



# 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](mailto:PLANNING@CO.COOS.OR.US) PHONE: 541-396-7770

FILE NUMBER: ACU-21-022

Date Received: 3/18/21 Receipt #: 224283 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) Mike Mast

Mailing address: 19678 Lower Smith River Road, Reedsport, OR 97467

Phone: 541-271-4940 Email: \_\_\_\_\_

Township: Range: Section: ¼ Section: 1/16 Section: Tax lots:  
26S 12W 14 Select Select 401  
Select Select Select Select Select

Tax Account Number(s): 472906 Zone: Select Zone Forest Mixed Use (FMU)  
Tax Account Number(s) \_\_\_\_\_ Please Select \_\_\_\_\_

B. Applicant(s) Same as Land Owner

Mailing address: \_\_\_\_\_

Phone: \_\_\_\_\_

C. Consultant or Agent: Troy Rambo

Mailing Address P.O. Box 809, North Bend, OR 97459

Phone #: 541-751-8900 Email: mandrllc@frontier.com

### 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: On-Site (Well or Spring) Sewage Disposal Type: On-Site Septic  
School District: Coos Bay 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 consultant.

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](#)

*No Comments  
Required*

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: 0 Wren Smith Road

Type of Access: Private Easement - Provide Easement      Name of Access: Wren Smith Road

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.

- a. Traffic Study completed by a registered traffic engineer.
- b. Access Analysis completed by a registered traffic engineer
- c. 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-

March 15, 2021

Coos County Planning Dept.

Subject Properties - T.L. 401 - 26S 12W 14

Applicant/Owner:

Mike Mast  
19678 Lower Smith River Road  
Reedsport, OR 97467

RE: Forest Dwelling (Template Dwelling) criteria and applicant's findings

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
<b>Dwellings authorized by ORS 215.705 to 215.755; and (e) Other dwellings under prescribed conditions.</b>		
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.

- (1) 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 attached Soil Classification letter shows the property is capable of producing more than 85 cubic feet per acre per year of wood fiber and is required to meet Section 4.6.110(9)(B)(II)(1)(c).**
- **There are no parcels located within the Urban Growth Boundary.**
- **The subject property does not have a dwelling located and there are no deed or comprehensive plan restrictions that would prohibit siting a new dwelling as long as it complies with the Forest Template Dwelling criteria. The tract in this case is of tax lot 401 in Township 26S Range 12W Section 14 and consist of 24.66 acres.**
- **The template was configured based on the criteria. The template used is a 160-acre square. The centered on the center of the subject tract and meets or exceeds the required 11 units of land required and within those properties there are a minimum of three dwellings sited on or before January 1, 1993. There are a minimum of 11 parcels within the 160 acre square ranging from 10.63 acres to 80.00 acres of which are zoned F and EFU. Four of these parcels have pre – 1993 dwellings. By allowing the siting of a dwelling on this site, the parcel would conform to what already exists within the area.**

**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.
  - (b) the dwelling meets the following requirements:
    - (A) The dwelling has a fire retardant roof.
    - (B) The dwelling will not be sited on a slope of greater than 40 percent.
    - (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.
    - (D) The dwelling is located upon a parcel within a fire protection district or is provided with residential fire protection by contract.

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

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

- **The property is over 10 acres therefore a stocking survey is required. The subject property was logged in 2004 and replanted.**
  - **The dwelling will have a fire retardant roof.**
  - **The property has steep slopes along the Eastern portion of the property Lake. The proposed home site is relatively flat.**
  - **The property is not located within a Rural Fire Protection District.**
  - **The water source for this property will be from well and not a Class II stream. As a condition of approval the applicant will receive a sign off from Oregon Water Resources to verify the water source. Under ORS 537.545 (b) & (d) - no permit is required.**
  - **If the proposed dwelling has a chimney, a spark arrester will be installed.**
  - **The owner will provide and maintains primary fuel-free break and secondary break areas on land surrounding the dwelling that is owned or controlled by the owner consist with the requirements of Section 4.6.140.9 and 4.6.140.10.**
- (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)**

- **The property is not within a fire district. The applicant's proposal for alternate means for protecting the proposed dwelling is to install 2 2500 gallon water storage tanks.**
- **There is no additional water supply.**

<b>SECTION 4.6.130 ADDITIONAL CRITERIA FOR ALL NEW AND REPLACEMENT DWELLINGS AND STRUCTURES IN FOREST</b>
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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<sup>(1)</sup> or adjoining forest or agricultural lands;
  - (b) The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized;
  - (c) The amount of forest lands used to site access roads, service corridors, the dwelling and structures is minimized; and
  - (d) The risks associated with wildfire are minimized.
- (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.
- (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.
- (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.
- (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**

