



**Coos County  
Planning Department  
Lawfully Established Parcel  
Determination Application**

Fee \_\_\_\_\_  
Receipt No. 228672  
Check No./Cash 1766  
Date 10/29/21  
Received By JMB  
File No. \_\_\_\_\_

D-21-014

The following application must be completed in full. An application **will not** be processed for a land use request without this information. The County will use these answers in its analysis of the merits of the application. Please submit readable deeds. A signed consent form will be required if the applicant and owner are not the same.

**A. PLEASE PRINT OR TYPE (please attach additional sheets, if necessary):**

Owner(s): SMITH RIVER LAND  
CATTLE CO. Telephone: 541-271-4940  
Address: 19678 LOWER SMITH RIVER RD  
City: REEDSPORT Zip Code: 97467  
Email: \_\_\_\_\_

Applicant(s): Troy Rambo Telephone: 541-751-8900  
Address: P.O. Box 809  
City: NORTH BEND Zip Code: 97459  
Email: MANDRLLC@FRONTIER.COM

**B. PROPERTY INFORMATION:**

Township: 2SS Section: 34B  
Range: 13W Tax Lot: 1201, 1300 : 1400  
Tax Account: ~~392000~~ 391900, 392102 Zoning District: U12-1 : F

**C. SUBMISSION REQUIREMENTS:**

- Completed application form with appropriate fee
- A copy of the current deed of record
- A copy of each deed being used as evidence to support the application
- A detailed map indicating the relation of the existing property boundary to the discrete parcel boundaries

**D. AUTHORIZATION: All areas must be initialed by all owners/applicant prior to the Planning Department accepting any application.**

MM  
TJR

I hereby attest that I am authorized to make the application for an administrative review and the statements within this application are true and correct to the best of my knowledge and belief. I affirm that this is a legally created tract, lot or parcel of land. I understand that I have the right to an attorney for verification as to the creation of the subject property. I understand that any action authorized by Coos County may be revoked if it is determined that the action was issued based upon false statements or misrepresentation.

MM  
TJR

**ORS 215.416 Permit application; fees; consolidated procedures; hearings; notice; approval criteria; decision without hearing.**

(1) When required or authorized by the ordinances, rules and regulations of a county, an owner of land may apply in writing to such persons as the governing body designates, for a permit, in the manner prescribed by the governing body. The governing body shall establish fees charged for processing permits at an amount no more than the actual or average cost of providing that service.

The Coos County Board of Commissioners has adopted a schedule of fees which reflects the average review cost of processing and set-forth that the Planning Department shall charge the actual cost of processing an application. Therefore, upon completion of review of your submitted application/permit a cost evaluation will be done and any balance owed will be billed to the applicant(s) and is due at that time. By signing this form you acknowledge that you are responsible to pay any debt caused by the processing of this application. Furthermore, the Coos County Planning Department reserves the right to determine the appropriate amount of time required to thoroughly complete any type of request and, by signing this page as the applicant and/or owner of the subject property, you agree to pay the amount owed as a result of this review. If the amount is not paid within 30 days of the invoice, or other arrangements have not been made, the Planning Department may chose to revoke this permit or send this debt to a collection agency at your expense.

MM  
TJR

I understand it is the function of the planning office to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree I bear the burden of proof. I understand that approval is not guaranteed and the applicant(s) bear the burden of proof to demonstrate compliance with the applicable review criteria.

MM  
TJR

As applicant(s) I/we acknowledge that is in my/our desire to submit this application and staff has not encouraged or discouraged the submittal of this application.

MM  
TJR

As the applicant(s) I/we acknowledge, pursuant to CCZLDO Section 6.1.150, a deed describing any recognized lawfully created parcels must be recorded with the County Clerk within one year from the date of final approval from the Planning Department.

