



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

FILE NUMBER: ACU-21-045

Date Received: 6/30/21 Receipt #: 226293 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) Forrest Rambo

Mailing address: 54123 Lampa Creek Lane, Coquille, OR 97423

Phone: 541-217-0776

Email: _____

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
29S	13W	5	Select	Select	00800
Select	Select	Select	Select	Select	

Tax Account Number(s): 1178702

Zone: Select Zone Forest Mixed Use (FMU)

Tax Account Number(s) _____

Please Select

B. Applicant(s) Forrest Rambo

Mailing address: 54123 Lampa Creek Lane, Coquille, OR 97423

Phone: 541-217-0776

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

- 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: Coquille

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](#)

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 Lampa Creek Lane

Type of Access: Private Easement - Provide Easement Name of Access: Lampa Creek Lane

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 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: 54167 Lampa Creek Road

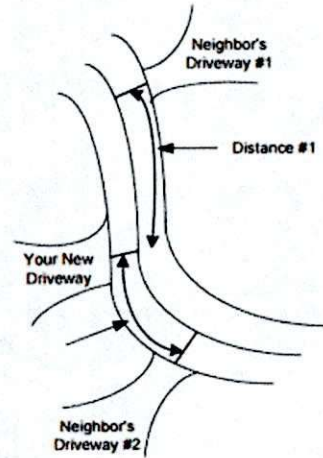
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW DRIVEWAY: Shared access point

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

ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR NEW DRIVEWAY: 54123 Lampa Creek Road

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW DRIVEWAY: 400 feet

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:

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 Health Division to make an appointment.

Additional Comments:

June 21, 2021

Coos County Planning Dept.

Subject Properties - T.L. 800 - 29S 13W 5

Applicant/Owner:

Forrest Rambo
54123 Lampa Creek Road
Coquille, OR 97423

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

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

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

- (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 181 cubic feet per acre per year of Douglas fir 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 800 in Township 29S Range 13W Section 6 and consist of 4.53 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 13 parcels within the 160 acre square ranging from 4.53 acres to 478 acres of which are zoned F and EFU. Seven 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 under 10 acres therefore a stocking survey is not required.**
 - **The dwelling will have a fire retardant roof.**
 - **The subject property has variable slopes from 0% to 30%. The proposed home site has slopes of 0% to 10%.**
 - **The property is located within the Bandon 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 maintain a 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 within the Bandon Rural Fire Protection District.**
- **There are no other water sources available.**

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

The following siting criteria or their equivalent shall apply to all new dwellings and structures in forest and agriculture/forest zones. These criteria are designed to make such uses compatible with forest operations and agriculture, to minimize wildfire hazards and risks and to conserve values found on forest lands. A governing body shall consider the criteria in this rule together with the requirements OAR 660-0060-0035 to identify the building site:

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

- (a) They have the least impact on nearby⁽¹⁾ 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/purchaser will be creating a new home site. The home site will be located close to the southerly boundary of the subject property. The proposed site is relatively flat. The site will be cleared to the extent to meet the required fire break setbacks. 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 will be a private driveway off of Lampa Creek Road. Lampa Creek Road is a privately maintained road.**
- **The subject property does 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 approval.**
- **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 within the Bandon Rural Fire Protection District.**
- **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 0% to 10% and will require an additional 50 feet down slope primary safety zone. The applicant will meet the primary setback of 30 feet.**
- **The proposed dwelling will use non-combustible or fire resistant roofing materials.**
- **There is no additional water supply available.**
- **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.**