- **The property owner is creating a new home site. The home site will be located in the Northwest corner of the subject property. The site will be cleared to the extent to meet the required fire break setbacks. The site is part of an old landing which is accessed directly from an existing road. Give all of these factors this seems to be area to site the dwelling ensuring the least impact to the nearby or adjoining forest or agricultural lands. Utilizing the proposed site ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized. The fuel free setbacks will ensure risks associated with wildfire are minimized.**
- **The applicant acknowledges and will 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 prior to obtaining a zoning compliance letter to constructed the dwelling. Under ORS 537.545 (b) & (d) - no permit is required to take water for single or group purposes in the amount not to exceed 15,000 gallons per day.**
- **The access is a private driveway off of Wren Smith Road. Wren Smith Road is a privately maintained road.**
- **The subject property was logged in 2004 and will meet the minimum stocking 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

- 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**

- **The property is a legal non-conforming unit of land and no land division is proposed.**
- **The applicant will exceed the road setback.**
- **There is no proposed fence at this time.**
- **A driveway/access/parking permit will be requested at the time of the application.**
- **The applicant has acknowledged and will file in the deed record of Coos County, a Forest Management Covenant prior to receiving a zoning compliance letter.**
- **The riparian vegetation will not be disturbed during the development of the site.**
- **The property is not located within a Rural Fire Protection District. Two 2500 gallon water storage tanks are proposed for fire protection.**
- **The property owner will provide and maintain a water supply of at least 500 gallons with an operating water pressure of at least 50 PSI and sufficient ¾ inch garden hose to reach the perimeter of the primary fuel-free building setback.**
- **The slope on the proposed home site is between 5% to 10% and does not require additional primary safety zone. The applicant will meet the primary setback of 30 feet.**
- **The proposed dwelling use non-combustible or fire resistant roofing materials.**
- **There is no other water supply exceeding 4,000 gallons.**
- **The dwelling will not be sited on a slope of greater than 40 percent.**
- **The new dwelling will not have a chimney and in the event one is installed it will install a spark arrester.**
  - **The property is not within a RFPD. The access and driveway will be the minimum standards of Chapter VII which meets the requirement to allow emergency vehicles to enter the property.**



MULKINS & RAMBO, LLC

P.O. BOX 809  
NORTH BEND, OR 97459  
PHONE (541) 751-8900

March 15, 2021

Coos County Planning Dept.  
250 N. Baxter  
Coos County Courthouse  
Coquille, OR 97423

RE: Soil Classification for T.L. 401 - 26S 12W 14 – 24.66 acres

Based on Sheet Number 31 of the Soil Survey of Coos County, Oregon the soil type for the subject property is 46E & 46F – Preacher-Bohannon loams, 30 to 60 and 60 to 90 percent slopes

This Soil type is capable of producing average of 181 cubic feet of Douglas fir wood fiber per year and has a mean site index of 170 on the Preacher loam and an average of 154 cubic feet of Douglas fir wood fiber per year and has a mean site index of 154 on the Bohannon loam based on a 100 year site curve.

If you have any questions, please give me a call. Thank you.



Troy Rambo



**After Recording Return To:**

Ticor Title  
300 W. Anderson Ave.  
P.O. Box 1075  
Coos Bay OR 97420

**AFTER RECORDING  
RETURN TO**  
Ticor Title Insurance  
300 West Anderson Ave - Box 1075  
Coos Bay, OR 97420-0233

**Send Tax Statements To:**

Greg Mcune  
Connie Mcune  
96732 Wren Smith Road  
Coos Bay OR 97420

Title Order No. 47-91656  
Escrow No. 47-91656  
Tax Account No. 4729.02 Code:  
9.01

**WARRANTY DEED**  
(ORS 93.850)

**MIKE MAST and RACHEL MAST, as tenants by the entirety, Grantor, conveys and warrants to ~~Greg Mcune and Connie Mcune~~ as tenants by the entirety, Grantee, the following described real property:**

\*Connie R. McUne and Gregory P. McUne

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

The said property is free from encumbrances except: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS AND EASEMENTS OF RECORD, IF ANY.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

The true consideration for this conveyance is \$475,000.00.

Dated this 20<sup>th</sup> day of Feb, 2007.

Mike Mast  
Mike Mast

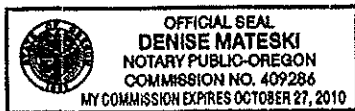
Rachel Mast  
Rachel Mast

State of OR, County of Coos )ss.

This instrument was acknowledged before me on 2-20-07, 2007  
by Mike Mast and Rachel Mast.

