| Coos County Land Use Permit Application<br>SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60 E. SECOND STREET OR MAIL<br>TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL<br>PLANNING@CO.COOS.OR.US PHONE: 541-396-7770   |
|--|
| file  NUMBER:  HCU - BI - O'I'   |
| Date Received: 10 28 21 Receipt #: 228671 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.<br>(If payment is received on line a file number is required prior to submittal)   |
| (1) payment is received on line a file number is required prior to submittal)  |
| LAND INFORMATION   |
| A. Land Owner(s) Jacob Smith   |
| Mailing address: 65611 East Bay Road, North Bend, Or. 97459  |
| Phone: <u>541-404-6806</u> Email: <u>jason@southportlumber.com</u>   |
| Township:Range:Section:½ Section:1/16 Section:Tax lots:25SI13WIICSelectPortion 102   |
| Select Select Select Select  |
| Tax Account Number(s):       322704       Zone: Select Zone       Forest Mixed Use (FMU)         Tax Account Number(s)       Please Select   |
| B. Applicant(s) Same as Above Mailing address: Phone:  |
| C. Consultant or Agent: Stuntzner Engineering and Forestry, LLC (Chris Hood)   |
| Mailing Address PO Box 118, Coos Bay, Or. 97420  |
| Phone #: 541-269-2106 Email: chris@stuntzner.com   |
| Type of Application Requested  |
| Comp Plan Amendment<br>Text Amendment<br>Map - Rezone<br>Administrative Conditional Use Review - ACU<br>Hearings Body Conditional Use Review - HBCU<br>Variance - V<br>Land Division - P, SUB or PUD<br>Family/Medical Hardship Dwelling<br>Home Occupation/Cottage Industry   |
| Special Districts and Services   |
| Water Service Type: On-Site (Well or Spring)Sewage DisposalOn-Site SepticSchool District: North BendFire District: North Bend RFPDImage: Construct of the sector of the se |
| Please include the supplement application with request. If you need<br>assistance with the application or supplemental application please<br>contact staff. Staff is not able to provide legal advice. If you need help<br>Any property information may be obtained from a tax statement or can be found on the County Assessor's  |
| webpage at the following links: <u>Map Information</u> Or <u>Account Information</u>   |

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Coos County Land Use Applciation - Page 1

ATTACHED WRITTEN STATEMENT. With all land use applications, the "burden of D. 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.

- 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.
- A plot plan (map) of the property. Please indicate the following on your plot plan: II.
  - Location of all existing and proposed buildings and structures 1.
  - Existing County Road, public right-of-way or other means of legal access 2.
  - Location of any existing septic systems and designated repair areas 3.
  - Limits of 100-year floodplain elevation (if applicable) 4.
  - Vegetation on the property 5.

I.

- Location of any outstanding physical features 6.
- 7. DLocation and description (paved, gravel, etc.) of vehicular access to the dwelling location
- A copy of the current deed, including the legal description, of the subject property. III. 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.

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## APPLICANT'S EXHIBIT "A"

### JACOB SMITH FOREST (TEMPLATE) DWELLING

#### LOCATED IN TOWNSHIP 25 SOUTH, RANGE 13 WEST W.M., SECTION 12C, PORTION OF TAX LOT 102

#### Application Requirements

#### A. STATEMENT OF INTENT:

The purpose of this application is to request approval for a forest (Template) dwelling in the Forest (F) zone on the property described above. Evidence has been submitted below addressing the required criteria pursuant to the Coos County Zoning and Land Development Ordinance (CCZLDO).

The subject property consists of a 2.22 acre parcel with direct access from Kirkendall Lane, a Public dedicated right-of-way. The northerly portion of the property slopes gradually to the north, however the proposed development area is relatively flat. The vegetation on the property consists of young commercial tree species (Douglas Fir) with intermingled coastal vegetation. The property is currently vacant with no improvements. The land to the north, east and west also contains young reprod, while the land to the south contains small lot residential development within the City of Coos Bay Subdivision Plat. Potable water will be from a drilled well source that is exempt from permitting through the Oregon Deartment of Water Resources. Sanitary sewer will be from an onsite septic system that has yet to be approved.

#### **B.** PLOT PLAN:

A Plot Plan has been submitted showing all of the elements required pursuant the Coos County Land Use Permit Application.

### **Application Criteria and Evidence**

#### 4.6.120 Review Standards

(9)(B)(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.

APPLICANT'S RESPONSE: The property is composed of soils that are capable of producing more than 85 Cubic Feet, Per Acre, Per Year of Growth.

Attached is evidence in the form of current assessment maps showing in excess of 11 lots (legal parcels) within the City of Coos Bay subdivision that are within or touching the 160 acre template centered on the subject property. Also included is assessment information verifying that a minimum of seven dwellings exist within those legal parcels, that were built prior to January 1, 1993.

(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.

APPLICANT'S RESPONSE: None of the parcels used to satisfy the required criteria are located within an Urban Growth Boundary.

(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.

APPLICANT'S RESPONSE: It is believed that there are no identified special considerations or natural hazards that preclude residential development on the subject property. Because the property qualifies with the "acknowledged provisions" of the CCZLDO for a forest dwelling, the proposed use is deemed to be in compliance with all state and local provisions of law. (b) Unless it complies with the requirements of ORS 215.730.

APPLICANT'S RESPONSE: This criterion is redundant and unnecessary as the provisions of ORS 215.730 are specifically addressed under CCZLDO 4.6.130 and 4.6.140 below.

(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.

APPLICANT'S RESPONSE: The subject tract consists of one parcel of land. A copy of the current deed of record has been submitted with the application showing that there are no restrictions prohibiting residential development. More specifically, the parcel has not been utilized to qualify a dwelling under the large tract standards and therefore no development restrictions have been imposed pursuant to ORS 215.750(3).

(d) If the tract on which the dwelling will be sited includes a dwelling.

APPLICANT'S RESPONSE: There is currently no residential dwelling on the tract (parcel).

(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.

APPLICANT'S RESPONSE: A 160 acre square was utilized to qualify the subject parcel.

(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.

APPLICANT'S RESPONSE: A 160 acre square was utilized to qualify the subject parcel.

KEISER POLLY CREEK FOREST (TEMPLATE) 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]

APPLICANT'S RESPONSE: This criterion is not applicable.

**NOTE:** Section 4.6.120(9)(c) "Additional Criteria for all Dwellings allowed in the Forest and Forest Mixed Use Zones," is addressed at the bottom of this document.

# Section 4.6.130 Additional Criteria for all New and Replacement Dwellings and Structures in Forest

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

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

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

APPLICANT'S RESPONSE: The subject property contains 2.22 acres. The proposed Dwelling will be sited in the easterly segment of parcel in relatively close proximity to the county road providing access to the parcel. There will be a 96 foot buffer (north) a 50 foot buffer (west) and 300 plus foot buffer (east) from adjacent forest land. The land to the West consist of a 2.10 acre parcel that will likely be utilized for a residential use and the property to the south contains small lot residential uses and is not suitable for commercial forest use. There are no commercial agricultural uses adjacent to or nearby the subject property. The proposed Dwelling will not impact resource uses on nearby or adjoining lands.

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

APPLICANT'S RESPONSE: The subject property contains 2.22 acres and is likely not suitable for commercial forest use. With that said, the proposed Dwelling will be sited on a relatively flat segment of the property that will reduce the required fire buffer area, thus leaving more of the parcel in timber production. The easterly 300 feet of the tract will remain undeveloped. The dwelling is located in an area that will have minimal impact to resource use of the parcel and there is no reason why commercial timber on the undeveloped portion the parcel could not be harvested. (c) The amount of forest lands used to site access roads, service corridors, the dwelling and structures is minimized; and

APPLICANT'S RESPONSE: The subject parcel is provided access from an existing and developed public dedicated right-or-way. The proposed dwelling will be located in close proximity to the county access road and therefore, the amount of land utilized for the dwelling and driveway will be minimal.

(d) The risks associated with wildfire are minimized.

APPLICANT'S RESPONSE: The applicant will comply with all statutory fire siting and safety requirements to assure that risks associated with wildfires are minimized.

# 3 For the purpose of this section "Nearby" is defined as within the decision notification area as defined in Section 5.0.900(2) for farm zoned property.

(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.

APPLICANT'S RESPONSE: This criteria has been sufficiently addressed above or within the "Applicant's Response" elsewhere in this application.

(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
- (d) 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.

APPLICANT'S RESPONSE: The domestic water source will be from an onsite well that is exempt under Oregon Department of Water resources regulations. A contractors report will be provided 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.

APPLICANT'S RESPONSE: Access to the subject property is by way of Kirkendall Lane, an improved public dedicated right-of-way. The access does not cross a road that is owned or maintained by ODF, BLM, or USFS.

(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.