**E. SIGNATURES:**

Troy J. P...  
Applicant(s) Original Signature  
10-24-2021  
Date

[Signature]  
Applicant(s) Original Signature  
10-29-21  
Date

Applicant(s) Original Signature  
Date

Applicant(s) Original Signature  
Date

CCZLDO	§ 6.1.125	LAWFULLY CREATED LOTS OR PARCELS:
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**SECTION 6.1.125 LAWFULLY CREATED LOTS OR PARCELS:**  
"Lawfully established unit of land" means:

1. The unit of land was created:
  - a. Through an approved or pre-ordinance plat;
  - b. Through a prior land use decision including a final decision from a higher court. A higher court includes the Land Use Board of Appeals;
  - c. In compliance with all applicable planning, zoning and subdivision or partition ordinances and regulations at the time it was created.
  - d. By a public dedicated road that was held in fee simple creating an interviewing ownership prior to January 1, 1986;
  - e. By deed or land sales contract, if there were no applicable planning, zoning or subdivision or partition ordinances or regulations that prohibited the creation.
  - f. By the claim of intervening state or federal ownership of navigable streams, meandered lakes or tidewaters. "Navigable-for-title" or "title-navigable" means that ownership of the waterway, including its bed, was passed from the federal government to the state at statehood. If a waterway is navigable-for-title, then it also is generally open to public use for navigation, commerce, recreation, and fisheries.
2. Creation of parcel previously approved but not acted upon (92.178).
  - a. The governing body of a county may approve an application requesting formation of one parcel if the county issued a land use decision approving the parcel prior to January 1, 1994, and:
  - b. A plat implementing the previous land use decision was not recorded; or
  - c. A condition of approval of the previously approved land use decision requiring consolidation of adjacent lots or parcels was not satisfied by a previous owner of the land.
  - d. An application under this section is not subject to ORS 215.780.
  - e. Approval of an application under this section does not affect the legal status of land that is not the subject of the application.

CCZLDO	§ 6.1.150	APPLICATIONS ESTABLISHING LAWFULLY CREATED LOTS OR PARCELS
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**SECTION 6.1.150 APPLICATIONS ESTABLISHING LAWFULLY CREATED LOTS OR PARCELS:**

An application to establish a lawfully created unit of land shall be submitted in the case of Section 6.1.125.1.d, e and f and Section 6.1.125.2. This is an administrative land use decision. If County Counsel is required to review information to determine legal status of the unit of land additional fees may be charged.

All notices will be provided in accordance with LDO Section 5.0.

Once it is determined that a lawfully created unit of land exists it shall be separated out on its own deed prior to any reconfiguration such as a property line adjustment. A copy of that deed needs to be provided to the Planning Department showing the process has been completed. If there are more than two lawfully created units of land (discrete parcels) found to exist, a road may be required to provide access. The applicable road standards in Chapter VII will apply.

**MULKINS & RAMBO, LLC**  
P.O. BOX 809  
NORTH BEND, OR 97459  
PHONE (541) 751-8900  
FAX (541) 751-9000

October 27, 2021

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

RE: Discrete Parcel Certification - Tax Lots 1201, 1300 & 1400 - Map 25S-13W-34B

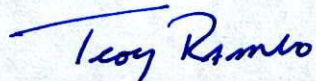
Based on the attached deeds I, Troy Rambo LS 2865, hereby certify that Tax Lot 1201 consists of 3 discrete parcels, Tax Lot 1400 consists of 3 discrete parcels and Tax Lot 1300 consists of 2 discrete parcels.

Tax Lot 1201 – C – Bk. 262 Pg. 694 – Parcel 1  
D – Bk. 262 Pg. 694 – Parcel 2  
E – Bk. 262 Pg. 694 – Remainder of Parcel 3