[Signature]  
Notary Public

My commission expires: 10-27-10



**EXHIBIT 'A'**Legal Description:

A parcel of land located in the W ½ of the NW ¼ of the NE ¼ and the NE ¼ of the NW ¼ of Section 14, Township 26 South, Range 12 West, Willamette Meridian, Coos County, Oregon, more particularly described as follows: Beginning at the North quarter corner of said Section 14, marked by a brass cap; thence South 87° 33' 00" East a distance of 623.37 feet to the point of the 1/64 corner at the Northeast corner of the W ½ of the NW ¼ of the NE ¼ of said Section 14; thence South along the East line of the W ½ of the NW ¼ of the NE ¼ of Section 14 a distance of 635.49 feet; thence North 87° 33' 00" West a distance of 623.37 feet, more or less, to the North-South centerline of Section 14, from which the North quarter corner of Section 14 bears North 0° 17' 45" East a distance of 635.49 feet; thence North 62° 08' 52" West a distance of 636.02 feet to a 5/8 inch iron rod; thence continuing North 62° 08' 52" West a distance of 69.01 feet to a 5/8 inch iron rod; thence continuing North 62° 08' 52" West a distance of 172.31 feet to a point; thence North 0° 30' 55" East a distance of 83.76 feet to a 5/8 inch iron rod; thence continuing North 0° 30' 55" East a distance of 162.86 feet to the North line of the NE ¼ of the NW ¼ of Section 14; thence South 88° 27' 00" East a distance of 777.06 feet to the point of beginning.

\* Reserving unto the grantors a 25 foot easement for access and utilities following the center line of an existing road for parcels described in Exhibit "B" and Exhibit "C".

Together with an Easement for ingress and egress as reserved in instrument recorded May 26, 1964 in Book 309, Page 694, Deed Records of Coos County, Oregon

Together with a Non-Exclusive Easement over existing road as set forth in instrument recorded March 17, 1966, bearing Microfilm Reel No. 66-03-7293, Records of Coos County, Oregon and further disclosed in Warranty Deed recorded September 9, 2003, bearing Microfilm Reel No. 2003-13841, Records of Coos County, Oregon.

**EXHIBIT "B"**

A parcel of land located in the West half of the Northwest quarter of the Northeast quarter and the Northeast quarter of the Northwest quarter of Section 14, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Beginning at a point on the North - South centerline of said Section 14, from which the North quarter corner, marked by a brass cap, bears N 0°17'45" E a distance of 635.49; thence N 62°08'52" W a distance of 636.02 feet to a 5/8 inch iron rod; thence continuing N 62°08'52" W a distance of 69.01 feet to a 5/8 inch iron rod; thence continuing N 62°08'52" W a distance of 172.31 feet to a point; thence S 0°30'55" W a distance of 328.47 feet to a 5/8 inch iron rod, thence continuing S 0°30'55" W a distance of 713.44 feet to the South line of the Northeast quarter of the Northwest quarter of Section 14; thence S 88°43'00" E a distance of 781.92 feet to the Center-North sixteenth corner; thence continuing Easterly on the sixteenth line 623.37 feet, more or less, to the Southeast corner of the West half of the Northwest quarter of the Northeast quarter of Section 14; thence North along the East line of the West half of the Northwest quarter of the Northeast quarter to a point which bears southerly along said line 635.49 feet from the North line of the Northwest quarter of the Northeast quarter; thence N 87°33'00" W a distance of 623.37 feet to the point of beginning.

**EXHIBIT "C"**

A parcel of land located in the West half of the Northeast quarter of the Northwest quarter of Section 14, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at a point, from which the North quarter corner of said Section 14 bears S 88°27'00" E a distance of 777.06 feet; thence N 88°27'00" W a distance of 471.16 feet to the West sixteenth corner on the North boundary of said Section 14; thence S 0°48'00" W a distance of 1290.66 feet to the Northwest sixteenth corner of said Section 14; thence S 88°43'00" W a distance of 476.79 feet; thence N 0°30'55" E a distance of 1288.53 feet to the point of beginning.



*Cor. By District*

*ATL*  
*A.C. AS*

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
~~54106~~  
CORRECTION ACCESS ROAD EASEMENT  
54524

RE-C-342

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \$ ~~6750.00~~, receipt of which is hereby acknowledged,

KARL CLINKINBEARD, also known as KARL S. CLINKINBEARD  
and ABBIE CLINKINBEARD, husband and wife,

do hereby grant, bargain, sell, and convey to the UNITED STATES OF AMERICA and its assigns, a perpetual easement and right-of-way, including but not limited to the right and privilege to locate, construct, relocate, maintain, control, and repair a roadway over and across the following described real property situated in the County of Coos, State of Oregon, to wit:

Parcel #1

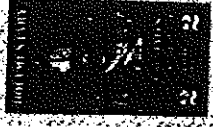
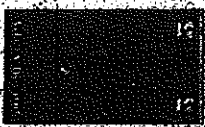
A parcel of land lying East of the County Road right-of-way in the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) and in the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 10; and in the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$ ) of Section 11, Township 26 South, Range 12 West, Willamette Meridian, Coos County, Oregon; the said parcel being all that portion of said property contained within a strip of land 100 feet in width, 50 feet on each side of the following-described centerline.

