



Coos County Land Use Permit Application

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

DR-21-136

FILE NUMBER: ACU-21-058

Date Received: 10/19/21 Receipt #: 228628 + 228653 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) Wygant RD LLC

Mailing address: 126 Loop Rd Myrtle Creek, OR 97457

Phone: 541-863-5147/541-863-1430

Email: cheryldiane@frontiernet.net

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
25S	13W	30	A	B	1400
Select	Select	Select	Select	Select	

Tax Account Number(s): 380600

Zone: Select Zone Commercial-1 (C-1)

Tax Account Number(s) _____

Please Select _____

B. Applicant(s) Allen & Cheryl Dean

Mailing address: 126 Loop Rd Myrtle Creek, OR 97457

Phone: 541-863-5147/541-863-1430 _____

C. Consultant or Agent: _____

Mailing Address _____

Phone #: _____ Email: _____

Type of Application Requested

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

Special Districts and Services

Water Service Type: Coos Bay - North Bend Water Sewage Disposal Type: Charleston Sanitation
School District: Coos Bay Fire District: Charleston RFPD

Please include the supplement application with request. If you need assistance with the application or supplemental application please contact staff. Staff is not able to provide legal advice. If you need help with findings please contact a land use attorney or 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](#) Airport + Tribes

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: 64655 Wygant Rd Coos Bay, OR 97420

Type of Access: Public Road Name of Access: Wygant Rd

Is this property in the Urban Growth Boundary? Yes

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-

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. Signatures required below for application processing.

Cheryl D Dean

Allen R Dean

ADDRESS OF DRIVEWAY #1 CLOSEST TO YOUR NEW DRIVEWAY: 64647 Rd

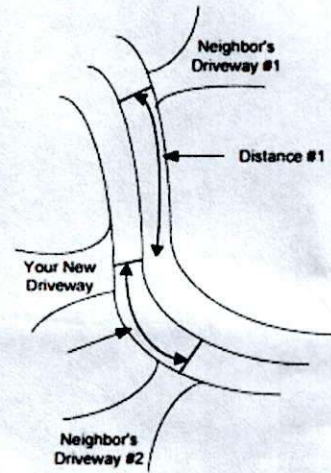
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW DRIVEWAY: 50 Feet

Is this driveway on the same side of the road as your Driveway: Yes Choose an item.

ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR NEW DRIVEWAY: 64635 Wygant Rd

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW DRIVEWAY: 100feet

Is this driveway on the same side of the road as your Driveway: Yes Choose an item.



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: Choose a Service-Type.
Coos Bay-North Bend Water Board Sewage Disposal Type: Choose a Type.
Charleston Sanitation