APPLICANT'S RESPONSE: The subject property contains an adequate number of commercial tree species to meet current DOF stocking requirements. The property does not contain more than 10 acres and is therefore exempt under this criterion(c). The owner, as a requirement of law, will record a non-remonstrative agreement to farm and forest practices prior to residential development.

#### 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.

# APPLICANT'S RESPONSE: There is no partition or subdivision proposed. This is not applicable.

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.

APPLICANT'S RESPONSE: The site plan clearly show that the dwelling meets the road setback.

3. Fences, Hedges and Walls: No requirement, except for vision clearance provisions in Section 7.1.525.

APPLICANT'S RESPONSE: There are no fences, hedges or walls proposed.

4. Off-Street Parking and Loading: See Chapter VII.

APPLICANT'S RESPONSE: There are no requirements for off-street parking or loading zones and therefore this criterion is not applicable.

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.

APPLICANT'S RESPONSE: As a "Requirement of Approval" to this application, the applicant will be responsible for recording a deed covenant or written contract with the County Clerk, or its equivalent, that recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Oregon Forest Practices Act and related Oregon Administrative Rules.

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.

APPLICANT'S RESPONSE: There are no wetlands, streams, lakes or rivers located within 50 feet of proposed dwelling.

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. APPLICANT'S RESPONSE: The subject property is located within the North Bend Rural Fire Protection District.

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;

APPLICANT'S RESPONSE: The property owner at the time of development shall comply with any alternative fire suppression requirements deemed necessary by the Planning Director.

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;

APPLICANT'S RESPONSE: The property owner at the time of development shall comply with any alternative fire suppression requirements deemed necessary by the Planning Director.

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

APPLICANT'S RESPONSE: There is no water diversion proposed for fire suppression other than from the applicant's domestic water source. The domestic water source will be from an onsite well which is exempt from permitting under the Oregon Water Resources Department regulations.

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.

APPLICANT'S RESPONSE: There is currently no body of water or stream available for fire suppression purposes.

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 <sup>3</sup>/<sub>4</sub> inch garden hose to reach the perimeter of the primary fuel-free building setback.

APPLICANT'S RESPONSE: The property owner at the time of development shall construct and maintain a water supply of at least 500 gallons with an operating water pressure of at least 50 PSI and sufficient <sup>3</sup>/<sub>4</sub> 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.

APPLICANT'S RESPONSE: There is no existing pond, swimming pool, stream or lake available for fire suppression.

#### 10. Firebreak:

a. A firebreak shall be established and maintained around all structures, including decks, for a distance of at least 30 feet in all directions.

b. 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.

APPLICANT'S RESPONSE: The owner at the time of development shall establish and maintain a 30 foot primary firebreak as described in subsection (b) around all structures, including decks.

c. Sufficient garden hose to reach the perimeter of the primary safety zone shall be available at all times.

APPLICANT'S RESPONSE: The owner shall maintain a garden hose capable of reaching the perimeter of the primary safety zone at all times.

d. 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   | Feet of Primary Safety | Feet of Additional  |
|---------------------|------------------------|---------------------|
| Primary Safety Zone | Zone                   | Primary Safety Zone |
| Slope               |                        | Down Slope          |
| 0%                  | 30                     | 0                   |
| 10%                 | 30                     | 50                  |
| 20%                 | 30                     | 75                  |
| 25%                 | 30                     | 100                 |
| 40%                 | 30                     | 150                 |
|                     |                        |                     |

**KEISER POLLY CREEK FOREST (TEMPLATE) DWELLING** 

APPLICANT'S RESPONSE: The locations of the dwelling and surrounding area is relatively flat and at no point exceeds a 10% grade. The property owner will construct and maintain a 30 foot primary safety zone.

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.

APPLICANT'S RESPONSE: All new and replacement structures will use non-combustible or fire resistant roofing materials 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).

APPLICANT'S RESPONSE: There is currently no water source exceeding 4000 gallons existing on the subject property.

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

APPLICANT'S RESPONSE: No portion of the dwelling site exceeds a 10% grade, including the area surrounding the dwelling site.

14. If the dwelling has a chimney or chimneys, each chimney shall have a spark arrester.

APPLICANT'S RESPONSE: If the proposed dwelling has a chimney or chimneys, each chimney shall have a spark arrester.

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.

APPLICANT'S RESPONSE: Access to the subject property is directly from Kirkendall Lane, a public dedicated right-of-way. The existing road is capable of supporting firefighting equipment.

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

APPLICANT'S RESPONSE: The applicant will be responsible for meeting driveway standards pursuant to Chapter VII CCZLDO.

Section 4.6.120(9)(c): Additional Criteria for all Dwellings allowed in the Forest and Forest Mixed Use Zones

KEISER POLLY CREEK FOREST (TEMPLATE) DWELLING

(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.

APPLICANTS RESPONSE: This criterion is addressed above at Section 4.6.130(5)

(b) The dwelling meets the following requirements:

(A) The dwelling has a fire retardant roof.

APPLICANTS RESPONSE: This criterion is addressed above at Section 4.6.140(11)

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

APPLICANTS RESPONSE: This criterion is addressed above at Section 4.6.140(13)

(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.

APPLICANTS RESPONSE: This criterion is addressed above at Section 4.6.130(3)

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

APPLICANTS RESPONSE: This criterion is addressed above at Section 4.6.140(7)

(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.

APPLICANTS RESPONSE: This criterion is addressed above at Section 4.6.130(7)

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

APPLICANTS RESPONSE: This criterion is addressed above at Section 4.6.140(14)

(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.

APPLICANTS RESPONSE: This criterion is addressed above at Section 4.6.140(10)

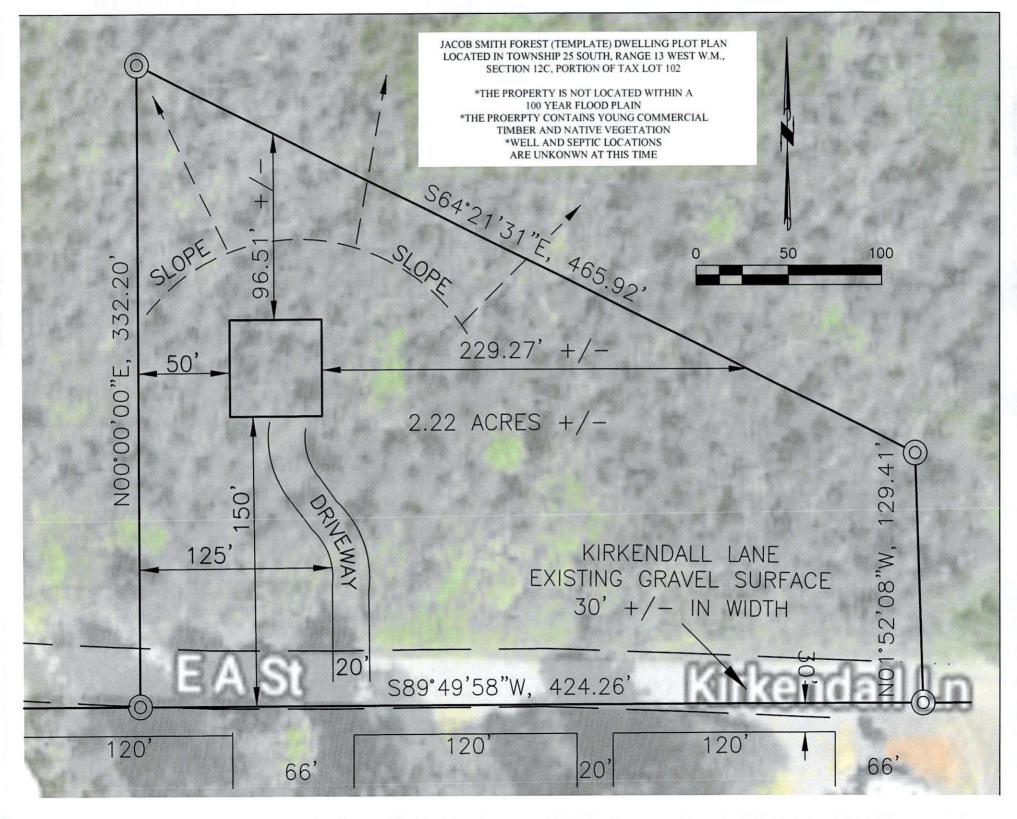
(2)(a) If a governing body determines that meeting the requirement of subsection (1)(b)(D) of this section would be impracticable, the governing body may provide an alternative means for protecting the dwelling from fire hazards. The means selected may include a fire sprinkling