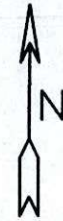
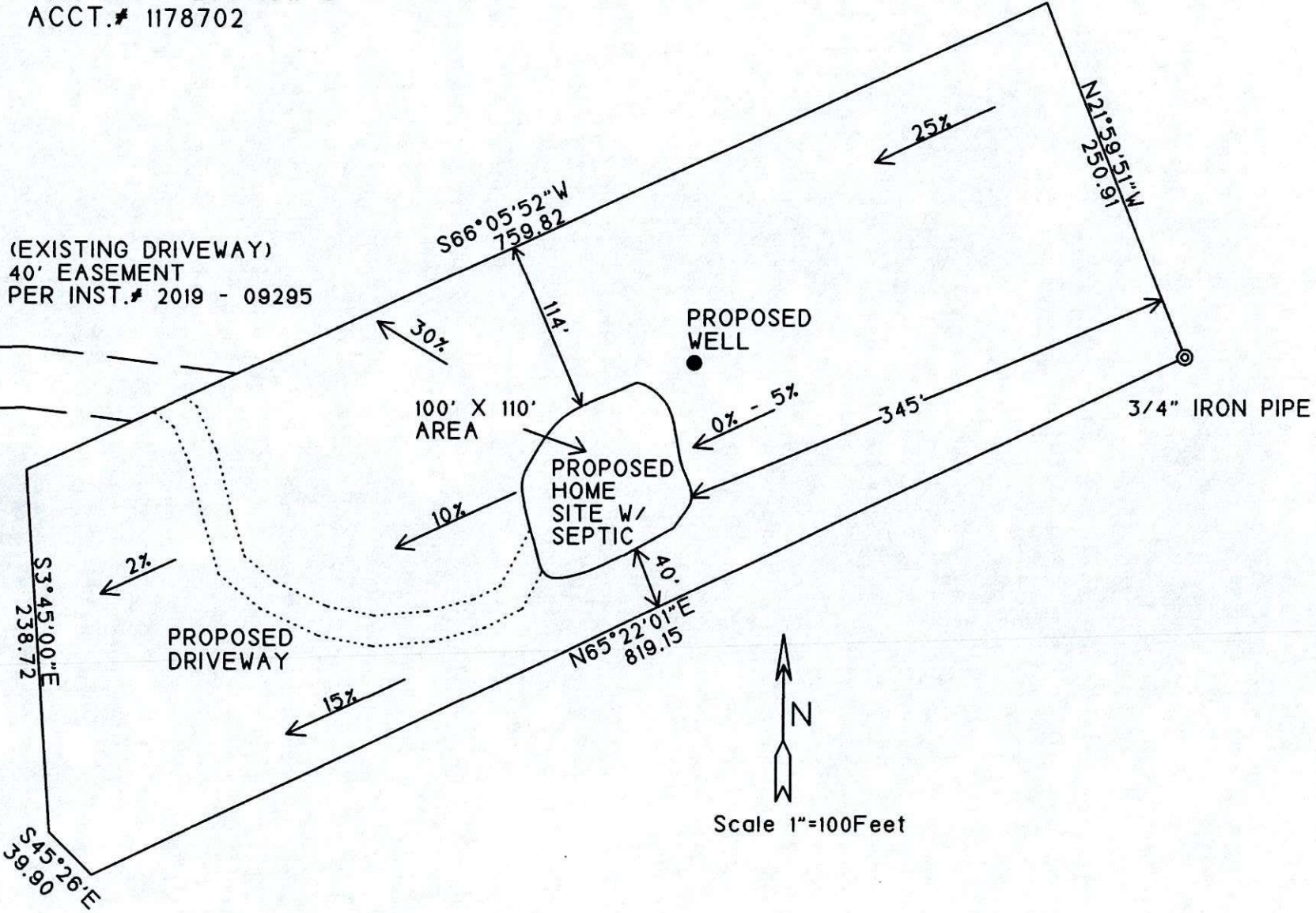
The property is within the Bandon Rural Fire Protection District.

The access and driveway will meet the minimum standards of Chapter VII which meets the requirement to allow emergency vehicles to enter the property.

FORREST RAMBO PLOT PLAN
 T.L. 800 - 29S 13W 5
 ACCT.# 1178702

LAMPA CREEK RD.
 50' EASEMENT
 PER INST.# 2003 - 0047

(EXISTING DRIVEWAY)
 40' EASEMENT
 PER INST.# 2019 - 09295



Scale 1"=100Feet

RECORDING REQUESTED BY:



105 E 2nd Street
Coquille, OR 97423

GRANTOR'S NAME:

David S. Laue and Connie M. Laue

GRANTEE'S NAME:

Forrest Rambo

AFTER RECORDING RETURN TO:

Order No.: 360620029943-TT
Forrest Rambo
54123 Lampa Creek Road
Coquille, OR 97423

SEND TAX STATEMENTS TO:

Forrest Rambo
54123 Lampa Creek Road
Coquille, OR 97423

APN: 1178801
1178702

54123 Lampa Creek Road, Coquille, OR 97423

Coos County, Oregon

2020-02587

\$106.00 Pgs=5 03/10/2020 10:22 AM

eRecorded by: TICOR TITLE COQUILLE - 105 E. 2ND
ST. OR 97423

Debbie Heller, CCC, Coos County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