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: _____

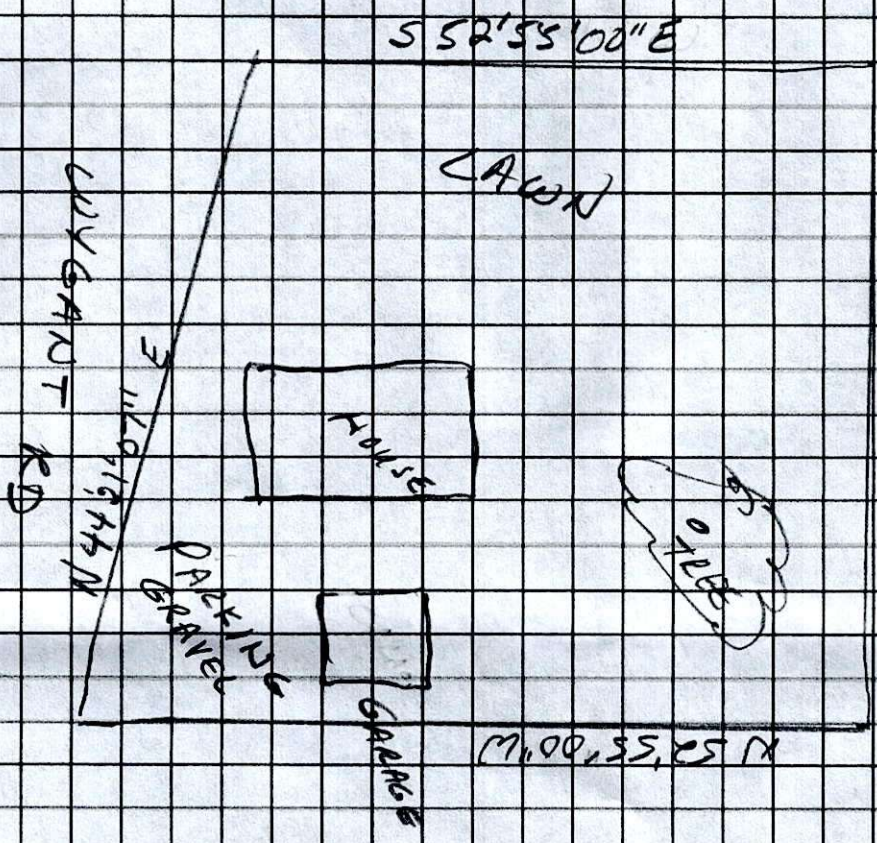
Staff Signature: _____

- 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:

WYGAUT RD W
 64655 WYGAUT RD
 ALLEN & CHERRY DENN
 126 LODD RD.
 MYRTLE CREEK OR GREST

CHPE AREA AND HWY



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

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

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

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

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

**Wygant Rd LLC
64655 Wygant Rd
Coos Bay, Oregon 97420**

This is a request to establish an Air BnB vacation home that is currently a residential home.



Coos County Land Use Permit Application

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TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL
PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

DR-21-136
ACU-21-058

FILE NUMBER:

Date Received: 10/1/21 Receipt #: 228428 Received by: MB
+228653

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

LAND INFORMATION

A. Land Owner(s) Wygant RD LLC

Mailing address: 126 Loop Rd, Myrtle Creek, OR 97457

Phone: 541-863-1430/541-863-5147

Email: cheryldiane@frontiernet.net

Township: 25S Range: 13W Section: 30 ¼ Section: A 1/16 Section: B Tax lots: 1400

Select Select Select Select Select

Tax Account Number(s): 380600
Tax Account Number(s): _____

Zone: Select Zone Urban Residential-1 (UR-1)
Please Select

B. Applicant(s) Allen R Dean

Mailing address: 126 Loop Rd, Myrtle Creek, OR 97457

Phone: 541-863-1430/541-863-5147

cheryldiane@frontiernet.net

C. Consultant or Agent: _____

Mailing Address _____

Phone #: _____ Email: _____

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: Select type of Water Service Sewage Disposal Type: Select type of Sewage System
School District: Select School District Fire District: Select Fire District

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

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: [Map Information](#) Or [Account Information](#) Airport, Arc

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

COMPLETED BY STAFF	
Received By: <u>MB</u>	<input type="checkbox"/> COMP PLAN AMENDMENT
Date Submitted: <u>10/1/21</u>	<input type="checkbox"/> ZONE CHANGE
Application No.: <u>ACU-21-058</u>	<input type="checkbox"/> TEXT AMENDMENT
Fee: <u>1433⁰⁰</u>	CONDITIONAL USE REVIEW
Fee Paid: <u>1433⁰⁰</u>	<input type="checkbox"/> HEARINGS BODY
Receipt No.: <u>228628</u>	<input type="checkbox"/> ADMINISTRATIVE
	<input type="checkbox"/> VARIANCE
	<input type="checkbox"/> LAND DIVISION *
	<input type="checkbox"/> HAZARD REVIEW *
	<input type="checkbox"/> FARM OR FOREST REVIEW *
	<input type="checkbox"/> FAMILY/MEDICAL HARDSHIP*
	<input type="checkbox"/> HOME OCCUPATION/COTTAGE INDUSTRY
	*Supplemental Application required
	STAFF NOTES:

Please type or clearly print all of the requested information below. Please be sure to include any supplemental application for if required.

I. APPLICANT

Name: ALLEN R DEAN
Mailing Address: 126 LOOP RD.
City State Zip MYRTLE CREEK OR 97457
Daytime Phone 541-863-1430/541-863-5147
Email: Cheryldiane@frontiernet.net

II. OWNER(S)

Name: WYGANT KOLLE
Mailing Address: 126 LOOP RD.
City State Zip MYRTLE CREEK OR 97457
Daytime Phone 541-863-1430/541-863-5147
Email: Cheryldiane@frontiernet.net

