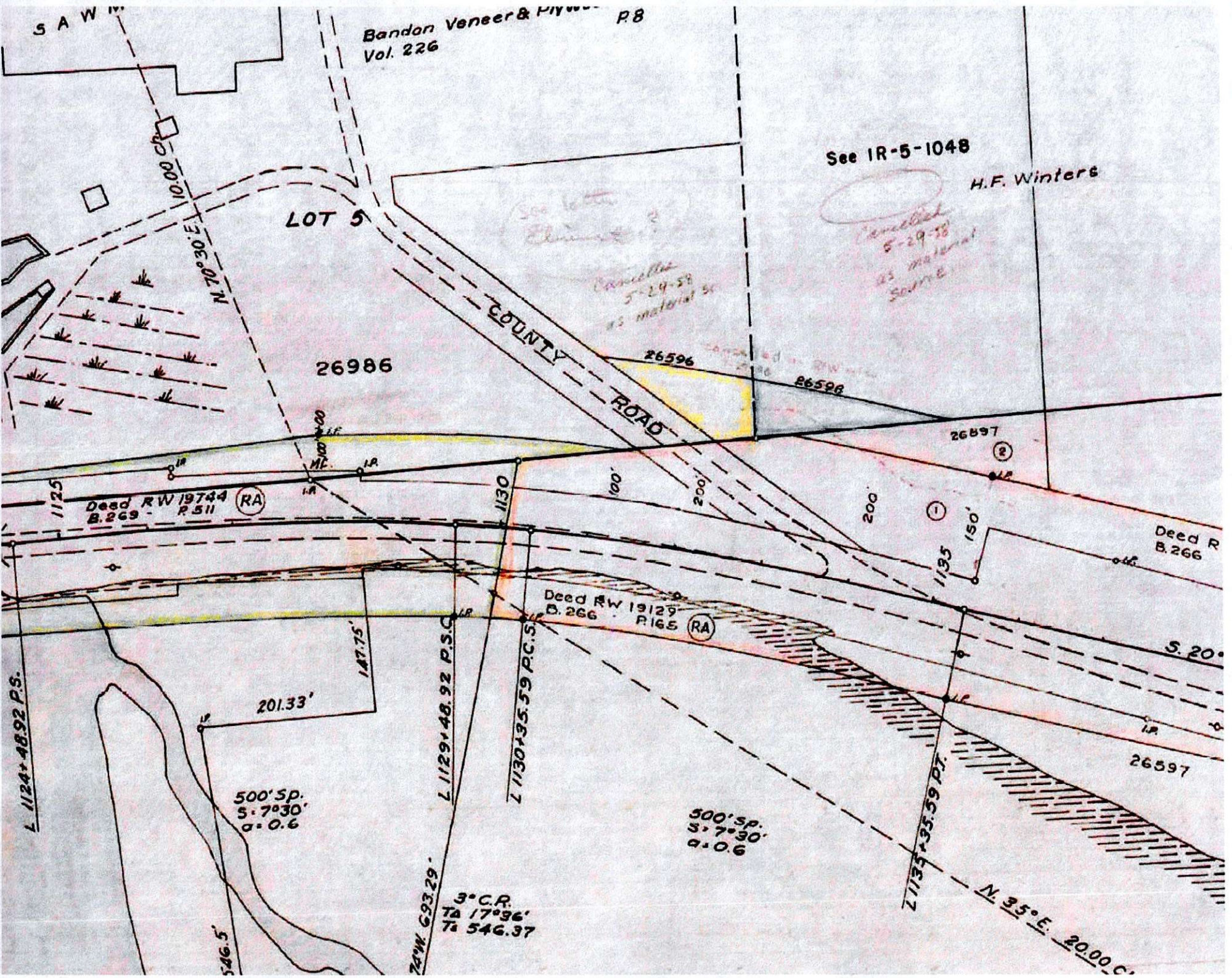
20' W. 693.29'

3° C.R.
Tb 17°36'
Tb 546.37

500' sp.
S. 7°30'
G. 0.6

L 1135+35.59 P.T.