David S. Laue, as to Parcel 1; David S. Laue and Connie M. Laue, as tenants by the entirety, as to Parcel II, Grantor, conveys and warrants to Forrest Rambo, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$307,500.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATUTORY WARRANTY DEED

(continued)

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

Dated: 3-9-2020

David S. Laue
David S. Laue

Connie M. Laue
Connie M. Laue

State of Oregon
County of Clatsop

This instrument was acknowledged before me on 3-9-2020 by David S. Laue and Connie M. Laue.

Tonya Leanne Tucker
Notary Public - State of Oregon

My Commission Expires: 5-17-22



EXHIBIT "A"
Legal Description

 **PARCEL I:**

A parcel of land situated in Government Lots 3 and 4 of Section 5, Township 29 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, particularly described as follows: Beginning at a point which is 716.4 feet North 87° 03' East; 87.9 feet South 42° 25' East; 201.2 feet North 57° 04' East; and 100.1 feet North 45° 28' West from the Southwest corner of said Government Lot 4; thence along Lampa Creek North 03° 45' West 446.2 feet to a pipe post; thence North 15° 10' West 99.3 feet to a pipe post; thence North 65° 09' East 690.3 feet to a pipe post; thence South 21° 35' East 551.9 feet to a pipe post; thence South 65° 07' West and at 744.7 feet passing through a pipe post and continue the same courses a total distance of 823.2 feet; thence North 45° 28' West 39.9 feet to the place of beginning.

SAVE AND EXCEPT THAT PROPERTY CONVEYED by Warranty Deed recorded May 24, 1955 in Book 242 Page 62 Deed Records, Coos County, Oregon.

PARCEL II:

A parcel of land situated in Government Lot 4, Section 5, Township 29 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, particularly described as follows: Beginning at the Southwest corner of said Government Lot 4; thence along the West boundary of said Section 5, North 01° 05' West 448.7 feet to a pipe post; thence North 87° 17' East 757.3 feet to a pipe post; thence North 00° 58' West 76.5 feet to a pipe post; thence North 73° 20' East 104.5 feet to a pipe post; thence along Lampa Creek South 03° 45' East 446.2 feet; thence South 45° 28' East 100.1 feet to a pipe post; thence South 57° 04' West 201.2 feet to a pipe post; thence North 42° 25' West 87.3 feet to pipe post; thence South 87° 03' West 716.4 feet to the place of beginning.

ALSO: That portion of Government Lot 4, of Section 5, Township 29 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, laying Southerly and Easterly of those parcels of land recorded in Deed Records by Microfilm Reel No. 66-6-10162, and in Deed Volume 219, Page 511, Coos County, Oregon, owned by Harold Pribble, et ux and Harry Spencer et ux, respectively.

ALSO: A parcel of land in Government Lot 5, Section Five 5, Township 29 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, being more particularly described as follows: Beginning at a pipe post which is North 89° 37' East 716.4 feet and South 42° 25' East 87.3 feet from the Northwest corner of said Government Lot 5 and running thence South 18° 00' West 30.30 feet to an iron rod post, thence North 57° 04' East 225.20 feet to an iron rod post, and continue the same course for an additional distance of 10 feet, more or less, to the center of Lampa Creek, thence downstream along the thread of the stream 20 feet, thence Southwesterly 15 feet, more or less, to a pipe post, thence South 57° 04' West 201.20 feet to the point of beginning.

EXHIBIT "B"
Exceptions

Subject to:

1. The Land has been classified as Forest, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
2. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Lampa Creek.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Lampa Creek.

3. Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Lampa Creek. Any interest in any oil, gas and/or minerals, as disclosed by document

Entitled: Deed
Recording Date: July 2, 1946
Recording No: Book 162 Page 625

4. The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein. Any rights incidental to the ownership and development of the mineral interest excepted or reserved in the document

Entitled: Deed
Dated: June 28, 1946
Recording Date: July 2, 1946
Recording No: Book 162 Page 625
Affects:

5. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: L.L. Bunch and Lois D. Bunch, as to an undivided 1/2 interest and Marion George and Alice George, as to an undivided 1/2 interest
Recording Date: January 1, 1753
Recording No: Volume 162, Page 625

6. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Franklin L. McCormick, et ux
Recording Date: November 19, 1951
Recording No: Book 213, Page 736

7. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Marion George and Alice George, husband and wife
Recording Date: July 15, 1959
Recording No: Book 272, Page 622

8. A subsurface oil and gas lease for the term therein provided, with certain covenants, conditions and provisions, together with easements, if any, as set forth therein, disclosed by document:

Entitled: Oil and Gas Lease
Dated: June 4, 1980
Lessor: Leo J. Cary Jr. Trustee
Lessee: Northwest Exploration Company
Recording Date: July 7, 1980
Recording No: 80-3-635

- a. Assignment of Overriding Royalty Interest

EXHIBIT "B"
Exceptions

11. Matters contained in that certain Road Maintenance Agreement which document, among other things, may provide for liens and charges.

Executed by: David S. Laue and Louis John Laue
Recording Date: October 14, 2019
Recording No: 2019-09296

Reference is hereby made to said document for full particulars.

After recording return to:
Carleton Law Office
P.O. Box 38
Bandon, Oregon 97411
Send all Tax Statements to:
David S. Laue
54123 Lampa Creek Rd.
Coquille, OR 97423

Coos County, Oregon	2019-09295
\$101.00 Pgs=4	10/14/2019 02:43 PM
eRecorded by: TICOR TITLE COQUILLE - 105 E. 2ND ST. OR 97423	
Debbie Heller, CCC, Coos County Clerk	

**ACCESS EASEMENT and ROAD MAINTENANCE AGREEMENT
FOR EASEMENT TO BE KEPT IN REPAIR**

Parties to this agreement are:

GRANTOR: LOUIS JOHN LAUE

GRANTEE: DAVID S. LAUE

RECITALS: GRANTOR is the "owner" of certain real property known as tax lot #801, found on Map 29S13050000801, with a legal description found in Deed Instrument #71-4-58382 of Coos County, Oregon.

GRANTEE is the "owner" of certain real property known as tax lot #800, found on Map 29S13050000800, with a legal description found in Deed Instrument #2016-7639 of Coos County, Oregon.

Presently, the Parties desire to set out their agreement as GRANTOR has agreed to grant an Easement over GRANTOR'S property to GRANTEE for the sole purpose of ingress and egress.

THEREFORE, IN CONSIDERATION OF THE EXCHANGE OF THE MUTUAL CONVENANTS CONTAINED HEREIN, THE PARTIES AGREE AS FOLLOWS:

1. GRANTEE has been using GRANTOR's property for access to get to GRANTEE's property for many years, as did the predecessors and a formal agreement has never been recorded.
2. The GRANTEE has had a survey done as set out on the map on Exhibit "B" attached hereto and fully incorporated herein.
3. Therefore, GRANTORS do hereby grant to GRANTEE a non-exclusive, perpetual Easement for ingress and egress over and across GRANTORS' property as described on Exhibit "A" attached hereto and fully incorporated herein.
4. The purpose of the Easement is for ingress and egress as well as Road Maintenance Agreement for Easement to be Kept in Repair for roadway improvements, including any construction, maintenance, and/or replacement of roadway and any related appurtenances for upgrade purposes, including cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of the roadway improvements, including the right to trim

all vegetation in the vicinity of the easement area. The cost of maintenance shall be shared between the parties based on usage, which shall be determined by the parties. If either party does work, they shall submit to the other party the receipts for said work and a request for reimbursement of that party's share of cost.

5. Grantors agrees not to construct or erect any building or other structure on the easement granted hereby or to construct or erect any building or other structure adjacent to said easement in a manner, which would interfere with the right granted to the Grantee by this agreement.

6. Grantee shall not be liable for any damage caused to Grantors' property by actions reasonably taken by Grantee in the exercise of the rights herein granted.

7. The Grantors also warrant the right to grant the easement herein described and further, the undersigned covenant is the owner of the above-described lands.

8. Grantors shall continue to have such use and enjoyment of their property, which is not inconsistent with the easement hereby granted.