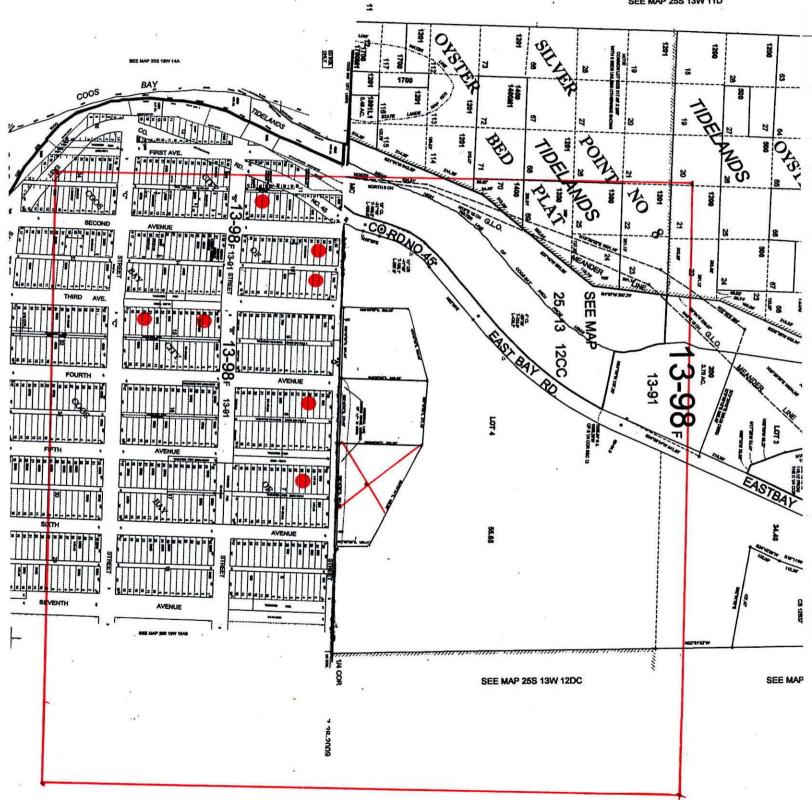
system, on-site equipment and water storage or other methods that are reasonable, given the site conditions. The applicant shall request and provide alternatives to be considered.

APPLICANTS RESPONSE: This criterion is addressed above at Section 4.6.140(8)

(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.

APPLICANTS RESPONSE: This criterion is addressed above at Section 4.6.140(8)





SEE MAP 25S 13W 11D

## **Real Property Assessment Report**

FOR ASSESSMENT YEAR 2021

October 25, 2021 12:40:19 pm

|                      |         |       |             |                    |                       |           |               |                 |             |            |   | UC           | tober 25, 20 | 21 12:  | 40:19 p       |
|----------------------|---------|-------|-------------|--------------------|-----------------------|-----------|---------------|-----------------|-------------|------------|---|--------------|--------------|---------|---------------|
| Accour               | nt#     |       | 357180      | 0                  |                       |           |               |                 | Tax Sta     | tus        | ASSESSA   | BLE          |              |         |               |
| lap #                |         |       | 25\$131     | 3BA0050            | 0                     |           |               |                 | Acct St     | atus       | ACTIVE  |              |              |         |               |
| ode -                | Tax #   |       | 1398-3      |                    | - 1.                  |           |               |                 | Subtype     |            | NORMAL  |              |              |         |               |
| egal C               | )escr   |       | See Re      | cord               |                       |           | ×             |                 |             |            |   |              |              |         |               |
| lailing              | Name    |       | WILLIA      | MS, JUST           | IN ET AL              |           |               |                 | Deed R      | eference # | 2018-70   | 078          |              |         |               |
| Agent                |         |       |             |                    |                       |           |               |                 | Sales D     | ate/Price  | 07-20-2   | 018/\$       | 427,500.00   |         |               |
| n Care               | Of      |       |             |                    |                       |           |               |                 | Apprais     | er         | JIM HA  | marks of and |              |         |               |
| Mailing              | Addre   | 955   |             | KIRKEND            | ALL LN<br>DR 97459-82 | 206       |               |                 |             |            |   |              |              |         |               |
| rop C                | lass    |       | 101         |                    | AA SA                 | NH        | Unit          |                 |             |            |   |              |              |         |               |
| RMV C                |         |       | 101         | Ċ                  | 02 11                 | RRL       | 31014-2       |                 |             |            |   |              |              |         |               |
| Situs                | Addres  | ss(s  | )           |                    |                       |           |               | Situs City      | 1. A. S.    |            |   |              |              |         |               |
| ID# 1                | 0 9407  | 76 H  | KIRKEN      | DALL LN            | 1.1.1                 | AR IL     |               | NORTH BE        | ND          | YB-P       |   |              |              |         |               |
|                      |         |       |             |                    |                       |           | Value         | e Summary       |             |            |   |              |              |         |               |
| Code                 | Area    |       |             | RMV                |                       | MAV       | AV            |                 | SAV         | MS         | AV  | RM           | AV Exception | on C    | PR %          |
| 1398                 |         | Lar   |             | 161,410<br>536,720 |                       |           |               |                 | 10<br>10    | 14.5       | the second se | nd<br>pr.    | 46,88        | 0<br>30 | 62.3          |
| Coc                  | ie Area | a To  | tal         | 698,130            | ) 3                   | 93,380    | 393,38        | 0               | 0           |            | 0   |              | 46,88        | 80      |               |
| -                    | Grand   | l Tot | al          | 698,130            | ) 3                   | 93,380    | 393,38        | 0               | 0           |            | 0   |              | 46,88        | 80      |               |
|                      |         |       |             |                    |                       |           |               | Desalsda        |             |            |   |              |              |         |               |
| Code<br>Area         | ID#     | RF    | PD Ex       | Plan<br>Zone       | Value Sou             | urce      | Land          | Breakdow<br>TD% |             | Size       | Land  | Class        | LUC          | -       | rended<br>MV  |
| 1398                 | 10      | -     | 2           | RR-5               | Market                |           |               | 112             | Α           | 1.5        | 57 H  | S            | 002          |         | 161,410       |
|                      |         |       |             |                    |                       |           |               | Grand T         | otal        | 1.5        | 57  |              |              |         | 161,410       |
| Code<br>Area         | 1       | ID#   | Yr<br>Built | Stat<br>Class      | Descript              | tion      | Improven      | nent Break      | down        | TD%        | Total<br>Sq. Ft.  | Ex% I        | MS Acct #    |         | Trende<br>RMV |
| 1398                 |         | 2     | 1992        | 141                | One stor              | y-Class 4 |               |                 | 5           | 112        | 864   | 2            |              |         | 135,860       |
| 1398                 |         | 1     | 1992        | 153                | Two stor              | y-Class 5 | 5             | 1. A. A.        | de la p     | 112        | 2,523   | 144          | S            | 2       | 400,860       |
|                      |         |       |             |                    |                       |           |               | G               | Frand Tota  | 1          | 3,387   | 1            | 1.143        |         | 536,720       |
| VISTNE DO            |         |       |             |                    | E                     | xemption  | ns/Special As | sessments       | s/Potential | Liability  |   |              |              |         |               |
| ode.                 | Туре    |       |             |                    | and a start           |           | 14            |                 | 6           | 1.00       | er Sa   |              |              |         |               |
| Area                 | Type    |       |             |                    | 411242                |           |               |                 |             |            |   |              |              |         |               |
| Code<br>Area<br>1398 | X       |       |             |                    |                       |           |               |                 |             |            |   |              |              |         |               |
| Area<br>1398         | PATR    | OL:   |             |                    |                       |           |               |                 |             | 8          |   |              |              |         |               |
| Area<br>1398<br>FIRE | PATR    |       |             | CHARGE             |                       |           |               |                 | Amount      | 47         | .50   |              |              | Year    | 2021          |

Appr Maint: 2022 - OTHER NEW CONSTRUCTION (ADDITIONS OR ALTERATION)
Comments:

## **Real Property Assessment Report**

FOR ASSESSMENT YEAR 2021

October 25, 2021 12:26:53 pm

|                   |      |   |                        |                |            |                       |         |  |            |            | 0010001 20,1     |     |                |
|-------------------|------|---|------------------------|----------------|------------|-----------------------|---------|--|------------|------------|------------------|-----|----------------|
| Account #         |      | 357500  |                        |                |            |                       |         | Tax Stat   |            | ASSESSAB   | LE               |     |                |
| Map #             |      |   | 3BA00601               |                |            |                       |         | Acct Sta   |            | ACTIVE     |                  |     |                |
| Code - Tax #      |      | 1398-35   | 575000                 |                |            |                       |         | Subtype  |            | NORMAL     |                  |     |                |
| egal Descr        | 3    | See Re  | cord                   |                |            |                       |         |  |            |            |                  |     |                |
| Mailing Name      |      | OJEDA   | PHILLIP                | M JR & MO      | CKENNA     | E                     |         | Deed Re  | ference #  | 2019-120   | 48               |     |                |
| Agent             |      |   |                        |                |            |                       |         | Sales Da   | ate/Price  | 12-30-201  | 19 / \$352,500.0 | 00  |                |
| n Care Of         |      |   |                        |                |            |                       |         | Apprais  | er         | JIM HART   | TER              |     |                |
| Mailing Addre     |      | Contraction of the second s | KIRKENDA<br>I BEND, OI |                | 206        |                       |         |  |            |            |                  |     |                |
| Prop Class        |      | 101   | M                      | A SA           | NH         | Unit                  |         |  |            |            |                  |     |                |
| RMV Class         |      | 101   | 02                     | 2 11           | RRL        | 31015-1               |         |  |            |            |                  |     |                |
| Situs Addres      | s(s) | Constant of   |                        |                |            | Situ                  | s City  | 1. 1.  |            |            |                  |     |                |
| ID# 10 9402       |      | IRKEN   | DALL LN                | and the second | 1.5.4      | NO                    | RTH BE  | ND   | 1.1.2.4    |            |                  |     |                |
|                   |      |   |                        | 100            |            | Value Su              | Immary  | 1  |            |            | and the second   |     |                |
| Code Area         |      |   | RMV                    |                | MAV        | AV                    | 1.2     | SAV  | MS         | AV         | RMV Excep        |     | CPR %          |
| 1398              | Lan  | d   | 188,580                |                | 184        | x                     |         |  | 24         | Land       | 5                | 0   |                |
|                   | Imp  | r.  | 301,110                |                | A STATE    | and the second second |         | n 9 2  | 8 81       | Impr       | •                | 0   |                |
| Code Area         | Tot  | al  | 489,690                | . 3            | 330,650    | 330,650               |         | 0  |            | 0          |                  | 0   |                |
| Grand             | Tota | al  | 489,690                | 3              | 330,650    | 330,650               | 1.101   | 0  |            | 0          |                  | 0   |                |
|                   |      |   |                        |                |            | Land Bre              | akdow   | 0  |            |            |                  |     |                |
| Code<br>Area ID#  | RFF  | PD Ex   | Plan<br>Zone           | Value So       | urce       |                       | TD%     | the state of the s | Size       | Land Cl    |                  |     | Trended<br>RMV |
| 1398 10           | 1    | 1   | RR-5                   | Market         |            |                       | 112     | Α  | 1.1        |            | 002              |     | 167,620        |
| 1398 20           | Ī    | 9   | RR-5                   | Market         |            | 1.1                   | 112     | Α  | 0.1        | 15 MV      | 001              |     | 20,960         |
|                   |      |   |                        |                |            |                       | Grand T | otal   | 1.3        | 34         |                  |     | 188,580        |
| Code              | 4    | Yr  | Stat                   |                |            | Improvement           | t Break | down   | TD#/       | Total      | x% MS Acct #     |     | Trende<br>RMV  |
| 100               | D#   | Built   |                        | Descrip        |            | a second and          | _       | Sara and   | TD%        | Sq. Ft. E  | A 70 WIS ACCL    |     | 19,890         |
| 1398 3            |      | 4070  | 145                    | Garage-        |            | and Close 4           |         |  | 112<br>112 | 1,766      |                  |     | 281,220        |
| 1398 1            |      | 1979  | 142                    | One sto        | ry with ba | asement-Class 4       | _       |  |            |            | -                |     |                |
|                   | _    |   |                        | 1. Barry       | Al non     |                       |         | Frand Tota   |            | 1,766      |                  |     | 301,110        |
| Code<br>Area Type |      |   | 1 =                    |                | Exemptio   | ons/Special Asses     | sment   | s/Potential  | Liability  |            |                  |     |                |
| 1398              |      | ЪĻ  |                        |                |            |                       |         |  |            |            |                  |     |                |
| FIRE PATR         |      |   |                        |                |            |                       |         |  |            | 7 50       |                  | Ver | r 2021         |
| FIRE PA           | TRO  | OL SUR  | CHARGE                 |                |            |                       |         | Amount   |            | 7.50       | s 0.34           | Yea |                |
|                   |      |   |                        |                |            |                       |         | Amount   |            | 3.75 Acres |                  |     |                |

Appr Maint: 2021 - OTHER NEW CONSTRUCTION (ADDITIONS OR ALTERATION)

## **Real Property Assessment Report**

FOR ASSESSMENT YEAR 2021

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| 1398              | 0     |            | 1973             | 141                   | 0   | ne stor | y-Class 4        |            |                        | irand Total             |      | 2.2                    |               |                     |        | 243,570                  |
|-------------------|-------|------------|------------------|-----------------------|-----|---------|------------------|------------|------------------------|-------------------------|------|------------------------|---------------|---------------------|--------|--------------------------|
| Code<br>Area      | 4.5   | D#         | Yr<br>Built      | Stat<br>Class         |     | escript | lon<br>v-Class 4 |            | ment Break             | down                    | TD%  | Total<br>Sq. Ft<br>2,2 | . Ex          | % MS Acct           | #      | Trende<br>RMV<br>243,570 |
|                   |       |            |                  |                       |     | 18      |                  | 1.1.       | Grand T                |                         | 0    | .75                    |               |                     |        | 158,390                  |
| 1398              | 10    | 2          | 2                | RR-2                  | Ma  | rket    | 10               | -          | 112                    | Α                       | 0    | .75                    | HS            | 001                 |        | 158,390                  |
| Code<br>Area      | ID#   | RF         | PD Ex            | Plan<br>Zone          | Val | ue Sou  | urce             | Land       | l Breakdowi<br>TD%     | LS                      | Size |                        | nd Clas       |                     |        | Trended<br>RMV           |
| G                 | Grand | Tota       | al               | 401,960               |     | 26      | 65,420           | 265,4      | 20                     | 0                       |      | 0                      |               |                     | 0      | 1                        |
| Code              | Area  | Tot        | al               | 401,960               |     | 26      | 65,420           | 265,4      | 20                     | 0                       |      | 0                      |               |                     | 0      |                          |
| 1398              |       | Lan<br>Imp | 100              | 158,390<br>243,570    |     |         |                  |            |                        |                         |      |                        | Land<br>Impr. |                     | 0<br>0 |                          |
| Code A            | rea   |            |                  | RMV                   |     | 1       | MAV              | Valu<br>AV | le Summary             | SAV                     | M    | SAV                    |               | RMV Exce            | ption  | CPR %                    |
| Situs A<br>ID# 10 |       | 1000       |                  | DALL LN               |     |         |                  |            | Situs City<br>NORTH BE |                         |      |                        |               |                     |        |                          |
| MV Cla            | 1.5   | 5.1.1.     | 101              | 0:                    | 2   | 11      | RRL              | 31052-1    | Situs City             | Sec. Law                |      |                        |               |                     |        |                          |
| Prop Cla          |       |            | 101              | м                     |     | SA      | NH               | Unit       |                        |                         |      |                        |               |                     |        |                          |
| Aailing A         | Addre |            |                  | KIRKENDA<br>I BEND, O |     |         | 239              |            |                        |                         |      |                        |               |                     |        |                          |
| Agent<br>n Care C | Of    |            |                  |                       |     |         |                  |            |                        | Sales Da<br>Appraise    | 10 C | v Adress               | HARTE         | /\$320,000<br>R     | .00    |                          |
| Mailing N         | Name  |            | JONES            | , LESA C              |     |         |                  |            |                        | Deed Re                 |      |                        | 9-11649       | and a second second | ~~     |                          |
| egal De           | scr   |            | See Re           | cord                  |     |         |                  |            |                        |                         |      |                        |               |                     |        |                          |
| ode - T           | ax #  |            | 1398-3           | 597500                |     |         |                  |            |                        | Subtype                 |      | NORM                   | IAL           |                     |        |                          |
| Account<br>Aap #  | #     |            | 359750<br>25S131 | 0<br>3BA00800         |     |         |                  |            |                        | Tax State<br>Acct State |      | ASSE                   | SSABLE<br>E   | -                   |        |                          |
|                   |       |            | 250750           | 0                     |     |         |                  |            |                        | Tou Of a                |      | 10000                  | CADI          | -                   |        |                          |