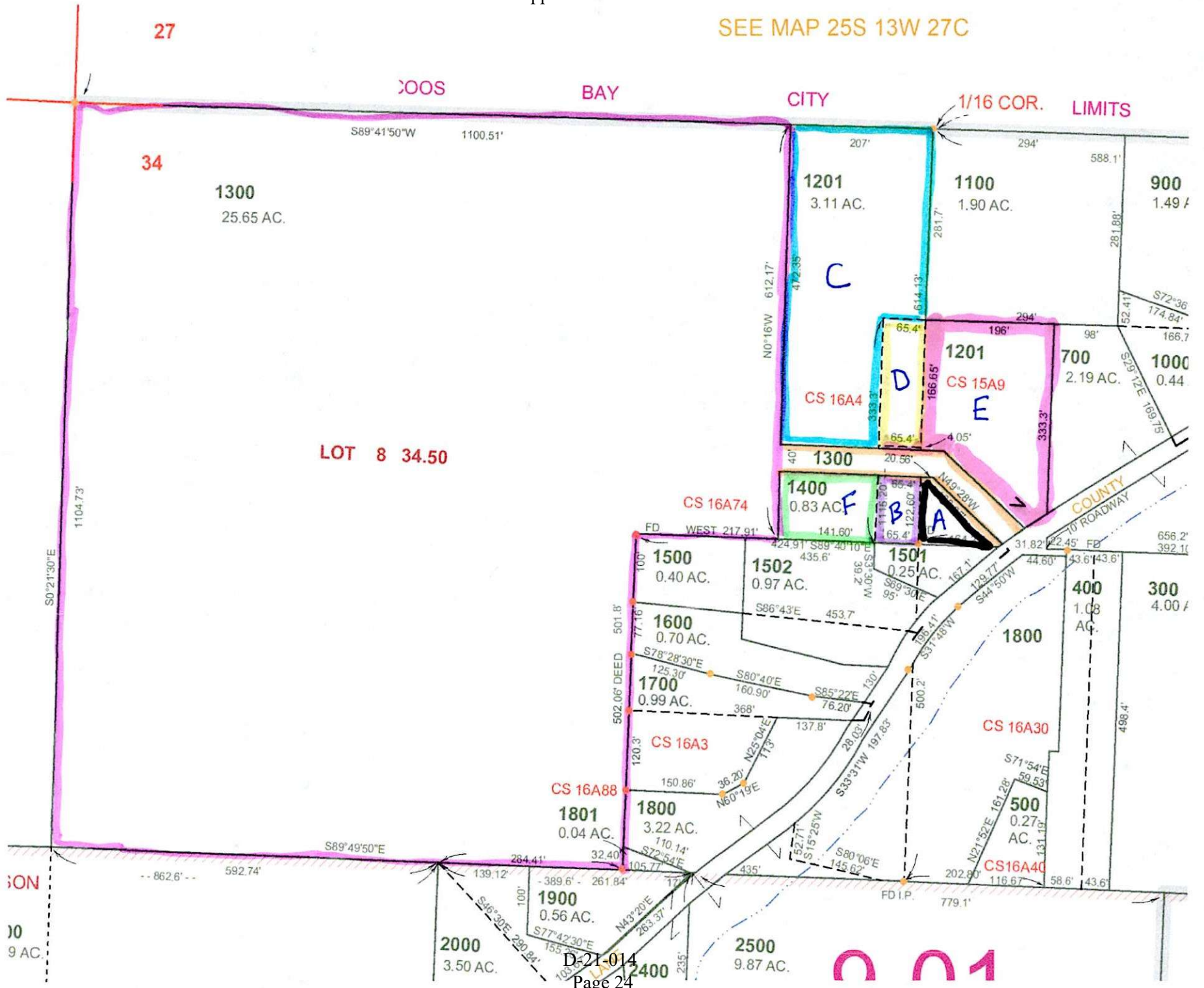
Tax Lot 1300 – 40' Road – MR# 65-11-3253  
Main Parcel – MR# 65-11-3254

Tax Lot 1400 – A – MR# 67-4-17046 – Parcel 1  
B – MR# 67-4-17046 – Parcel 2  
C – Bk. 262 Pg. 694 – Remainder of Parcel 1

Please find the attached maps and record deeds.

  
Troy Rambo, LS 2865

SEE MAP 25S 13W 27C



001

1730 W. ...  
C/B

A 11 06  
3919  
3921

BA

FORM NO. 1 - WARRANT DEED

07-4-17046

KNOW ALL MEN BY THESE PRESENTS, That DAVID K. GARY,

Dollars,

187 484 00/

in consideration of ... paid by ... DAVID K. GARY and ... his wife

do hereby grant, bargain, sell and convey unto said

... heirs and assigns, all the following real property, with the improvements, hereditaments and appurtenances, situated in the County of ... State of Oregon, bounded and described as follows, to-wit:

Parcel 1: Beginning at a point on the line between Lots Seven (7) and Eight (8), Section Thirty-four (34), Township Twenty-five (25) South, Range Two (2) West of the Willamette Meridian, Coos County, Oregon, which point is 492.35 feet from the southeast corner of said Lot Seven (7); thence East 20.55 feet to an iron pipe; thence South 177.78' West 188.66 feet to an iron pipe in the County Road right of way; thence West 104.25 feet to a point South of the point of beginning; thence North 122.65 feet to the point of beginning, Coos County, Oregon.