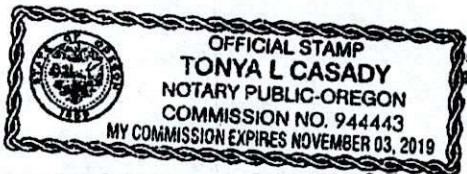
9. The Easement granted hereunder shall run with the land as to all property burdened and benefited by the Easement, including any division or partition of such property. The rights, covenants and obligations contained in this agreement shall bind, burden and benefit each party's successors and assigns, lessees, mortgagees (or beneficiaries under a deed of trust).

DATED: October 10, 2019. DATED: October 10, 2019.

David S. Laue as P.O.A. for Louis John Laue David S. Laue
LOUIS JOHN LAUE, Grantor DAVID S. LAUE, Grantee
By: David S. Laue as Power of Attorney

STATE OF OREGON) ss.) County of Coos)

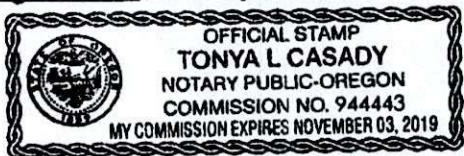
The foregoing ACCESS EASEMENT and ROAD MAINTENANCE AGREEMENT FOR EASEMENT TO BE KEPT IN REPAIR was acknowledged before me this 10th day of October, 2019 by David S. Laue as Power of Attorney for LOUIS JOHN LAUE, Grantor.



Tonya L Casady
Notary Public for the Oregon

STATE OF OREGON) ss.) County of Coos)

The foregoing ACCESS EASEMENT and ROAD MAINTENANCE AGREEMENT FOR EASEMENT TO BE KEPT IN REPAIR was acknowledged before me this 10th day of October, 2019 by DAVID S. LAUE, Grantee.



Tonya L Casady
Notary Public for the Oregon

Exhibit "A"

Description for a 40.00 foot wide access and utility easement. Located in that Parcel of land described in Coos County deed records Vol. 242 page 62. In the Northwest ¼ of Section 5, Township 29 South, Range 13 West, W.M., Coos County, Oregon. Being more particularly described as follows:

A 40.00 foot wide access and utility easement lying 20.00 feet on each side of the following described center line;

Beginning at a point on the South boundary of said parcel described in said deed Vol. 242 page 62, said point of beginning being North 65°35'00" East 1030.00 feet from the North 1/16 corner on the West boundary of said Section 5 as shown per CS#37B10; Thence along an existing road center line North 76°22'13" West 87.41 feet to a point on the West boundary of that Parcel of land described in Coos County deed records Vol. 242 page 62.