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

Location or Address: 64655 WYGANT RD COOS BAY, OR 97420

No. Acreage 1.09

Tax Acct. 386600

Township: 25 Range: 13 Section: 30 ¼ Section: AB 1/16 Section: Tax lot: 1460

Zone: 1

Water Service Type: CB DB WATER

Sewage Disposal Type: CHARLESTON SANITARY

School District: COOS BAY #9

Fire District: CHARLESTON RURAL FIRE

IV. REQUEST SUMMARY (Example: "To establish a template dwelling in the Forest Zoning District.") TO ESTABLISH AIR BNB VACATION THAT IS CURRENTLY RESIDENTIAL

V. ATTACHED WRITTEN STATEMENT. With all land use applications, the "burden of proof" is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning and Land Development Ordinance (CCZLDO). You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. A planner will explain which sections of the Ordinance pertain to your specific request. The information described below is required at the time you submit your application. The processing of your application does not begin until the application is determined to be complete. An incomplete application will postpone the decision, or may result in denial of the request. Please mark the items below to ensure your submittal is complete.

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 2. A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 3. A complete description of the request, including any new structures proposed.
 4. If applicable, documentation from sewer and water district showing availability for connection.
- B. A plot plan (map) of the property. Please indicate the following on your plot plan:
1. Location of all existing and proposed buildings and structures
 2. Existing County Road, public right-of-way or other means of legal access
 3. Location of any existing septic systems and designated repair areas
 4. Limits of 100-year floodplain elevation (if applicable)
 5. Vegetation on the property
 6. Location of any outstanding physical features
 7. Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- C. A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If the application is signed by an agent, the owner's written authorization must be attached.

If this application is referred directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit.

Applicant/Owner Signature

Chief D Dean

Applicant/Owner Signature

Date Received: 10-01-21
Receipt # 228628

COOS COUNTY ROAD DEPARTMENT



ACCESS/DRIVEWAY/ROAD/
PARKING VERIFICATION PERMIT

THIS FORM NEEDS TO BE SUBMITTED TO COOS COUNTY PLANNING DEPARTMENT
225 N. ADAMS STREET OR MAILED TO: 250 N. BAXTER, COQUILLE OR 97423

All new and replacement dwellings, commercial or industrial development requires this form.
Other development may require verification of access.
Payment for this permit can be submitted to the Coos County Planning Department in the form of cash or check

For Office Use Only: FILE # _____ FEE: _____

Applicant/Agent (print name): ALLEN R DEAN

Mailing address: 126 LOOP RD. MYRTLE CREEK OR 97457

Phone: 541-863-5147/541-863-1430 Email: cheryldiane@frontier.net

Land Owner (print name): WYBART RD. LLC

Mailing address: 126 LOOP RD. MYRTLE CREEK OR 97457

Phone: 541-863-1430/541-863-1430 Email: cheryldiane@frontier.net

LOCATION

Township 25 Range 13 Section 30 Tax Lot 1400

Site address 64655 WYBART RD. COOS BAY OR 97420

Zone (s) 1
Average 1.09

EXISTING IMPROVEMENTS Describe any improvements to the property such as any roads, structures, etc.

Applicant Signature: _____

Through applying for this application I authorize the Coos County Roadmaster or designee to enter upon the property subject of the application to conduct a site visit necessary for processing the requested application. The applicant shall contact the Coos County Road Department to arrange for the site visit once the access, driveway, road and/or parking requirements have been met. If you would like to schedule a visit or inquire further about requirements including bonding please contact 541-396-7660. This signed form must be returned to the Planning Department prior to the issuance of a zoning compliance letter.

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access

Bonded Date: _____

Receipt # _____



Plot Plan Instructions

FAILURE TO INCLUDE ALL INFORMATION IN THIS CHECKLIST WILL RESULT IN A DELAY OF YOUR PERMIT OR APPLICATION REVIEW.

The following information and elements must be on your plot plan map. The Plot Plan ***MUST*** be drawn on white paper that is 8½" x 11". Multiple pages may be used. Please verify that your plot plan contains each of the following elements listed below.