Parcel 2: Beginning at a point on the line between Lots Seven (7) and Eight (8), Section Thirty-four (34), Township Twenty-five (25) South, Range Two (2) West of the Willamette Meridian, Coos County, Oregon, which point is 492.35 feet from the Northwest corner of said Lot Seven (7); thence South 127.65 feet; thence West 65.4 feet; thence North 122.65 feet; thence East 65.4 feet to the point of beginning, Coos County, Oregon.

To Have and to Hold the above described and granted premises unto the said ... heirs and assigns forever

And ... the grantor ... heirs and assigns forever

... shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whatsoever.

Witness my hand and seal this 10th day of ... 1967

Executed in the Presence of ... David K. Gary

65-11-3253

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROBERT J. GRAY and SHARON LOUISE GRAY, husband and wife, hereinafter known as the Grantors, in consideration of Ten Dollars (\$10) and other valuable consideration to them paid by J. A. PHILLIPS and ESTHER C. PHILLIPS, husband and wife, hereinafter known as the Grantees, do hereby sell, grant, and convey unto the said Grantees, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Coos, State of Oregon, bounded and described as follows, to-wit:

Beginning at the iron pipe at the Northeast corner of the Northwest quarter (NW1/4) of the Northwest quarter (NW1/4) of Section Thirty-four (34), Township Twenty-five (25) South, Range Thirteen (13) West, Willamette Meridian, Coos County, Oregon; thence along the North line of the Section Thirty-four (34) South 89° 41' 50" West a distance of 207.00 feet; thence South 0° 16' East a distance of 472.35 feet to an iron pipe the true point of beginning of the following described tract; thence North 89° 44' East a distance of 285.25 feet; thence South 49° 44' East a distance of 163.70 feet, more or less, to the Northwest line of a county road. Being the center line of a 40 foot roadway.

TO HAVE AND TO HOLD the above described and granted premises unto the said Grantees, their heirs and assigns, forever as tenants by the entirety with the right of survivorship between them.

And the Grantors above named do covenant to and with the above named Grantees, their heirs and assigns, that they are lawfully seized in fee simple of the above granted premises; that the above granted premises are free from all encumbrances; and that they will and their heirs, executors, and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

WITNESS our hands and seals this 10<sup>th</sup> day of November,



Robert J. Gray (SEAL)

Sharon Louise Gray (SEAL)

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39

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65-1-3254  
WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That VANCE LAYLE and GLADYS LAYLE, husband and wife, and VALETA WILSON, a widow, not remarried, hereinafter known as the Grantors, in consideration of Ten Dollars (\$10) and other valuable consideration to them paid by J. A. PHILLIPS and ESTHER C. PHILLIPS, husband and wife, hereinafter known as the Grantees, do hereby sell, grant, and convey unto the said Grantees, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Coos, State of Oregon, bounded and described as follows, to-wit:



beginning at an iron pipe at the Northwest corner of Section Thirty-four (34), Township Twenty-five (25) South, Range Thirteen (13) West of the Willamette Meridian, Coos County, Oregon; thence along the west line of said Section Thirty-four (34), South 0° 21' 30" East a distance of 1104.73 feet to an iron pipe on the North line of the flat of Poosvelt Heights; thence along the said North line, South 89° 49' 50" East a distance of 592.74 feet to an iron pipe at the Northwest corner of Block "C" of said flat; thence along the North line of said Block "C", South 89° 43' 50" East a distance of 284.41 feet to an iron pipe; thence North 0° 19' 18" East a distance of 507.86 feet to an iron pipe; thence South 89° 40' 19" East a distance of 217.91 feet to an iron pipe; thence North 89° 18' West a distance of 112.17 feet to an iron pipe on the North line of said Section Thirty-four (34), said point lying South 89° 41' 50" West a distance of 207.00 feet from the iron pipe at the Northeast corner of the Northwest quarter (NW1/4) of the Northwest quarter (NW1/4) of the said Section Thirty-four (34); thence along the North line of the said Section Thirty-four (34) South 89° 41' 50" West a distance of 1,101.51 feet to the point of beginning.