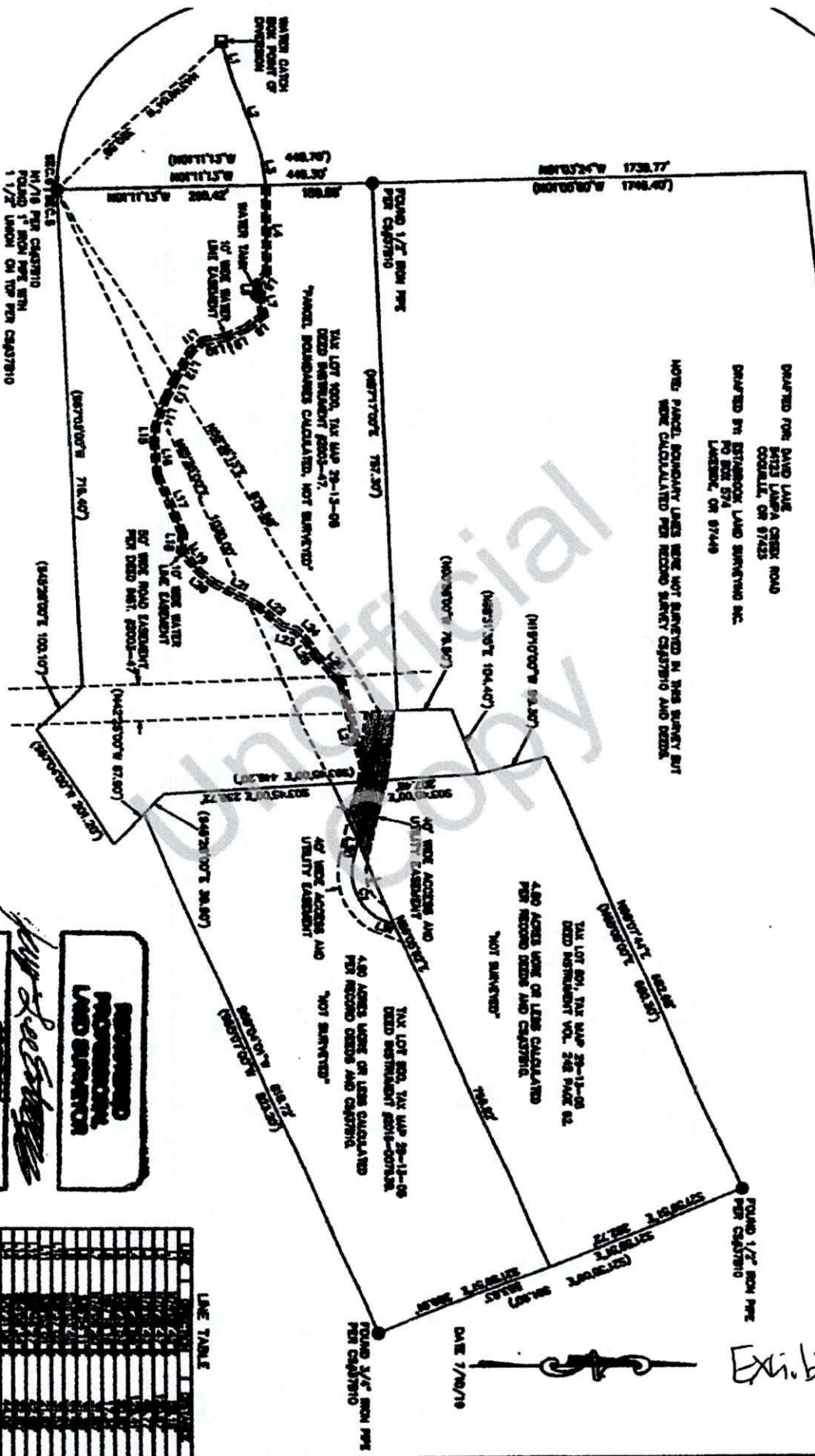
The side lines of this easement shall be extended and or shortened so as not to have any gaps or over laps at angle points and so as to begin on said South parcel boundary and so as to terminate on said West parcel boundary.

Note: The basis of bearing for this description is Coos County Record Survey CS#37B10.



EXHIBIT "B"
 EXHIBIT MAP FOR A WATER LINE EASTMENT AND AN ACCESS EASEMENT
 LOCATED IN THE NW 1/4 OF SECTION 9, TOWNSHIP 29 SOUTH, RANGE 13 WEST, W. M.,
 COOS COUNTY, OREGON.

DRAFTED FOR: DAVID LAINE
 4812 LAMPA CREEK ROAD
 COASSETT, OR 97423
 DRAFTED BY: STRANDBY LAND SURVEYING INC.
 PO BOX 874
 LAUREL, OR 97448
 NOTE: PARCEL BOUNDARY LINES WERE NOT SURVEYED IN THIS SURVEY BUT
 WERE CALCULATED PER RECORD SURVEY CAPSTRIK AND DEEDS.



LEGEND

- FOUND MONUMENT AS NOTED
- () RECORD PER CAPSTRIK AND DEEDS



RECOMMENDED PROFESSIONAL LAND SURVEYOR
David Laine
 David Laine
 4812 LAMPA CREEK ROAD
 COASSETT, OREGON 97423
 EXPIRES 12/31/19

CURVE TABLE

CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH
N 0° 00' 00" W	0.00	0° 00' 00"	0.00
N 15° 00' 00" W	1.00	15° 00' 00"	1.00
N 30° 00' 00" W	2.00	30° 00' 00"	2.00
N 45° 00' 00" W	3.00	45° 00' 00"	3.00
N 60° 00' 00" W	4.00	60° 00' 00"	4.00
N 75° 00' 00" W	5.00	75° 00' 00"	5.00
N 90° 00' 00" W	6.00	90° 00' 00"	6.00
N 105° 00' 00" W	7.00	105° 00' 00"	7.00
N 120° 00' 00" W	8.00	120° 00' 00"	8.00
N 135° 00' 00" W	9.00	135° 00' 00"	9.00
N 150° 00' 00" W	10.00	150° 00' 00"	10.00
N 165° 00' 00" W	11.00	165° 00' 00"	11.00
N 180° 00' 00" W	12.00	180° 00' 00"	12.00
N 195° 00' 00" W	11.00	195° 00' 00"	11.00
N 210° 00' 00" W	9.00	210° 00' 00"	9.00
N 225° 00' 00" W	7.00	225° 00' 00"	7.00
N 240° 00' 00" W	5.00	240° 00' 00"	5.00
N 255° 00' 00" W	3.00	255° 00' 00"	3.00
N 270° 00' 00" W	1.00	270° 00' 00"	1.00