Beginning at Station 0+00 which is 1279.8 feet North and 905.6 feet West of the corner common to Sections 10, 11, 14 and 15, Township 26 South, Range 12 West, Willamette Meridian; thence South 89°50' East for a distance of 343.30 feet; thence along a 44° curve to the right through a central angle of 42°43' for an arc distance of 97.10 feet; thence South 47°07' East for a distance of 44.65 feet; thence along a 27° curve to the left through a central angle of 48°27' for an arc distance of 179.40 feet; thence North 84°26' East for a distance of 71.27 feet; thence along a 40° curve to the right through a central angle of 30°35' for an arc distance of 76.50 feet; thence South 64°59' East for a distance of 77.63 feet; thence along a 40° curve to the right through a central angle of 37°33' for an arc distance of 93.90 feet; thence South 27°26' East for a distance of 104.23 feet; thence along a 56° curve to the right through a central angle of 56°58' for an arc distance of 101.70 feet; thence South 29°32' West for a distance of 72.21 feet; thence along a 76° curve to the left through a central angle of 61°21' for an arc distance of 80.70 feet; thence South 31°49' East for a distance of 63.33 feet; thence along a 28° curve to the left through a central angle of 41°41' for an arc distance of 148.90 feet; thence South 73°30' East for a distance of 191.92 feet; thence along an 18° curve to the right through a central angle of 24°09' for an arc distance of 134.20 feet; thence South 49°21' East for a distance of 28.46 feet; thence along a 76° curve to the right through a central angle of 36°19' for an arc distance of 47.80 feet; thence South 13°02' East for a distance of 140.48 feet; thence along a 63° curve to the left through a central angle of 101°19' for an arc distance of 160.80 feet; thence North 65°39' East for a distance of 253.96 feet; thence along a 14° curve to the right through a central angle of 16°52' for an arc distance of 120.50 feet; thence North 82°31' East for a distance of 253.48 feet; to station P.C. 28+88.42 which is 381.8 feet North and 1270.4 feet East of the corner common to Sections 10, 11, 14 and 15, Township 26 South, Range 12 West, Willamette Meridian.

The parcel of land to which this description applies contains 6.38 acres, more or less.

Parcel #2

A parcel of land lying in the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$ ) and in the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$ ) and in the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$ ) of Section 14, Township 26 South, Range 12 West, Willamette Meridian, Coos County, Oregon; the said parcel being all that portion of said property contained within a strip of land 100 feet in width, 50 feet on each side of the following-described centerline:



*Bound to Co. Map*  
*AS*  
*Rest. to E. L. L. L.*

Beginning at P.T. 39+89.38 which is 27.3 feet North and 2232.4 feet East of the corner common to Sections 11, 12, 13 and 14, Township 26 South, Range 12 West, Willamette Meridian; thence South 42°47' East for a distance of 328.34 feet; thence along a 30° curve to the left through a central angle of 16°44' for an arc distance of 55.80 feet; thence South 59°31' East for a distance of 116.56 feet; thence along a 30° curve to the left through a central angle of 33°59' for an arc distance of 113.30 feet; thence North 86°30' East for a distance of 169.39 feet; thence along a 13° curve to the left through a central angle of 09°00' for an arc distance of 69.20 feet; thence North 77°30' East for a distance of 129.21 feet; thence along a 30° curve to the right through a central angle of 20°40' for an arc distance of 68.90 feet; thence South 81°50' East for a distance of 187.34 feet; thence along a 30° curve to the left through a central angle of 22°48' for an arc distance of 76.00 feet; thence North 75°22' East for a distance of 165.94 feet; thence along a 13° curve to the right through a central angle of 13°41' for an arc distance of 105.30 feet; thence North 89°03' East for a distance of 377.67 feet; thence along a 13° curve to the left through a central angle of 13°05' for an arc distance of 100.60 feet; thence North 75°58' East for a distance of 133.89 feet; thence along a 30° curve to the right through a central angle of 27°23' for an arc distance of 91.30 feet; thence South 76°39' East for a distance of 61.06 feet; thence along a 30° curve to the right through a central angle of 20°57' for an arc distance of 69.80 feet; thence South 55°42' East for a distance of 127.94 feet; thence along an 18° curve to the left through a central angle of 25°46' for an arc distance of 143.10 feet; thence South 81°28' East for a distance of 27.44 feet; thence along a 14° curve to the left through a central angle of 05°54' for an arc distance of 42.10 feet; thence South 87°22' East for a distance of 284.22 feet; to Station 70+33.78 which is 183.1 feet South and 88.5 feet East of the corner common to Sections 11, 12, 13 and 14, Township 26 South, Range 12 West, Willamette Meridian.

The parcel of land to which this description applies contains 6.28 acres, more or less.

Parcel #3

A parcel of land lying in the Northwest Quarter of the Northeast Quarter (NWNE<sup>1/4</sup>) of Section 14, Township 26 South, Range 12 West, Willamette Meridian, Coos County, Oregon; the said parcel being all that portion of said property contained within a strip of land 100 feet in width, 50 feet on each side of the following-described centerline:

Beginning at "L" Station 0+00 spur = Station 47+18.38 mainline which is 320.0 feet South and 2820.0 feet East of the section corner common to Sections 10, 11, 14 and 15, Township 26 South, Range 12 West, W.M.; thence North 10°00' West South for a distance of 250.0 feet to "L" Station 2+50.00 which is 77.0 feet North and 2777.0 feet East of the section corner common to Sections 10, 11, 14 and 15, Township 26 South, Range 12 West, W.M.