# **Real Property Assessment Report**

FOR ASSESSMENT YEAR 2021

October 25, 2021 12:43:01 pm

|              |         |             |                     |               |             |           |            |              |           |                    | October 2 | 5, 2021 | 12.43.01 pr   |
|--------------|---------|-------------|---------------------|---------------|-------------|-----------|------------|--------------|-----------|--------------------|-----------|---------|---------------|
| Account #    |         | 359670      | 00                  |               |             |           |            | Tax State    | us        | ASSESSAB           | BLE       |         |               |
| lap #        |         | 255131      | 13BA0100            | 1             |             |           |            | Acct Stat    | tus       | ACTIVE             |           |         |               |
| ode - Tax    | (#      | 1398-3      | 596700              |               |             |           |            | Subtype      |           | NORMAL             |           |         |               |
| egal Des     | cr      | See Re      | ecord               |               |             |           |            |              |           |                    |           |         |               |
| ailing Na    | me      | HOSSL       | EY, JAME            | S G. & M.     | ARGOT G.    |           |            | Deed Ret     | ference # | See Reco           | ord       |         |               |
| gent         |         |             |                     |               |             |           |            | Sales Da     | te/Price  | See Reco           | ord       |         |               |
| n Care Of    |         |             |                     |               |             |           |            | Appraise     | r         | JASON C            | ORBUS     |         |               |
| failing Ad   | Idress  |             | BRIDGE V<br>BEND, C |               | 8303        |           |            |              |           |                    |           |         |               |
| rop Class    | 5       | 101         | N                   | MA SA         | NH          | Unit      |            |              |           |                    |           |         |               |
| RMV Class    |         | 101         | C                   | 02 11         | RRL         | 31050-1   |            |              |           |                    |           |         |               |
| Situs Add    | dress(  | 5)          |                     |               | 13 TO 1     |           | Situs City | 14 14 1      |           |                    |           |         |               |
| ID# 10 9     | 3975    | BRIDGE      | VIEW LN             | See Sel       | 1. 12. 2    | - And - A | NORTH BE   | IND          |           |                    |           |         |               |
|              |         |             |                     |               |             | Value     | e Summary  |              | 100       |                    |           |         |               |
| Code Are     | a       |             | RMV                 | in the second | MAV         | AV        |            | SAV          | MS.       | AV                 | RMV Exc   | eption  | CPR %         |
| 1398         | 120     | nd<br>pr.   | 159,490<br>262,680  |               | Sec. 1      |           |            |              | 1.5       | Lan<br>Imp         |           | 0       |               |
| Code A       | Area To | otal        | 422,170             | )             | 251,480     | 251,48    | 0          | 0            | V.S.      | 0                  |           | 0       |               |
| Gra          | and To  | otal        | 422,170             | )             | 251,480     | 251,48    | 0          | 0            |           | 0                  |           | 0       |               |
| Code         |         |             | Plan                |               | <u> </u>    | Land      | Breakdow   | 1070)        |           |                    | lass LUC  | <u></u> | Trended       |
| Area I       | D# R    | FPD Ex      | Zone                | Value S       | ource       |           | TD%        | LS           | Size      | Land C             | lass LUC  |         | RMV           |
| 1398 1       | 10      | ~           | RR-2                | Market        | 200-6       |           | 112        | Α            | 0.5       | 56 HS              | 001       |         | 159,490       |
| 142          |         |             |                     |               | 63          | Carl and  | Grand 1    | Total        | 0.6       | 56                 |           |         | 159,490       |
| Code<br>Area | ID#     | Yr<br>Built | Stat<br>Class       | Descri        | ption       | Improvem  | nent Break | down         | TD%       | Total<br>Sq. Ft. E | Ex% MS Ac | ct#     | Trende<br>RMV |
| 1398         | 1       | 1968        | 141                 | One st        | ory-Class 4 |           | 1 8. 1 A.  | 1. S. W. 194 | 112       | 1,976              | 13 M      |         | 262,680       |
|              |         |             |                     |               |             |           |            |              |           |                    |           |         |               |

## **Real Property Assessment Report**

FOR ASSESSMENT YEAR 2021

October 25, 2021 12:33:46 pm

|                    |                |                      |           |           |               | G             | irand Total |          | 1,248            |               |      | 104,250        |
|--------------------|----------------|----------------------|-----------|-----------|---------------|---------------|-------------|----------|------------------|---------------|------|----------------|
| 1398               | 1 1974         | 138                  | One story | y with at | tic-Class 3   |               |             | 112      | 1,248            |               |      | 104,250        |
| Code<br>Area J     | Yr<br>D# Built | Stat<br>Class        | Descript  | ion       | Improveme     | nt Break      | down        | TD%      | Total<br>Sq. Ft. | Ex% MS Acct # | 1    | Trended<br>RMV |
|                    |                |                      | d T       | 3         |               | Grand T       |             | 0        | .55              |               |      | 96,970         |
| 1398 10            |                | RR-2 N               | larket    | 1.34      |               | 112           | Α           | 0        | .55 MIS          | C 001         |      | 96,970         |
| Code<br>Area ID#   | RFPD Ex        | Plan<br>Zone V       | alue Sou  | Irce      | Land B        | eakdow<br>TD% |             | Size     | Land C           |               |      | Trended<br>RMV |
| Grand              | Total          | 201,220              | 6         | 55,590    | 55,590        | 21            | 0           |          | 0                |               | 0    |                |
| Code Area          |                | 201,220              |           | 55,590    | 55,590        | in de         | 0           |          | 0                |               | 0    |                |
|                    | Impr.          | 104,250              |           | James     |               |               |             |          | Imp              | or.           | 0    |                |
| Code Area<br>1398  | Land           | 96,970               |           | VI/4 V    | ~             |               |             |          | Lan              |               | 0    |                |
| Onda Arra          |                | RMV                  |           | MAV       | Value S<br>AV | ummary        | SAV         | MS       | SAV              | RMV Excep     | tion | CPR %          |
| ID# 10 6535        | 57 EAST BA     | AY RD                | ALS I     | 1 mil     |               | DRTH BE       |             | 2.2      | 5                | 8. v          |      | 5              |
| Situs Addres       | s(s)           |                      | 11.       | 5. 9 .    | Sit           | us City       |             |          |                  |               |      |                |
| RMV Class          | 101            | 02                   | 11        | RRL       | 31019-1       |               |             |          |                  |               |      |                |
| Prop Class         | 101            | MA                   | SA        | NH        | Unit          |               |             |          |                  |               |      |                |
| lailing Addre      |                | X 1527<br>I BEND, OR | 97459-00  | 90        |               |               |             |          |                  |               |      |                |
| n Care Of          |                |                      |           |           |               |               | Appraise    | r        | JASON            | CORBUS        |      |                |
| Agent              |                |                      | 1.2       |           |               |               | Sales Da    | te/Price | See Rec          | ord           |      |                |
| Mailing Name       | GIMLIN         | BARBARA              | J.        |           |               |               | Deed Ref    | erence   | # See Rec        | ord           |      |                |
| egal Descr         | See Re         | cord                 |           |           |               |               |             |          |                  |               |      |                |
| Code - Tax #       | 1398-3         |                      |           |           |               |               | Subtype     |          | NORMAL           |               |      |                |
| Account #<br>Map # |                | 3BB00100             |           |           |               |               | Acct Stat   |          | ACTIVE           | DLE           |      |                |
| ccount #           | 358140         | 0                    |           |           |               |               | Tax Statu   |          | ASSESSA          | RIF           |      |                |