General Information

1. Owner's name, address and phone number
2. Assessor's map and tax lot number
3. North arrow
4. Scale – using standard engineering scale
5. Accurate shape and dimensions of parcel or development site. Draw the property lines in a solid black line
6. Lengths of all property lines
7. Any adjacent public or private roads, all easements and/or driveway locations – including road names
8. All natural features on the entire property, which may include but are not limited to creeks, rivers, ponds, lakes, wetlands, ravines, and slopes.
9. Driveway location and parking areas – including the distance from at least one property line to the intersection of the driveway and the road (apron area)

Existing Structure(s)

1. Clearly label *all* existing structures on the property and indicate if these structures will remain or be removed. Existing Structures include: all commercial and non-commercial buildings, dwellings, shops, garages, barns, porches, barns, equine facilities, sheds, propane tanks, pump houses, etc.
2. Show distances to all property lines. If you have a large property you may want to submit a insert map.
3. Location of existing water source (ie. well, lake, pond, etc.) and distance from property lines and development.
4. Location of existing sewage facility (ie. tank, lines, replacement area, etc.) and distance from property lines and development.
5. Show the distances from all Natural Features to the existing development.

Proposed Structure(s)

1. Location of proposed structure showing distances to property lines and natural features. These proposed structures can be shown by dashed lines. Indicate dimensions of structures.
2. Distance of proposed development from roadways, water sources and sewage facilities.
3. Location of the proposed structure from existing development.
4. Direction and location of all slopes.
5. Location and dimension of all proposed water sources and sewage facilities.
6. Confirm that all setbacks have been met for the proposed development and project