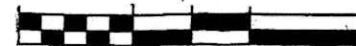
N. 35° E. 200.00 C.



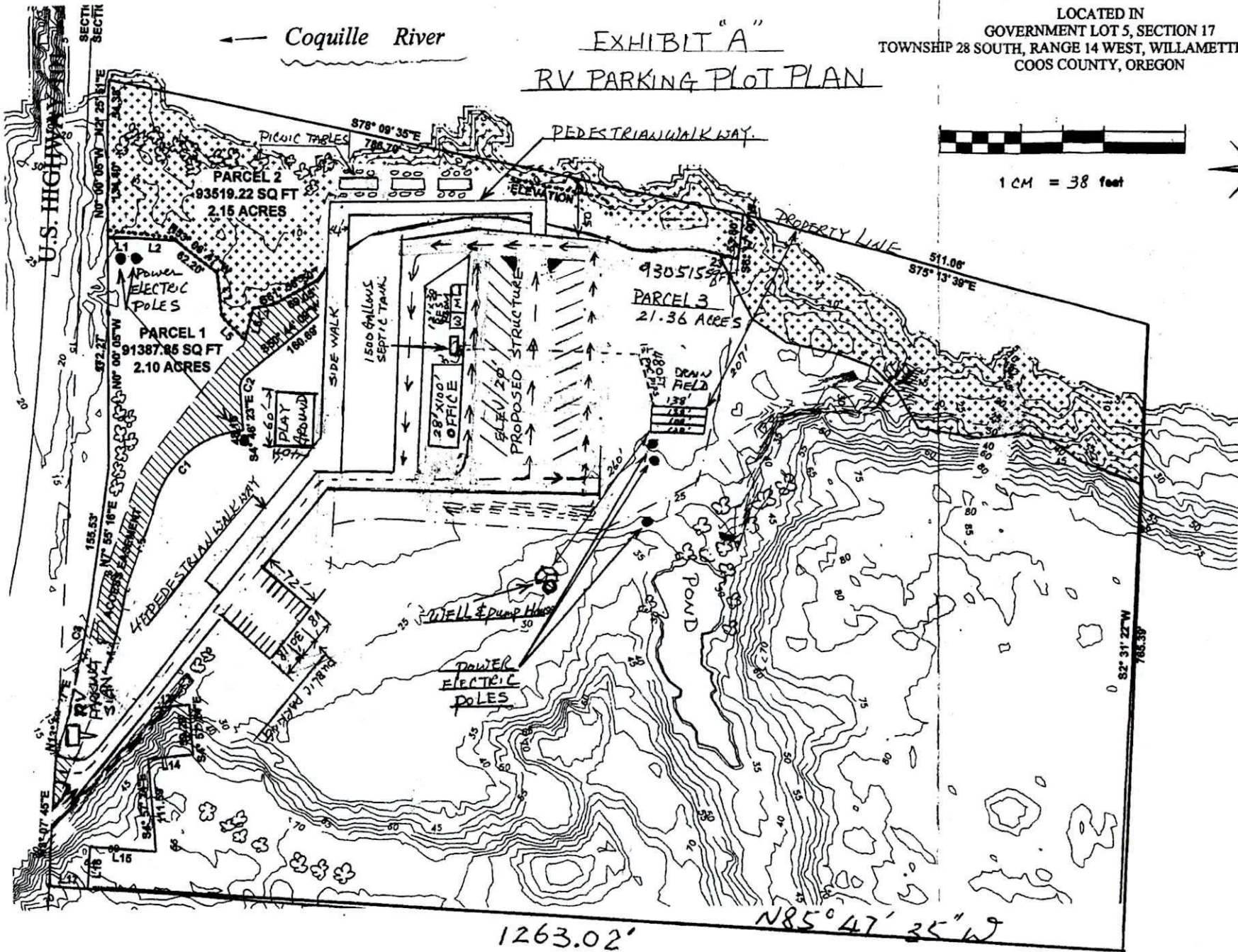
← Coquille River

EXHIBIT "A" RV PARKING PLOT PLAN

LOCATED IN
GOVERNMENT LOT 5, SECTION 17
TOWNSHIP 28 SOUTH, RANGE 14 WEST, WILLAMETTE MERIDIAN
COOS COUNTY, OREGON



1 CM = 38 feet





Sale Agreement # 2017121 2348

SEND ALL TAX STATEMENTS TO:
Shun Chung Pun & Wai King Yeung
2100 W. 11th St.
Eugene OR 97402