The parcel of land to which this description applies contains 0.39 acres, more or less.

A plan showing the easement and right-of-way described herein is attached hereto as EXHIBIT A and made a part hereof.

The rights and privileges herein granted are for the full use as a road-way by the Grantee, its licensees and permittees, including the right of access for the people of the United States generally to lands owned, administered or controlled by the UNITED STATES OF AMERICA for all lawful and proper purposes subject to reasonable rules and regulations of the Bureau of Land Management.

TO HAVE AND TO HOLD said easement and right-of-way unto the UNITED STATES OF AMERICA and its assigns forever.

The Grantors covenant and warrant that they are lawfully seized and possessed of the land aforesaid and have the full right, power and authority to execute this conveyance, and that they will defend the title to the easement and right-of-way conveyed herein and quiet enjoyment thereof against any claims and demands of all persons whomsoever and that said land is free and clear of liens, claims, or encumbrances, including current or past due taxes.

*File  
A.C.  
JH*

This correction easement is being executed for the purpose of correcting an error in the description of the tie in Parcel 3 of that access road easement signed by the Grantor on 19 March 1964 and recorded March 20, 1964 in Volume 308, Page 152 of the Dead Records of Coos County, Oregon. Documentary stamps were attached to the original instrument, as well as exhibit "A".

It is agreed that:

1. Grantors, their successors and assigns, reserve title to all timber, now or hereafter growing, standing or down, within the above-described right-of-way. Grantee may fell all timber within the right-of-way and danger trees adjacent to the right-of-way for construction, operation and maintenance of a road. Trees felled of commercial value shall be bucked into standard log lengths and decked adjacent to the right-of-way.

2. Grantors and their successors reserve the right of ingress and egress over and across the right-of-way described above for all lawful purposes, said right to be exercised in a manner which will not interfere with the rights granted herein; provided, however, that if Grantors should transport forest products over the right-of-way Grantee shall be entitled to charge a reasonable road use fee and establish reasonable road use rules in accordance with the provisions of 43 CFR 115.154-179.

Dated this 19 day of March, 1964.

Accepted subject to approval of title by the Department of Justice:

*John F. Lang*  
ACTING District Manager  
Bureau of Land Management

*Karl Clinkinbeard*  
Karl Clinkinbeard

*Abbie Clinkinbeard*  
Abbie Clinkinbeard

STATE OF OREGON )  
                          ) ss:  
COUNTY OF COOS )

On the 19 day of March, 1964, personally came before me, a notary public in and for said County and State, the within-named KARL CLINKINBEARD, also known as KARL S. CLINKINBEARD and ABBIE CLINKINBEARD, husband and wife, to me personally known to be the identical persons described in and who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

My commission expires July 19, 1966

*Frederick S. Cook*  
Notary Public in and for the  
State of Oregon  
Residing at Cool Bay



RECORDED MAY 26 1964 AT 11:00 am  
MURIEL PAULSEN, COUNTY CLERK



**Fidelity National Title**  
Company

**After Recording Return To:**  
Fidelity National Title Company  
215 Curtis Ave.  
PO Box 355  
Coos Bay OR 97420-0037

**AFTER RECORDING RETURN TO  
FIDELITY NATIONAL TITLE COMPANY**

**Send Tax Statements To:**  
Mike Mast  
401 Sunny Ridge  
Reedsport OR 97470

Title Order No. 24-89327  
Escrow No. 24-89327  
Tax Account No. T26R12S14 400  
A#4729.02, T26R12S14 500  
A#4729.04

**WARRANTY DEED**  
(ORS 93.850)

James J. Martin and Georgia C. Martin, as tenants by the entirety, Grantor, conveys and warrants to Mike Mast, an estate fee simple, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

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

**THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

The true consideration for this conveyance is \$475,000.00 which is paid by an accommodator pursuant to an IRC section 1031 exchange.

Dated this 5 day of SEPTEMBER, 2003.

James J. Martin  
James J. Martin

Georgia C. Martin  
Georgia C. Martin

State of OR, County of Coos )ss.

This instrument was acknowledged before me on 9.5, 2003  
by James J. Martin and Georgia C. Martin

Lisa Summa  
Notary Public

My commission expires: 2-15-2006





**EXHIBIT 'A'**Legal Description:

Parcel I: The East 1/2 of the Northeast quarter of the Northwest quarter and the West 1/2 of the Northwest quarter of the Northeast quarter of Section 14, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Parcel II: The West 1/2 of the Northeast quarter of the Northwest quarter of Section 14, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Together with an easement for ingress and egress as reserved in instrument recorded May 26, 1964 in Book 309, Page 694, Records of Coos County, Oregon.