## **Real Property Assessment Report**

FOR ASSESSMENT YEAR 2021

October 25, 2021 12:34:46 pm

|             |  |  |  |  |   | and the second second   | Grand Total  |  | 3,430   |   | 411,380   |  |  |
|-------------|--|--|--|--|---|---|--|--|---|---|---|--|--|
|             | 1  | 1974   | 153  | Two sto  | ry-Class 5  |   |  | 112  | 3,430   | state 1   | 411,380   |  |  |
|             | D#   | Yr<br>Built  | Stat<br>Class  | Descrip  | tion  | Improvement B   | reakdown   | TD%  | Total<br>Sq. Ft. E  | x% MS Acct #  | Trende<br>RMV   |  |  |
|             |  |  |  | e de la  |   | Gra   | and Total  | 0.0  | 00  | e de la companya de la  | 283,080   |  |  |
| 10          | 2  | 2  | RR-2   | Market   | 1.21  |   | 112 A  | 0.0  | 00 HS   | 001   | 283,080   |  |  |
| ID#         | RFI  | PD Ex  | Plan<br>Zone   | Value So   | ource   |   |  | Size   |   |   | Trended<br>RMV  |  |  |
| Grand       | Tota   | al   | 694,460  | 4  | 19,020  | 419,020   | 0  |  | 0   |   | 0   |  |  |
| e Area      | Tot  | al   | 694,460  | 4  | 19,020  | 419,020   | 0  | A start  | 0   | and the said  | 0   |  |  |
|             | _  |  | 283,080<br>411,380   | A set  |   |   |  |  | Impr  | -   | 0   |  |  |
| Area        |  |  | RMV  |  | MAV   | Value Sum<br>AV   | sav  | MS   | 1.1.1   |   |   |  |  |
|             |  |  | YRD  | 15   | 1.744   | NORT  | H BEND   |  | 8 <b>.</b>  | 1   | b Jac   |  |  |
|             |  |  |  |  |   |   | City   | 1  |   |   |   |  |  |
|             |  |  |  | Service and the service of   |   |   |  |  |   |   |   |  |  |
|             |  | NORTH  | BEND, OF   |  |   |   |  |  |   |   | •   |  |  |
| Of<br>Addre | SS   | PO BOX   | ( 1527   |  |   |   | Appraise   | r  | JASON C   | ORBUS   |   |  |  |
|             |  |  |  |  |   |   | Sales Dat  | te/Price   | See Reco  | rd  |   |  |  |
|             |  |  | Sector Street  | A.J.   |   |   | Deed Ref   | erence #   | See Reco  | rd  |   |  |  |
| escr        |  | See Rec  | cord   |  |   |   |  |  |   |   |   |  |  |
| Tax #       | (C) (C)  |  |  |  |   |   | Subtype  | us   | NORMAL  |   |   |  |  |
| t#          |  | 358260   |  |  |   |   | Tax Statu  |  | ASSESSAB  | LE  |   |  |  |
|             | Tax #<br>escr<br>Name<br>Of<br>Addres<br>ass<br>Area<br>Grand<br>ID#<br>10 | Fax #<br>escr<br>Name<br>Of<br>Address<br>ass<br>address(s)<br>0 65357 E<br>Area<br>Lan<br>Imp<br>e Area Tot<br>Grand Tot: | 25S131<br>Tax # 1398-35<br>escr See Red<br>Name GIMLIN<br>Of<br>Address PO BO<br>NORTH<br>ass 101<br>ass 101<br>ddress(s)<br>0 65357 EAST BA<br>Area<br>Land<br>Impr.<br>e Area Total<br>Grand Total<br>ID# RFPD Ex<br>10 2<br>Yr<br>ID# Built | 25S1313BB00300<br>Fax # 1398-3582600<br>escr See Record<br>Name GIMLIN, BARBARA<br>Of<br>Address PO BOX 1527<br>NORTH BEND, OF<br>ass 101 MA<br>ass 101 02<br>Area RMV<br>Land 283,080<br>Impr. 411,380<br>e Area Total 694,460<br>Grand Total 694,460<br>Grand Total 694,460<br>ID# RFPD Ex Plan<br>Zone<br>10 ✓ RR-2 | 25S1313BB00300         Fax #       1398-3582600         escr       See Record         Name       GIMLIN, BARBARA J.         Of       Address         Address       PO BOX 1527         NORTH BEND, OR 97459-0         ass       101         Address(s)       02         0 65357       EAST BAY RD         Area       RMV         Land       283,080         Impr.       411,380         e Area Total       694,460         Grand Total       694,460         10       Plan         Zone       Value So         10       RR-2       Market | 25S1313BB00300         Fax #       1398-3582600         escr       See Record         Name       GIMLIN, BARBARA J.         Of       Address         Address       PO BOX 1527<br>NORTH BEND, OR 97459-0090         ass       101       MA         ass       101       02       11         Address(s)       02       11       RRL         Address(s)       02       11       RRL         Address(s)       02       11       RRL         Area       RMV       MAV         Land       283,080<br>Impr.       411,380         e Area Total       694,460       419,020         Grand Total       694,460       419,020         ID#       RFPD Ex       Plan<br>Zone       Value Source         10        RR-2       Market | 25S1313BB00300         fax #       1398-3582600         escr       See Record         Name       GIMLIN, BARBARA J.         Of       Address         Address       PO BOX 1527<br>NORTH BEND, OR 97459-0090         ass       101       MA         02       11       RRL         31021-1       02       11         Address(s)       Situs         0       65357       EAST BAY RD         NORT       Value Sum         Area       RMV       MAV         Land       283,080       Impr.         impr.       411,380       419,020         e Area Total       694,460       419,020         Grand Total       694,460       419,020         ID#       RFPD Ex       Plan         Zone       Value Source       Improvement E         10       RR-2       Market         Gramer of the source | 2551313BB00300       Acct Stat         Tax #       1398-3582600       Subtype         escr       See Record       Sales Da         Name       GIMLIN, BARBARA J.       Deed Ref         Of       Sales Da       Appraise         Address       PO BOX 1527       NORTH BEND, OR 97459-0090       Aass         ass       101       02       11       RRL       31021-1         Address(s)       Situs City       NORTH BEND       NORTH BEND       NORTH BEND         Volderess(s)       Situs City       NORTH BEND       NORTH BEND         Value Summary       Av       SAV       SAV         Land       283,080       Impr.       411,380       SAV         e Area Total       694,460       419,020       419,020       0         Grand Total       694,460       419,020       419,020       0         ID#       RFPD Ex       Plan       Zone       Value Source       TD% LS         10       RR-2       Market       112       A         ID#       Built       Class       Description       Improvement Breakdown         10#       Built       Class       Description       Improvement Breakdown | ZSS1313BB00300       Acct Status         rax #       1398-3582600       Subtype         escr       See Record       Subtype         Name       GIMLIN, BARBARA J.       Deed Reference #         Of       Address       PO BOX 1527         NORTH BEND, OR 97459-0090       Ass       101         ass       101       02       11       RL         Of 6       Appraiser       Appraiser         Address (s)       Situs City       Operator         0 65357       EAST BAY RD       NORTH BEND         Value Summary       Av       Av         Acct Status       Situs City       Operator         0 65357       EAST BAY RD       NORTH BEND         Value Summary       Av       Av         Area       RMV       MAV       Av         Av       XV       SAV       MS         Land       283,080       Hing.020       419,020       0         Impr.       411,380       Eard Total       694,460       419,020       0         ID#       RFPD Ex       Plan       Zone       Value Source       TD% LS       Size         10       RR-2       Market       112       A <td>Z5S1313BB00300       Acct Status       ACTIVE         fax #       1398-3582600       Subtype       NORMAL         escr       See Record       Subtype       NORMAL         Name       GIMLIN, BARBARA J.       Deed Reference #       See Record         Of       Address       PO BOX 1527       Sales Date/Price       See Record         Address       PO BOX 1527       NORTH BEND, OR 97459-0090       Aass       101       02       11       RRL       31021-1         Address(s)       Status City       0       Of       NORTH BEND       NORTH BEND       Value Summary         Area       RMV       MAV       AV       SAV       MSAV         Land       283,080       Impr.       Impr.       411,380       Land       Impr         e Area Total       694,460       419,020       419,020       0       0       0         Grand Total       694,460       419,020       419,020       0       0       0         10       RR-2       Market       112       A       0.00       HS         Grand Total       694,460       Description       Total       0.00       HS         10/// D#       RR-2       Market</td> <td>Acct Status       ACTIVE         Acct Status       ACTIVE         See Record         Name       GIMLIN, BARBARA J.         Deed Reference #       See Record         Address       PO BOX 1527         NORTH BEND, OR 97459-0090       Situs City         Address to 10       MARE       Situs City         OP BOX 1527         NORTH BEND, OR 97459-0090       Situs City         OP BOX 1527         NORTH BEND         OS5357 EAST BAY RD       NORTH BEND         Value Summary         Area       RMV       MAV       ASV       MSV         Land Impr.       Eand Impr.         Improvement Total       69(460       <th <<="" colspan="2" td=""></th></td> | Z5S1313BB00300       Acct Status       ACTIVE         fax #       1398-3582600       Subtype       NORMAL         escr       See Record       Subtype       NORMAL         Name       GIMLIN, BARBARA J.       Deed Reference #       See Record         Of       Address       PO BOX 1527       Sales Date/Price       See Record         Address       PO BOX 1527       NORTH BEND, OR 97459-0090       Aass       101       02       11       RRL       31021-1         Address(s)       Status City       0       Of       NORTH BEND       NORTH BEND       Value Summary         Area       RMV       MAV       AV       SAV       MSAV         Land       283,080       Impr.       Impr.       411,380       Land       Impr         e Area Total       694,460       419,020       419,020       0       0       0         Grand Total       694,460       419,020       419,020       0       0       0         10       RR-2       Market       112       A       0.00       HS         Grand Total       694,460       Description       Total       0.00       HS         10/// D#       RR-2       Market | Acct Status       ACTIVE         Acct Status       ACTIVE         See Record         Name       GIMLIN, BARBARA J.         Deed Reference #       See Record         Address       PO BOX 1527         NORTH BEND, OR 97459-0090       Situs City         Address to 10       MARE       Situs City         OP BOX 1527         NORTH BEND, OR 97459-0090       Situs City         OP BOX 1527         NORTH BEND         OS5357 EAST BAY RD       NORTH BEND         Value Summary         Area       RMV       MAV       ASV       MSV         Land Impr.       Eand Impr.         Improvement Total       69(460 <th <<="" colspan="2" td=""></th> |  |  |