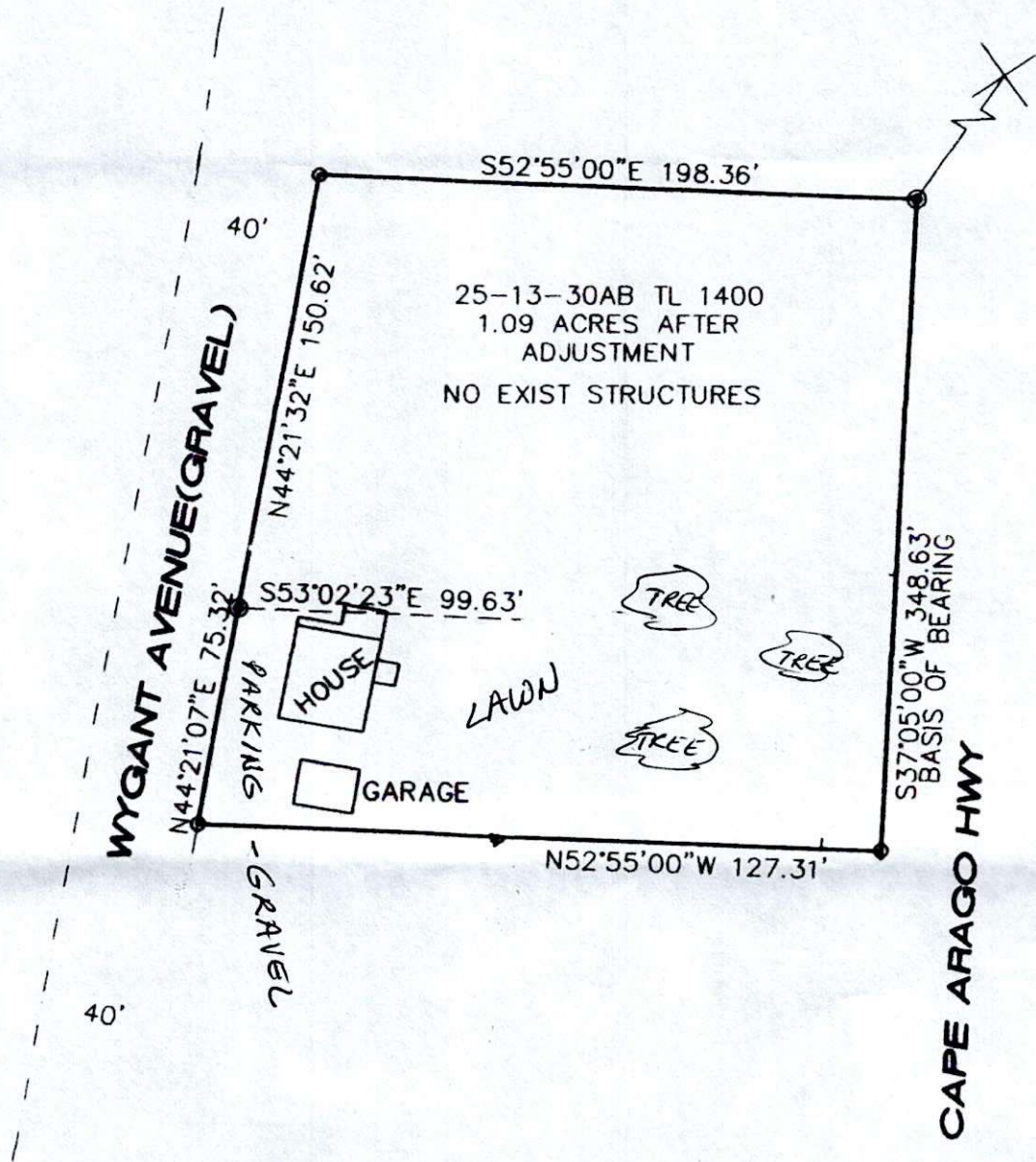
LEGEND

SYMBOL	INDICATES
—————	PROPERTY LINE
- - - - -	RIGHT OF WAY LINE
- - - - -	LOT LINES
⊙	FOUND MONUMENTS
○	MONUMENTS TO BE SET

FOR: WYGANT RD LLC
 ALLEN R. DEAN
 126 LOOP ROAD
 MYRTLE CREEK, OR 97457
 (541)863-5147



SCALE: 1"=60'



\\Coosbayvr1\projects\2016\616029-DeanLogging\Drawgs_SAVED_5/4/2016_6:56 AM WWHITE, PLOTTED: 5/12/2016 10:06 AM, WALTER WHITE

	Dean Logging, Inc Property Line Adjustment Coos County, OR	Proposed Adjustment 25-13-30AB TL 1300 & 1400 SHN 616029
	April 2016	616029-PLA

**Wygant Rd LLC
64655 Wygant Rd
Coos Bay, Oregon 97420**

Dear Guests,

Hello and Welcome to our home! We're so happy you chose our property for your vacation. Before you settle in and get comfortable, we would like to make you aware of the House Rules in place at our vacation rental. Understanding and complying with our house rules will make for a comfortable and fun stay for everybody!

Please read each of the rules carefully in order to avoid any danger or deductions from your security deposit upon check-out.

***In case of accidental damage, we'll look into the issue internally to decide if and how much the deduction or repair will cost.**

***We hope you have lots of laughter and fun times during your vacation! However, we'd really appreciate it if you're mindful and keep noise to a minimum during the hours of 10:00 pm and 8:00 am.**

***Please ensure you read and fully understand the house rules at the beginning of your stay. If anything is unclear, please contact us so we can explain in further detail to avoid any misunderstandings.**

***Have fun! This is your vacation time and we hope you make the most of our home, its amenities and your opportunity to relax and visit the surrounding area.**

Guest Signature

Date

After Recording Return to:
Sarah C. Subias
PO Box 10567
Eugene, OR 97440

Coos County, Oregon
\$101.00

2019-06405
07/23/2019 10:54 AM
Pgs=4



Debbie Heller, CCC, Coos County Clerk

Until a change is requested all tax statements shall be sent to the following address:
Wygant Road, LLC
126 Loop Road
Myrtle Creek, OR 97457

Consideration: \$0

WARRANTY DEED - STATUTORY FORM

Dean Logging, Inc., an Oregon corporation, Grantor, conveys and warrants to Wygant Road, LLC, an Oregon limited liability company, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Legal description on attached Exhibit A.

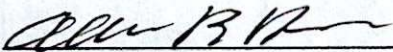
Subject to: Easements, conditions, and restrictions, of record.

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.

Dated this 11 day of July, 2019.

Dean Logging, Inc., Grantor

By 
Allen R. Dean, President

STATE OF OREGON)
) ss.
County of Douglas)

This instrument was acknowledged before me on July 11, 2019, by Allen R. Dean, president, Dean Logging, Inc., Grantor



Notary Public – State of Oregon



EXHIBIT A

Legal Description

PARCEL 1:

Beginning at a point on the Westerly boundary of the right of way of the Cape Arago section of the Oregon State Highway through the E. J. Foley Donation Land Claim No. 40 in Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, from which point the iron pipe at the Northeast corner of said Section 30 bears North 963.40 feet and East 2110.8 feet from the Northeast corner of said Section 30; thence North 62° 55' West 124.42 feet to the true point of beginning; thence North 37° 05' East 50 feet; thence North 52° 55' West 100 feet to the Easterly boundary of a 40 foot right of way; thence South 44° 24' West along said Westerly boundary 75.61 feet; thence South 52° 55' East 100 feet; thence North 37° 05' East 25 feet to the true point of beginning.