Together with a non-exclusive easement over existing road as set forth in instrument recorded March 17, 1966 in Microfilm No. 66-3-7293, Records of Coos County, Oregon.

Subject to:

Taxes for the fiscal year 2003-2004, a lien in an amount to be determined, but not yet payable.

The assessment roll and tax roll discloses that the premises herein described were specially assessed as Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for previous years in which the land was subject to the special land use assessment.

The following matters are excluded from the coverage of the policy based on the proximity of the property to Wren Smith Creek.

- a. Rights of the public and governmental bodies (including claims of ownership) to that portion of the premises lying below the high water mark of Wren Smith Creek.
- b. Any adverse claim based on the assertion that:
  - i. Some portion of said land has been created by artificial means, or has accreted to such portion so created.
  - ii. Some portion of said land has been brought within the boundaries thereof by an avulsive movement of Wren Smith Creek or has been formed by accretion to such portion.

The rights of the public in and to that portion of the premises herein described lying within the limits of public roads, streets and highways.

An Easement created by instrument, including the terms and provisions thereof,

In favor of: W. T. Culver Company  
 For: Right of way  
 Recorded: January 27, 1930  
 Book: 110 Page: 123  
 In Coos County, Oregon.

An Easement created by instrument, including the terms and provisions thereof,

In favor of: United States of America  
 For: Access road  
 Recorded: March 20, 1964  
 Book: 308 Page: 152  
 In Coos County, Oregon.

The above easement was corrected by instrument recorded May 25, 1964 in Book 309, Page 694, Deed Records of Coos County, Oregon.

Title No. 24-89327

Escrow No. 24-89327

Terms and provisions, including, but not limited to mutual obligations, including rights of lien, for maintenance pursuant to the provisions of ORS 105.170 et seq., of that certain access easement which is set forth in instrument

Recorded: May 26, 1964  
Book: 309 Page: 694  
in Coos County, Oregon.

Easement as reserved in Contract,

For: Non-exclusive road easement  
Reserved by: Green Forest Acres, Inc.  
Recorded: March 17, 1966  
Microfilm No.: 66-3-7293  
in Coos County, Oregon.

Terms and provisions, including, but not limited to mutual obligations, including rights of lien, for maintenance pursuant to the provisions of ORS 105.170 et seq., of that certain access easement which is set forth in instrument

Recorded: March 17, 1966  
Microfilm No.: 66-3-7293  
in Coos County, Oregon.

An Easement created by instrument, including the terms and provisions thereof,

In favor of: Coos-Curry Electric Cooperative, Inc.  
For: Electric transmission or distribution line or system  
Dated: June 4, 1992  
Recorded: October 20, 1992  
Microfilm No.: 92-10-0807  
in Coos County, Oregon.

Unofficial Copy

After recording return to: Mike Mast  
401 Sunny Ridge Lane  
Reedsport, OR 97467

The true and actual consideration for this conveyance is \$ other

Until a change is requested, all tax statements are to be  
Sent to the following address: Mike Mast  
401 Sunny Ridge Lane  
Reedsport, OR 97467

### PROPERTY LINE ADJUSTMENT DEED

Known all men by these presents, MIKE MAST, hereinafter known as Grantor, conveys and warrants to MIKE MAST and RACHEL MAST, hereinafter known as Grantees, a parcel of land described as follows:

That portion of the West half of the Northwest quarter of the Northeast quarter of Section 14, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at the North quarter corner of said Section 14 marked by a brass cap; thence S 87°33'00" E a distance of 623.37 to the point of the 1/64 corner at the Northeast corner of the West half of the Northwest quarter of the Northeast quarter of said Section 14; thence South along the East line of the West half of the Northwest quarter of the Northeast quarter of Section 14 a distance of 635.49 feet; thence N 87°33'00" W a distance of 623.37 feet, more or less, to the North-South centerline of Section 14; thence N 0°17'45" E a distance of 635.49 feet to the point of beginning.

Coos County Assessor's Account Nos. 4729.02 & 4729.06.

This as a property line adjustment deed. In compliance with ORS 92.190, the following information is furnished:

1. The names of the parties to this deed are as set forth above.
2. The description of the adjusted property line is as follows:

Beginning at the North quarter corner of said Section 14 marked by a brass cap; thence S 87°33'00" E a distance of 623.37 to the point of the 1/64 corner at the Northeast corner of the West half of the Northwest quarter of the Northeast

COOS COUNTY CLERK, OREGON TOTAL \$41.00  
TERRI L. TURI, CCC, COUNTY CLERK

11/02/2004 #2004-15848  
11:39:49AM 1 OF 4

quarter of said Section 14; thence South along the East line of the West half of the Northwest quarter of the Northeast quarter of Section 14 a distance of 635.49 feet; thence N 87°33'00" W a distance of 623.37 feet, more or less, to the North - South centerline of Section 14.

3. The deed whereby Grantor acquired title to the transferred property is recorded as Instrument No. 2003-13841 Coos County Deed Records.