TO HAVE AND TO HOLD the above described and granted premises unto the said Grantees, their heirs and assigns, forever as tenants by the entirety with the right of survivorship between them.

And the Grantors above named do covenant to and with the above named Grantees, their heirs and assigns, that they are lawfully seized in fee simple of the above granted premises; that the above granted premises are free from all encumbrances, except the following:

- (1) Rights of the public in and to any portion of the above property lying within limits of public roads or highways;

and that they will and their heirs, executors, and administrators, shall warrant and forever defend the above granted premises, and

Handwritten signature or name on the right margin.

3420  
3921-1  
3930-1

VOL 262 PAGE 694

10557

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT We, CLAIRE G. BARRETT and IRIS J. BARRETT, Husband and Wife, ..... GRANTORS, In Consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, to us paid by: ROBERT J. GRAY and SHARON LOUISE GRAY, Husband and Wife, ..... GRANTEEES, do hereby grant, bargain, sell and convey unto the said GRANTEEES, as tenants by the entirety, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of COOS, and State of Oregon, bounded and described as follows, to-wit:

No. 1. Beginning at a point 615.0 feet South and 65.4 feet West of the Northwest corner of Lot 7 of Section 34, Township 25 South, Range 13 West of the Willamette Meridian, being the Southwest corner of the W. F. Gilstrap lands; and running thence North for a distance of 333.3 feet; thence East for a distance of 65.4 feet; thence North for a distance of 251.7 feet to the North line of Lot 8 of said Section 34; thence West along the said North line of Lot 8 for a distance of 207.0 feet, more or less; thence South for a distance of 615.0 feet; thence East for a distance of 141.6 feet to the place of beginning. BEING a portion of Lot 8 of Section 34, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

No. 2. The North half of the following described parcel: BEGINNING at an iron pipe two inches in diameter and four feet long driven into the ground on the line between lots 7 and 8 of Section 34, Township 25 South, Range 13 West of the Willamette Meridian, at a point which is 615.0 feet South of the Northwest corner of the said lot 7; thence running West 65.4 feet; thence North 333.3 feet; thence running East 65.4 feet to the lot line; thence running South along the lot line 333.3 feet, more or less, to the place of beginning. BEING a portion of Lot 8 of Section 34, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

No. 3. Beginning at a point on the line between Lots 7 and 8 of Section 34, Township 25 South, Range 13 West of the Willamette Meridian, a distance of 251.7 feet South of the Northwest corner of the said lot 7; and running thence South along the said line between lots 7 and 8 of Section 34 for a distance of 166.65 feet; thence West for a distance of 65.4 feet; thence South for a distance of 44.05 feet; thence East for a distance of 65.4 feet to a point on the said line between Lots 7 and 8; thence continuing East for a distance of 20.86 feet to an iron pipe; thence South 40 degrees 28' East for a distance of 185.66 feet to an iron pipe on the County Road right of way; thence East for a distance of 31.82 feet to an iron pipe; thence North for a distance of 333.3 feet; thence West for a distance of 196.1 feet to the point of beginning, but being subject, however, to a permanent right of way easement over and across the Southeast corner of the said tract for the County Road, BEING a portion of Lots 7 and 8 of Section 34, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

TO HAVE AND TO HOLD the above described and granted premises unto the said GRANTEEES as tenants by the entirety, their heirs and assigns forever.

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3930-1  
3920  
Portion of CK  
1201  
Map and Tract  
3921-1



39-25-13  
lot  
Portion of  
Smully  
1200  
at 175  
65.4 ft  
333.3 ft  
111.1  
A. Anderson