LAME TABLE

CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH
N 0° 00' 00" W	0.00	0° 00' 00"	0.00
N 15° 00' 00" W	1.00	15° 00' 00"	1.00
N 30° 00' 00" W	2.00	30° 00' 00"	2.00
N 45° 00' 00" W	3.00	45° 00' 00"	3.00
N 60° 00' 00" W	4.00	60° 00' 00"	4.00
N 75° 00' 00" W	5.00	75° 00' 00"	5.00
N 90° 00' 00" W	6.00	90° 00' 00"	6.00
N 105° 00' 00" W	7.00	105° 00' 00"	7.00
N 120° 00' 00" W	8.00	120° 00' 00"	8.00
N 135° 00' 00" W	9.00	135° 00' 00"	9.00
N 150° 00' 00" W	10.00	150° 00' 00"	10.00
N 165° 00' 00" W	11.00	165° 00' 00"	11.00
N 180° 00' 00" W	12.00	180° 00' 00"	12.00
N 195° 00' 00" W	11.00	195° 00' 00"	11.00
N 210° 00' 00" W	9.00	210° 00' 00"	9.00
N 225° 00' 00" W	7.00	225° 00' 00"	7.00
N 240° 00' 00" W	5.00	240° 00' 00"	5.00
N 255° 00' 00" W	3.00	255° 00' 00"	3.00
N 270° 00' 00" W	1.00	270° 00' 00"	1.00

Exhibit "B"



After recording return to:
Carleton Law Office
P.O. Box 38
Bandon, Oregon 97411
Send all Tax Statements to:
David S. Laue
54123 Lampa Creek Rd.
Coquille, OR 97423

Coos County, Oregon	2019-09294	
\$101.00	Pgs=4	10/14/2019 02:43 PM
eRecorded by: TICOR TITLE COQUILLE - 105 E. 2ND ST. OR 97423		
Debbie Heller, CCC, Coos County Clerk		

**ACCESS EASEMENT and ROAD MAINTENANCE AGREEMENT
FOR EASEMENT TO BE KEPT IN REPAIR**

Parties to this agreement are:

GRANTORS: DAVID S. LAUE and CONNIE M. LAUE

GRANTEE: DAVID S. LAUE

RECITALS: GRANTORS are the "owners" of certain real property known as tax lot #1000, found on Map 29S130500001000, with a legal description found in Deed Instrument #2003-47 of Coos County, Oregon.

GRANTEE is the "owner" of certain real property known as tax lot #800, found on Map 29S13050000800, with a legal description found in Deed Instrument #2016-7639 of Coos County, Oregon.

Presently, the Parties desire to set out their agreement as GRANTOR has agreed to grant an Easement over GRANTOR'S property to GRANTEES for the sole purpose of ingress and egress.

THEREFORE, IN CONSIDERATION OF THE EXCHANGE OF THE MUTUAL CONVENANTS CONTAINED HEREIN, THE PARTIES AGREE AS FOLLOWS:

1. GRANTEES have been using GRANTOR's property for access to get to GRANTEES' property for many years, as did the predecessors and a formal agreement has never been recorded.
2. The GRANTEE has had a survey done as set out on the map on Exhibit "B" attached hereto and fully incorporated herein.
3. Therefore, GRANTORS do hereby grant to GRANTEE a non-exclusive, perpetual Easement for ingress and egress over and across GRANTORS' property as described on Exhibit "A" attached hereto and fully incorporated herein.
4. The purpose of the Easement is for ingress and egress as well as Road Maintenance Agreement for Easement to be Kept in Repair for roadway improvements, including any construction, maintenance, and/or replacement of roadway and any related appurtenances for upgrade purposes, including cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of the roadway improvements, including the right to trim all vegetation in the vicinity of the easement area. The cost of maintenance shall be shared between

the parties based on usage, which shall be determined by the parties. If either party does work, they shall submit to the other party the receipts for said work and a request for reimbursement of that party's share of cost.