# **Real Property Assessment Report**

FOR ASSESSMENT YEAR 2021

October 25, 2021 12:35:34 pm

| Area 1398          | 1D#      | Built<br>1992 | Class              |        | e stor      | tion<br>ry-Class 4                    | 1           |                  | a tana a sa | 112        | 3q. Ft.<br>2,200   |        |              | 328,610        |
|--------------------|----------|---------------|--------------------|--------|-------------|---------------------------------------|-------------|------------------|-------------|------------|--------------------|--------|--------------|----------------|
| Code               |          | Yr            | Stat               |        |             | Sec. 1                                | Improven    | nent Break       | down        | TD%        | Total<br>Sq. Ft.   | Ex%    | MS Acct #    | Trende<br>RMV  |
|                    | 2        |               |                    |        |             |                                       |             | Grand T          | otal        | C          | .44                |        |              | 147,120        |
| 1398 10            | 1        | 1.            | RR-2               | Mark   | ket         | -                                     |             | 112              | Α           | 0          | .44 H              | IS     | 001          | 147,120        |
| Code<br>Area IDa   | # RFP    | D Ex          | Plan<br>Zone       | Valu   | e Soi       | urce                                  | Land        | Breakdown<br>TD% |             | Size       | Land               | Class  | LUC          | Trended<br>RMV |
| Gran               | nd Tota  | 1             | 475,730            | )      | 3           | 78,890                                | 378,89      | 0                | 0           |            | 0                  |        | 0            |                |
| Code Ar            | ea Tota  | al            | 475,730            | )      | 3           | 78,890                                | 378,89      | 0                | 0           | Aures      | 0                  | All of | 0            |                |
| 1398               | Land     |               | 147,120<br>328,610 |        |             |                                       |             |                  |             |            | In                 | npr.   | 0            |                |
| Code Area          |          | 10.5          | RMV                |        |             | MAV                                   | Value<br>AV | e Summary        | SAV         | M          | SAV                | R      | WV Exception | CPR %          |
| ID# 10 65          |          | AST BA        | Y RD               |        |             | Philes!                               |             | NORTH BE         |             | W - 2      |                    | 1      |              | <u> </u>       |
| Situs Addr         | V. 12. 3 |               |                    | 104    |             | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 |             | Situs City       | -           |            |                    |        |              |                |
| rop Class          |          | 01            |                    |        | 5A<br>11    | RRL                                   | 31024-1     |                  |             |            |                    |        |              |                |
|                    |          |               | BEND, O            |        | 59-82<br>SA | 223<br>NH                             | Unit        |                  |             |            |                    |        |              |                |
| Mailing Add        | ress 6   | 5359 E        | AST BAY            | RD     |             |                                       |             |                  |             |            |                    |        |              |                |
| Agent<br>n Care Of |          |               |                    |        |             |                                       |             |                  | Apprais     |            | JASON              |        | US           |                |
| Mailing Nam        | e V      | VILCOX        | , STEVE            | N A. & | NAN         | CY J.                                 |             |                  |             | ate/Price  | # See Re<br>See Re |        |              |                |
| egal Descr         |          | See Rec       |                    |        |             |                                       |             |                  |             | ference    | # 0 P              |        |              |                |
| ode - Tax #        | 1        | 398-35        | 85600              |        |             |                                       |             |                  | Subtype     |            | NORMAL             |        |              |                |
| lap #              | 100      |               | BB00500            |        |             |                                       |             |                  | Acct Sta    | Ale states | ACTIVE             |        |              |                |
| ccount #           | 3        | 585600        | 1 VP               |        |             |                                       |             |                  | Tax Stat    | us         | ASSESSA            | ABLE   |              |                |

## **Real Property Assessment Report**

FOR ASSESSMENT YEAR 2021

October 25, 2021 12:37:54 pm

|        |   |  |   |   |   |   | Frand Total  | Sec. 2   | 1,452   | Aline 1   | 221,470   |
|--------|---|--|---|---|---|---|--|--|---|---|---|
| 1      | 1970  | 141  | One sto   | ory-Class 4   | 1.  | 100   | The States   | 112  | 1,452   | Mar Landard   | 221,470   |
| 10     | Yr<br>D# Built  | Stat<br>Class  | Descri  | ption   | Improver  | nent Break  | down   | TD%  | Total<br>Sq. Ft. E  | x% MS Acct #  | Trende<br>RMV   |
|        |   |  | m al fail   | 1.6.8.1   |   | Grand T   | otal   | 0.   |   |   | 167,620   |
| 10     | 2   | RR-2   | Market  |   |   | 112   | A  | 0.   | 00 HS   | 001   | 167,620   |
| ID#    | RFPD Ex   | Plan<br>Zone   | Value So  | ource   | Land  | TD%   | LS   | Size   |   |   | Trendec<br>RMV  |
| Grand  | Total   | 389,090  |   | 216,610   | 216,6   | 10  | 0  | _  | 0   | 0   |   |
| e Area | Total   | 389,090  | Sara B  | 216,610   | 216,6   | 10  | 0  | Lande  | 0   | 0   |   |
|        |   |  |   |   |   |   |  |  | Impi  | r. 0  |   |
| rea    | 1.10  | RMV  |   | MAV   | AV  | e Summary   | SAV  | MS   | a tat.  | RMV Exception   | CPR %   |
| 9396   | 4 BRIDGE  | VIEW LN  | service 1 and   | 11.2  | Valu  |   |  |  |   |   |   |
| ddres  | s(s)  | al a the   | Service of  | 1.302.5   |   | Situs City  | C. S. Store  | 2  |   |   |   |
| 55     | 101   | 0.   | 2 11  | RRL   | 31144-1   |   |  |  |   |   |   |
| ISS    | 101   | M  | A SA  | NH  | Unit  |   |  |  |   |   |   |
| Addres |   |  |   | 8303  |   |   |  |  |   |   |   |
| Of     |   |  |   |   |   |   | Appraise   | r  | JASON C   | ORBUS   |   |
|        |   |  |   |   |   |   | Sales Da   | te/Price   | 07-06-20  | 12/\$191,250.00   |   |
|        |   | Sector and   |   | SING LLO  |   |   | Deed Ref   | ference #  | 2012-549  | 9   |   |
| escr   | See R   | ecord  |   |   |   |   |  |  |   |   |   |
| 'ax #  |   |  | · ·   |   |   |   | Subtype  | us   | NORMAL  |   |   |
|        | 36502   |  |   |   |   |   | Tax State  |  | ASSESSAB  |   |   |
|        | escr<br>Name<br>Of<br>Addres<br>iss<br>iddres<br>9396<br>irea<br>Grand<br>ID#<br>10 | ax # 1398-3<br>ascr See Ro<br>Name SUMM<br>Of<br>Address 93962<br>NORTI<br>ass 101<br>ddress(s)<br>93964 BRIDGE<br>area<br>Land<br>Impr.<br>Area Total<br>Grand Total<br>ID# RFPD Ex<br>10 Yr<br>ID# Built | ax # 1398-3650200<br>escr See Record<br>Name SUMMIT EQUIPM<br>Of<br>Address 93962 BRIDGE V<br>NORTH BEND, O<br>ass 101 M<br>ass 101 0<br>ddress(s)<br>93964 BRIDGE VIEW LN<br>Area RMV<br>Land 167,620<br>Impr. 221,470<br>Area Total 389,090<br>Grand Total 389,090<br>Grand Total 389,090<br>D# RFPD Ex Plan<br>Zone<br>10 ☑ RR-2 | escr See Record<br>Name SUMMIT EQUIPMENT LEA<br>Of<br>Address 93962 BRIDGE VIEW LN<br>NORTH BEND, OR 97459-<br>Address 101 MA SA<br>ass 101 02 11<br>ddress(s)<br>93964 BRIDGE VIEW LN<br>Area 101 02 11<br>ddress(s)<br>93964 BRIDGE VIEW LN<br>Area Total 389,090<br>Grand Total 389,090<br>Grand Total 389,090<br>Grand Total 389,090<br>Grand Total 389,090<br>Area Total 389,090<br>Grand Total 389,090<br>Area Total 380<br>Area Total 380<br>Area Total 380<br>Area Total 380<br>Area Total 380<br>Are | ax #     1398-3650200       escr     See Record       Name     SUMMIT EQUIPMENT LEASING, LLC       Of     Address     93962 BRIDGE VIEW LN       NORTH BEND, OR 97459-8303     NH       ass     101     MA       Address(s)     02     11       93964     BRIDGE VIEW LN       area     RMV     MAV       Land     167,620       Impr.     221,470       Area Total     389,090     216,610       Grand Total     389,090     216,610       ID#     RFPD     Ex     Plan       10     Yr     Stat     Description | ax # 1398-3650200<br>sscr See Record<br>Name SUMMIT EQUIPMENT LEASING, LLC<br>Of<br>Address 93962 BRIDGE VIEW LN<br>NORTH BEND, OR 97459-8303<br>ass 101 MA SA NH Unit<br>ass 101 02 11 RRL 31144-1<br>ddress(s)<br>93964 BRIDGE VIEW LN<br>Area RMV MAV AV<br>Land 167,620<br>Impr. 221,470<br>Area Total 389,090 216,610 216,6<br>Grand Total 389,090 216,610 216,6<br>Grand Total 389,090 216,610 216,6<br>ID# RFPD Ex Plan Land<br>ID# RFPD Ex Plan Land | ax # 1398-3650200<br>bscr See Record<br>Name SUMMIT EQUIPMENT LEASING, LLC<br>Of<br>Address 93962 BRIDGE VIEW LN<br>NORTH BEND, OR 97459-8303<br>bss 101 02 11 RRL 31144-1<br>(ddress(s) Situs City<br>93964 BRIDGE VIEW LN NORTH BE<br>Address(s) Situs City<br>10 Z RR-2 Market 112<br>Grand T<br>10 Z Stat Improvement Break<br>10 J970 141 One story-Class 4 | ax # 1398-3650200 Subtype<br>sscr See Record Sales Da<br>Name SUMMIT EQUIPMENT LEASING, LLC Deed Ref<br>Sales Da<br>Address 93962 BRIDGE VIEW LN<br>NORTH BEND, OR 97459-8303<br>ss 101 MA SA NH Unit<br>ss 101 02 11 RRL 31144-1<br>ddress(s) Situs City<br>93964 BRIDGE VIEW LN NORTH BEND<br>yaged BRIDGE VIEW LN NORTH BEND<br>srea RMV MAV AV SAV<br>Land 167,620<br>impr. 221,470<br>Adv SAV<br>Land 167,620<br>impr. 221,470<br>Area Total 389,090 216,610 216,610 0<br>Grand Total 389,090 216,610 216,610 0<br>FR-2 Market 112 A<br>Grand Total<br>10 ☑ RR-2 Market 112 A<br>Grand Total<br>Yr Stat Description | ax #     1398-3650200     Subtype       bscr     See Record     Deed Reference #       Name     SUMMIT EQUIPMENT LEASING, LLC     Deed Reference #       Of     Appraiser       Address     93962 BRIDGE VIEW LN     NORTH BEND, OR 97459-8303       Nos     10     MA     SA       NORTH BEND, OR 97459-8303     Itss     101       uss     101     02     11       RSS     101     MA     SA       NORTH BEND, OR 97459-8303     Situs City       93964     BRIDGE VIEW LN       NORTH BEND, OR 97459-8303     NORTH BEND       gage4     BRIDGE VIEW LN       NORTH BEND, OR 97459-8303     NH       uss     101     02       yrea     RMV     MAV       AV     SAV       Marea     167,620       impr.     221,470       Parea Total     389,090       216,610     216,610       Area     TD%       Land Breakdown     TD%       ID#     RFPD Ex       Plan     Zone       Value Source     TD%       Land Breakdown     0.       Grand Total     389,090       216,610     112       A     0.       Grand Total< | ax #     1398-3650200     Subtype     NORMAL       sscr     See Record     Sales Date/Price     07-06-20:       Address     93962 BRIDGE VIEW LN     NORTH BEND, OR 97459-8303     Sales Date/Price     07-06-20:       Address     93962 BRIDGE VIEW LN     NORTH BEND, OR 97459-8303     JASON OF       Isss     101     MA     SA     NH     Unit       93964 BRIDGE VIEW LN     NORTH BEND     NORTH BEND     Value Summary       93964 BRIDGE VIEW LN     NORTH BEND     Value Summary       wrea     RMV     MAV     AV     SAV       Land     167,620     Land     Impr.     221,470       impr.     221,470     Value Summary     Land       o Area Total     389,090     216,610     216,610     0       o Area Total     389,090     216,610     216,610     0       10     RR-2     Market     112     A     0.00       ID#     RFPD     Ex     Description     Total     0.00       Ip#     Built     Class     Description     Total     0.00       1     1970     141     One story-Class 4     112     1,452 | ax #       1398-3650200       Subtype       NORMAL         oscr       See Record       Sales Date/Price       07-06-2012 / \$191,250.00         Address       93962 BRIDGE VIEW LN       Sales Date/Price       07-06-2012 / \$191,250.00         Address       93962 BRIDGE VIEW LN       NORTH BEND, OR 97459-8303       NORTH BEND, OR 97459-8303         iss       101       MA       SA       NH       Unit         iss       101       02       11       RRL       31144-1         iss       107       MAV       Value Summary       Value Summary       RMV       RMV Exception         iss       101       216,610       0< |