AFTER RECORDING RETURN TO:
JGE Property LLC
61645 Edwards Mill Road
Coos Bay OR 97420-7393

MEMORANDUM OF CONTRACT OF SALE

1 DATED: 4.17.18 Coos
2 BETWEEN: JUDITH GALE ECKES, as Member of JGE Property, LLC.
3 Address: 61645 Edwards Mill Rd, Coos Bay, OR
4 97420-7393
5 _____
6 ("Seller")
7 AND
8 Shun Chung Pun, Wai King Yeung
9 Address: 2100 W. 11th St., Eugene, OR 97402
10 _____
11 _____
12 ("Buyer")

13 Pursuant to a Contract of Sale ("Contract") dated April 23, 2018,
14 Seller entered into an agreement to sell to Buyer the Seller's interest in that certain real property located in
15 Coos County, Oregon, more particularly described in the attached Exhibit A
16 (hereinafter, the "Property"). If not paid earlier, all amounts owed under the Contract will be due and
17 payable no later than April 13, 2025; at such time, Seller shall convey fee title in the
18 Property to the Buyer.

19 Select only one:
20 The true and actual consideration paid for this transfer, stated in terms of dollars is
21 \$ 463,800.00.
22 The actual consideration consists of or includes other property, or other value, given or promised,
23 which was either part of, or the whole consideration. (Note: Neither the monetary value nor a description
24 of the other property or value needs to be stated here. See ORS 93.030.)

Buyer Initials JGP, WKY Date 4/10/18 Seller Initials _____ / _____ Date _____

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LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE
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Ticor Title Company of Oregon
300 W Anderson, PO Box 1075, Coos Bay, OR 97420
Phone: (541)269-5127 | FAX: (866)630-3072

ESTIMATED BUYER'S STATEMENT

Settlement Date: April 23, 2018	Escrow Number: 360618022566
Disbursement Date: April 23, 2018	Escrow Officer: Lisa Summa
Buyer: Shun Chung Pun and Wai King Yeung 2100 W 11th Street Eugene, OR 97402	
Seller: JGE Property, LLC 61645 Edwards Mill Rd. Coos Bay, OR 97420	
Property: 52185 Highway 101 Bandon, OR 97411	
Lender: JGE LLC 61645 Edwards Mill Rd Coos Bay, OR 97420	

		\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION					
Sale Price of Property			463,800.00		
Deposit or earnest money					10,000.00
Loan Amount	JGE LLC				363,800.00
PRORATIONS/ADJUSTMENTS					
County Taxes at \$4,190.77	04/23/18 to 07/01/18 (\$4,190.77 / 365 X 69 days)		792.23		
TITLE & ESCROW CHARGES					
Title - Courier Fee	Ticor Title Company of Oregon		16.60		
Title - E-Recording Fee to Simplifile	Ticor Title Company of Oregon		10.00		
Title - Escrow Fee	Ticor Title Company of Oregon		598.00		
GOVERNMENT CHARGES					
Recording Fees	Coos County Clerk		71.00		
MISCELLANEOUS CHARGES					
Collection Escrow Set Up New Account	Pacific Trust Deed Servicing		250.00		
Subtotals			465,537.83		373,800.00
Balance Due FROM Buyer					91,737.83
TOTALS			465,537.83		465,537.83

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements to be made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

BUYER:

Shun Chung Pun

Wai King Yeung
Wai King Yeung