PARCEL 2:

Beginning at a point on the westerly boundary of the State Highway through Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, from which point the Northeast corner of the said Section 30 bears North 68° 20 1/2' East a distance of 2151.76 feet; and running thence South 37° 05' West along the said Westerly boundary of the State Highway for a distance of 200.00 feet; thence North 52° 55' West for a distance of 224.42 feet; thence North 44° 24' East for a distance of 201.64 feet; thence South 52° 55' East for a distance of 198.74 feet to the point of beginning.

ALSO: Beginning at a point on the westerly boundary of the right of way of the Cape Arago section of the Oregon State Highway through the E. J. Foley Donation Land Claim No. 40, in Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; from this point the iron pipe at the Northeast corner of the said Section 30 bears North 963.40 feet and 2110.8 feet East; thence running South 37° 05' West along the Westerly boundary of said State Highway for a distance of 150 feet; thence North 52° 55' West for a distance of 243.68 feet to Easterly boundary of a 40 foot right of way; thence running North 44° 24' East along the Easterly boundary of a 40 foot right of way a distance of 151.23 feet; thence South 52° 55' East a distance of 224.42 feet to the place of beginning. Consisting of Lots 10, 11 and 12 of Block 5, Empire Homesites.

SAVE & EXCEPT from the above described tracts the pipeline right of way 10 feet in width running in a Northeasterly and Southwesterly direction across the said tracts, and which belongs to the Coos Bay Pulp Corporation.

ALSO SAVE & EXCEPT the following described parcel:

The South 1/2 of the West 100 feet of Lot 10 and the West 100 feet of Lots 11 and 12, Block 5, Empire Homesites, more particularly described as follows: Beginning at a point on the Westerly boundary of the right of way of the Cape Arago section of the Oregon State Highway through the E. J. Foley Donation Land Claim No. 40 in Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, from this point the iron pipe at the Northeast corner of said Section 30 bears North 963.40 feet and 2110.8 feet East; thence South 37° 05' West along the Westerly boundary of the said State Highway 150 feet; thence North 52° 55' West 143.68 feet to the true point of beginning; thence North 37° 05' East 125 feet to the Southeast corner of the property conveyed to Ivan Scofield, et ux, in instrument recorded February 8, 1973, bearing Microfilm Reel No. 73-02-81738, Records of Coos County, Oregon; thence North 55° 55' West 100 feet to the Easterly boundary of a 100 foot right of way; thence South 44° 24' West along said Easterly boundary 125.62 feet to a point which bears North 52° 55' West from the true point of beginning; thence South 52° 55' East 100 feet to the true point of beginning.

ALSO SAVE & EXCEPT the following described parcel:

The West 100 feet of Lot 9, the North 1/2 of the West 100 feet of Lot 10, Block 5, Empire Homesites, described as follows:

Beginning at a point on the Westerly boundary of the right of way of the Cape Arago section of the Oregon State Highway through the E. J. Foley Donation Land Claim No. 40 in Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, from which point the iron pipe at the Northeast corner of said Section 30 bears North 983.40 feet and East 2110.8 feet from the Northeast corner of said Section 30; thence North 52° 55' West 124.42 feet to the true point of beginning; thence North 37° 05' East 50 feet; thence North 52° 55' West 100 feet to the Easterly boundary of a 40 foot right of way; thence South 44° 24' West along said Westerly boundary 75.61 feet; thence South 52° 55' East 100 feet; thence North 37° 05' East 25 feet to the true point of beginning.

ALSO SAVE & EXCEPT the following described parcel:

Beginning at a point on the Westerly boundary of the right of way of the Cape Arago section of the Oregon State Highway through the E. J. Foley Donation Land Claim No. 40 in Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, from which point the iron pipe at the Northeast corner of said Section 30 bears North 983.40 feet and East 2110.8 feet from the Northeast corner of said Section 30; thence North 52° 55' West 124.42 feet to the true point of beginning; thence North 37° 05' East 50 feet; thence North 52° 55' West 100 feet to the Easterly boundary of a 40 foot right of way; thence South 44° 24' West along said Westerly boundary 75.61 feet; thence South 52° 55' East 100 feet; thence North 37° 05' East 25 feet to the true point of beginning.