AFTER RECORDING RETURN TO: Jacob Smith, LJRJ, LLC 32300 NE Old Parrett Mountain Road Newberg, Oregon, 97132

· · · · · · · · ·

SEND TAX STATEMENT TO: Jason Smith, LJRJ, LLC 32300 NE Old Parrett Mountain Road Newberg, Oregon, 97132 Coos County, Oregon \$101.00 10/2

2021-12071 10/27/2021 02:05 PM Pgs=4



Debbie Heller, CCC, Coos County Clerk

CONSIDERATION: NONE

### QUITCLAIM DEED

LJRJ, LLC, AN OREGON LIMITED LIABILITY COMPANY, GRANTOR, does hereby release and quitclaim to Jacob Smith, GRANTEE, all right, title and interest in and to real property situated in Coos County, Oregon, as described below:

Lot 3, Plat of the Portlawn Addition to the City of North Bend, Oregon. Together with any portion of the vacated alley, vacated by Vacation No. 09-02, recorded October 12, 2009 as Instrument No. 2009-10316, which would inure thereto by reason of the vacation thereof, and together with any portion of the vacated Arch Street, vacated by Vacation Order 21-08-052PL, recorded September 30, 2021 as Instrument No 2021-11051, which would inure thereto by reason of the vacation thereof.

The Statutory Warranty Deed whereby the Grantors acquired title to the property to be transferred is recorded as instrument No. 2019-11093, Deed Records of Coos County, Oregon.

Coos County Real Property Tax Account No. 4356409

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.

**Quitclaim Deed** 

Page 1 of 24

GRANTORS JACOB SMITH, MEMBER LJRJ, LLC JASON MBER LJRJ. LLC ON, MEMBER LJRJ, LLC RANEE SOLMON H, MEMBER LJRJ, LLC STATE OF \_ OR COUNTY OF COOS On this 13 day of OCt. , 2021

Personally appeared before me the above named Jacob Smith who being duly sworn did say: that he is a Member of LJRJ, LLC; that he is authorized to execute the forgoing instrument on behalf of said Limited Liability Company; and he acknowledged the forgoing instrument as the voluntary act and deed of said Limited Liability Company.

Notary Public for the Sate of OR

STATE O

COUNTY O

On this 13 day of OCt \_\_\_\_\_ 2021

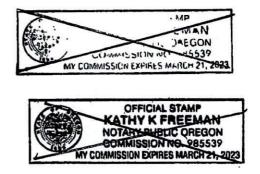
OFFICIAL STAMP KATHY K FREEMAN NOTARY PUBLIC OREGON COMMISSION NO. 985539 MY COMMISSION EXPIRES MARCH 21, 2023

Personally appeared before me the above named Jason Smith who being duly sworn did say: that he is a -Member of LJRJ, LLC, that he is authorized to execute the forgoing instrument on behalf of said Limited Liability Company; and he acknowledged the forgoing instrument as the voluntary act and deed of said Limited Liability Company.

**Quitclaim Deed** 

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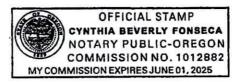
| Notary Public for the State of  |
|---------------------------------|
| Notary Public AV                |
| STATE OF OREGON                 |
| COUNTY OF Washing ton           |
| On this 25 day of October, 2021 |



Personally appeared before me the above named Ranee Solmonson who being duly sworn did say: that she is a Member of LJRJ, LLC; that she is authorized to execute the forgoing instrument on behalf of said Limited Liability Company; and she acknowledged the forgoing instrument as the voluntary act and deed of said Limited Liability Company.

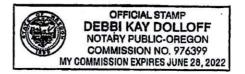
OFFGON Notary Public for the State of Notary Public

STATE OF Or your COUNTY OF Muthroman On this 25 day of October , 2021



Personally appeared before me the above named Lindsay Streich who being duly sworn did say: that she is a Member of LJRJ, LLC; that she is authorized to execute the forgoing instrument on behalf of said Limited Liability Company; and she acknowledged the forgoing instrument as the voluntary act and deed of said Limited Liability Company.

Notary Public for the State of Oregon Notary Public



STATE OF One for COUNTY OF On this 27 day of Otoler, 2021

Personally appeared before me the above named Jason Smith who being duly sworn did say: that he is a Member of LJRJ, LLC; that he is authorized to execute the forgoing instrument on behalf of said Limited Liability Company; and he acknowledged the forgoing instrument as the voluntary act and deed of said Limited Liability Company.

Notary Public for the State of Oie for Notary Public