4. The deed whereby Grantees acquired title to the property to which the transferred property is joined is recorded as Instrument No's. 2004-5110 and 2004-15029 Coos County Deed Records.

5. Both parcels affected are over 10 acres, under ORS 92.060(8) and county ordinance a survey is not required.

6. See Exhibit "A" for a description of Parcel I of the Grantors property following the recording of this Property Line Adjustment Deed.

7. See Exhibit "B" for a description of the Grantees property following the recording of this Property Line Adjustment Deed.

**THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.**

Dated this 2<sup>nd</sup> day of November, 2004.

GRANTOR:

Mike Mast  
MIKE MAST

STATE OF Oregon, County of Coos ) ss.

The foregoing instrument was acknowledged before me this 2nd day of November, 2004 by MIKE MAST.



Joyce Ward  
Notary Public of Oregon

My Commission Expires: April 27, 2007

GRANTEES:

Mike Mast  
MIKE MAST

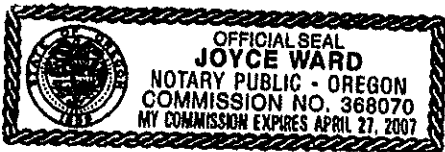
Rachel Mast  
RACHEL MAST

STATE OF OREGON, County of Coos ) ss.

The foregoing instrument was acknowledged before me this 2nd day of November, 2004 by MIKE MAST and RACHEL MAST.

Joyce Ward  
Notary Public of Oregon

My Commission Expires: April 27, 2007



**EXHIBIT "A"**

A parcel of land described as the West half of the Northwest quarter of the Northeast quarter of Section 14, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

EXCEPT the following described parcel: Beginning at the North quarter corner of said Section 14 marked by a brass cap; thence S 87°33'00" E a distance of 623.37 to the point of the 1/64 corner at the Northeast corner of the West half of the Northwest quarter of the Northeast quarter of said Section 14; thence South along the East line of the West half of the Northwest quarter of the Northeast quarter of Section 14 a distance of 635.49 feet; thence N 87°33'00" W a distance of 623.37 feet, more or less, to the North-South centerline of Section 14; thence N 0°17'45" E a distance of 635.49 feet to the point of beginning.

**EXHIBIT "B"**

A parcel of land located in the Northeast quarter of the Northwest quarter of Section 14, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at the North quarter corner of said Section 14; thence N 88°27'00" W a distance of 777.06 feet; thence S 0°30'55" W a distance of 1288.53 feet; thence S 88°43'00" E a distance of 781.92 feet; thence N 0°17'45" E to a point 635.49 feet southerly of the North quarter corner of Section 14; thence S 87°33'00" E a distance of 623.37 feet, more or less, to the East line of the West half of the Northwest quarter of the Northeast quarter of Section 14; thence North along the East line of the Northwest quarter of the Northeast quarter to the North line of Section 14; thence N 87°33'00" W a distance of 623.37 to the point of beginning.



After recording return to: Mike Mast  
401 Sunny Ridge Lane  
Reedsport, OR 97467

The true and actual consideration for this conveyance is \$ other

Until a change is requested, all tax statements are to be  
Sent to the following address: Mike Mast  
401 Sunny Ridge Lane  
Reedsport, OR 97467

### PROPERTY LINE ADJUSTMENT DEED

Known all men by these presents, MIKE MAST and RACHEL MAST, hereinafter known as Grantors, conveys and warrants to MIKE MAST, hereinafter known as Grantee, a parcel of land described as follows:

That portion of the Northeast quarter of the Northwest quarter of Section 14, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at a point on the North - South centerline of said Section 14, from which the North quarter corner, marked by a brass cap, bears N 0°17'45" E a distance of 635.49; thence N 62°08'52" W a distance of 636.02 feet to a 5/8 inch iron rod; thence continuing N 62°08'52" W a distance of 69.01 feet to a 5/8 inch iron rod; thence continuing N 62°08'52" W a distance of 172.31 feet to a point; thence S 0°30'55" W a distance of 328.47 feet to a 5/8 inch iron rod, thence continuing S 0°30'55" W a distance of 713.44 feet to the South line of the Northeast quarter of the Northwest quarter of Section 14; thence S 88°43'00" E a distance of 781.92 feet to the Center-North sixteenth corner; thence N 0°17'45" E a distance of 649.50 feet, more or less, to the point of beginning.

Coos County Assessor's Account Nos. 4729.02 & 4729.06.

This as a property line adjustment deed. In compliance with ORS 92.190, the following information is furnished:

1. The names of the parties to this deed are as set forth above.
2. The description of the adjusted property line is as follows:

COOS COUNTY CLERK, OREGON TOTAL \$46.00  
TERRI L. TURI, CCC, COUNTY CLERK

11/23/2004 #2004-16884  
03:46:24PM 1 OF 5

Beginning at a point on the North - South centerline of said Section 14, from which the North quarter corner, marked by a brass cap, bears N 0°17'45" E a distance of 635.49; thence N 62°08'52" W a distance of 636.02 feet to a 5/8 inch iron rod; thence continuing N 62°08'52" W a distance of 69.01 feet to a 5/8 inch iron rod; thence continuing N 62°08'52" W a distance of 172.31 feet to a point; thence S 0°30'55" W a distance of 328.47 feet to a 5/8 inch iron rod, thence continuing S 0°30'55" W a distance of 713.44 feet to the South line of the Northeast quarter of the Northwest quarter of Section 14; thence S 88°43'00" E a distance of 781.92 feet to the Center-North sixteenth corner.