5. Grantors agrees not to construct or erect any building or other structure on the easement granted hereby or to construct or erect any building or other structure adjacent to said easement in a manner, which would interfere with the right granted to the Grantee by this agreement.

6. Grantee shall not be liable for any damage caused to Grantors' property by actions reasonably taken by Grantee in the exercise of the rights herein granted.

7. The Grantors also warrant the right to grant the easement herein described and further, the undersigned covenant is the owner of the above-described lands.

8. Grantors shall continue to have such use and enjoyment of their property, which is not inconsistent with the easement hereby granted.

9. The Easement granted hereunder shall run with the land as to all property burdened and benefited by the Easement, including any division or partition of such property. The rights, covenants and obligations contained in this agreement shall bind, burden and benefit each party's successors and assigns, lessees, mortgagees (or beneficiaries under a deed of trust).

DATED: October 10, 2019.

DATED: October 10, 2019.

David S. Laue
DAVID S. LAUE, Grantor

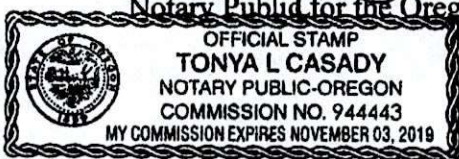
David S. Laue
DAVID S. LAUE, Grantee

Connie M. Laue
CONNIE M. LAUE, Grantee

STATE OF OREGON) ss.) County of Coos)

The foregoing ACCESS EASEMENT and ROAD MAINTENANCE AGREEMENT FOR EASEMENT TO BE KEPT IN REPAIR was acknowledged before me this 10th day of October, 2019 by DAVID S. LAUE, Grantor.

Tonya L Casady
Notary Public for the Oregon



STATE OF OREGON) ss.)
County of Coos)

The foregoing ACCESS EASEMENT and ROAD MAINTENANCE AGREEMENT FOR EASEMENT TO BE KEPT IN REPAIR was acknowledged before me this 10th day of October, 2019 by DAVID S. LAUE and CONNIE M. LAUE, Grantees.

Tonya L Casady
Notary Public for the Oregon



Exhibit "A"

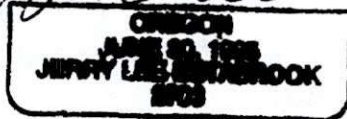
Description for a 40.00 foot wide access and utility easement. Located in that Parcel of land described in Coos County deed records Instrument #2003-47. In the Northwest $\frac{1}{4}$ of Section 5, Township 29 South, Range 13 West, W.M., Coos County, Oregon. Being more particularly described as follows:

A 40.00 foot wide access and utility easement lying 20.00 feet on each side of the following described center line;

Beginning at a point on the East boundary of a 50.00 foot wide road easement described in said deed Instrument #2003-47, said point of beginning being North $58^{\circ}36'13''$ East 876.55' from the North $\frac{1}{16}$ corner on the West boundary of said Section 5 as shown per CS#37B10; Thence along an existing road center line South $84^{\circ}23'56''$ East 105.23 feet to a point on the East boundary of that Parcel of land described in Coos County deed records instrument #2003-47.

The side lines of this easement shall be extended and or shortened so as not to have any gaps or over laps at angle points and so as to begin on said 50.00 foot road easement East boundary and so as to terminate on said East parcel boundary.

Note: The basis of bearing for this description is Coos County Record Survey CS#37B10.



EXPIRES 12/31/19

MULKINS & RAMBO, LLC

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

June 21, 2021

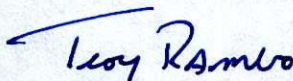
**Coos County Planning Dept.
250 N. Baxter
Coos County Courthouse
Coquille, OR 97423**

RE: Soil Classification for T.L. 800 - 29S 13W 5 – 4.53 acres

Based on Sheet Number 57 of the Soil Survey of Coos County, Oregon the subject property contains two soil types. Soil type 51D – Rinearson silt loam – 0% - 30% slopes and a small amount of Soil type 51E – Rinearson silt loam – 30% - 50% slopes.

The Soil types 51D & 51EF are capable of producing average of 181 cubic feet of Douglas fir fiber per year and has a mean site index of 170 based on a 100 year site curve.

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



Troy Rambo