3. The deeds whereby Grantors acquired title to the transferred property are recorded as Instrument No. 2004-5110, 2004-15029, 2004-15848 Coos County Deed Records.

4. The deed whereby Grantees acquired title to the property to which the transferred property is joined is recorded as Instrument No's. 2003-13841 Coos County Deed Records.

5. Both parcels affected are over 10 acres, under ORS 92.060(8) and county ordinance a survey is not required.

6. See Exhibit "A" for a description of the Grantors property following the recording of this Property Line Adjustment Deed.

7. See Exhibit "B" for a description of the Grantees property following the recording of this Property Line Adjustment Deed.

**THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.**

Dated this 19<sup>th</sup> day of Nov., 2004.

COOS COUNTY CLERK, OREGON TOTAL \$46.00  
TERRI L. TURI, CCC, COUNTY CLERK

11/23/2004 #2004-16884  
03:46:24PM 2 OF 5

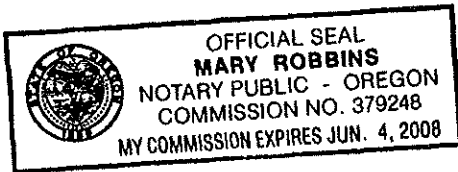
GRANTORS:

Mike Mast  
MIKE MAST

Rachel Mast  
RACHEL MAST

STATE OF OREGON, County of Douglas ) ss.

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of Nov, 2004 by MIKE MAST and RACHEL MAST.



Mary Robbins  
Notary Public of Oregon

My Commission Expires: 6-4-08

GRANTEES:

Mike Mast  
MIKE MAST

STATE OF Oregon, County of Douglas ) ss.

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of Nov, 2004 by MIKE MAST.



Mary Robbins  
Notary Public of Oregon

My Commission Expires: 6-4-08

EXHIBIT "A"

A parcel of land located in the West half of the Northwest quarter of the Northeast quarter and the Northeast quarter of the Northwest quarter of Section 14, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Beginning at the North quarter corner of said Section 14, marked by a brass cap; thence S 87°33'00" E a distance of 623.37 to the point of the 1/64 corner at the Northeast corner of the West half of the Northwest quarter of the Northeast quarter of said Section 14; thence South along the East line of the West half of the Northwest quarter of the Northeast quarter of Section 14 a distance of 635.49 feet; thence N 87°33'00" W a distance of 623.37 feet, more or less, to the North-South centerline of Section 14, from which the North quarter corner of Section 14 bears N 0°17'45" E a distance of 635.49; thence N 62°08'52" W a distance of 636.02 feet to a 5/8 inch iron rod; thence continuing N 62°08'52" W a distance of 69.01 feet to a 5/8 inch iron rod; thence continuing N 62°08'52" W a distance of 172.31 feet to a point; thence N 0°30'55" E a distance of 83.76 feet to a 5/8 inch iron rod, thence continuing N 0°30'55" E a distance of 162.86 feet to the North line of the Northeast quarter of the Northwest quarter of Section 14; thence S 88°27'00" E a distance of 777.06 feet to the point of beginning.

Unofficial Copy

**EXHIBIT "B"**

A parcel of land located in the West half of the Northwest quarter of the Northeast quarter and the Northeast quarter of the Northwest quarter of Section 14, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Beginning at a point on the North - South centerline of said Section 14, from which the North quarter corner, marked by a brass cap, bears N 0°17'45" E a distance of 635.49; thence N 62°08'52" W a distance of 636.02 feet to a 5/8 inch iron rod; thence continuing N 62°08'52" W a distance of 69.01 feet to a 5/8 inch iron rod; thence continuing N 62°08'52" W a distance of 172.31 feet to a point; thence S 0°30'55" W a distance of 328.47 feet to a 5/8 inch iron rod, thence continuing S 0°30'55" W a distance of 713.44 feet to the South line of the Northeast quarter of the Northwest quarter of Section 14; thence S 88°43'00" E a distance of 781.92 feet to the Center-North sixteenth corner; thence continuing Easterly on the sixteenth line 623.37 feet, more or less, to the Southeast corner of the West half of the Northwest quarter of the Northeast quarter of Section 14; thence North along the East line of the West half of the Northwest quarter of the Northeast quarter to a point which bears southerly along said line 635.49 feet from the North line of the Northwest quarter of the Northeast quarter; thence N 87°33'00" W a distance of 623.37 feet to the point of beginning.

Unrecorded

