

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

Application Check List: Please make off all steps as you complete them.

I. **PROPOSAL AND CRITERIA:** A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:

1. Project summary and details including time limes.
2. 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. This shall be addressed on the supplemental criteria page (see staff for criteria).

II. **PLOT PLAN OR SKETCH PLAN:** A detailed drawing delineating the following:

- Owner's name, address, and phone number, map and Tax lot number
- North Arrow and Scale - using standard engineering scale.
- Accurate shape and dimensions of parcel, development site, including the lengths of the all property lines.
- Any adjacent public or private roads, all easements and/or driveway locations. Include road names. Driveway location and parking areas, including the distance from at least one property line to the intersection of the driveway and the road (apron area);
- All natural features, which may include, but are not limited to water features, wetlands, ravines, slope and distances from features to structures.
- Existing and proposed structures, water sources, sewage disposal system and distances from these items to each other and the property boundaries.

III. **DEED:** A copy of the current deed, including the legal description, of the subject property.

IV. **CERTIFICATION:** 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 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. If the property owner would like staff to contact a legal representative or consultant please provide the contact information using a consent form.

PROPERTY OWNER SIGNATURES REQUIRED FOR PROCESSING

Patricia A. Alvey

ACCESS INFORMATION

The Coos County Road Department will be reviewing your proposal for safe access, driveway, road, and parking standards. There is a fee for this service. If you have questions about these services please contact the Road Department at 541-396-7660.

Property Address: 68723 West Fork Millicoma Road, Coos Bay, OR

Type of Access: Private Easement - Provide Easement Name of Access: _____

Is this property in the Urban Growth Boundary? No

Is a new road created as part of this request? No

Required parking spaces are based on the use of the property. If this is for a residential use two spaces are required. Any other use will require a separate parking plan submitted that is required to have the following items:

- Current utilities and proposed utilities;
- Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
- The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
- Location of existing and proposed access point(s) on both sides of the road where applicable;
- Pedestrian access and circulation will be required if applicable. Internal pedestrian circulation shall be provided in new commercial, office, and multi-family residential developments through the clustering of buildings, construction of walkways, landscaping, accessways, or similar techniques;
- All plans (industrial and commercial) shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems;
- Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
- Number and direction of lanes to be constructed on the road plus striping plans;
- All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
- Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.

Additional requirements that may apply depending on size of proposed development.

- a. Traffic Study completed by a registered traffic engineer.
- b. Access Analysis completed by a registered traffic engineer
- c. Sight Distance Certification from a registered traffic engineer.

Regulations regarding roads, driveways, access and parking standards can be found in Coos County Zoning and Land Development Ordinance

By signing the application I am authorizing Coos County Roadmaster or designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. Inspections should be made by calling the Road Department at 541-396-7660

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: Receipt # _____

File Number: DR-

SANITATION INFORMATION

If this is a request for a recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering Coos Health and Wellness, Environmental Health Staff will be reviewing the proposal to ensure the use meets environmental health standards for sanitation and water requirements to serve the facility. If the proposal indicates that you are using a community water system a review may be required. A fee is charged for this service and shall be submitted with the application \$83.00. If you have questions about regulations regarding environmental health services please call 541-266-6720. This form is required to be signed off for any type of subdivision, recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering.

Water Service Type: On-site ~~Spring~~

Sewage Disposal Type: On-site septic

Please check if this request is for industrial, commercial, recreational or home base business use and complete the following questions:

- How many employees/vendors/patrons, total, will be on site?
- Will food be offered as part of the an on-site business?
- Will overnight accommodations be offered as part of an on-site business?
- What will be the hours of operation of the business?

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

Staff Signature: _____

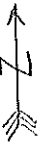
- This application is found to be in compliance and will require no additional inspections
- This application is found to be in compliance but will require future inspections
- This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and Wellness, Environmental Health Division to make an appointment.

Additional Comments:

OWNER: PATRICIA A. ALVEY
1055 FERGUSON
COOS BAY, OR

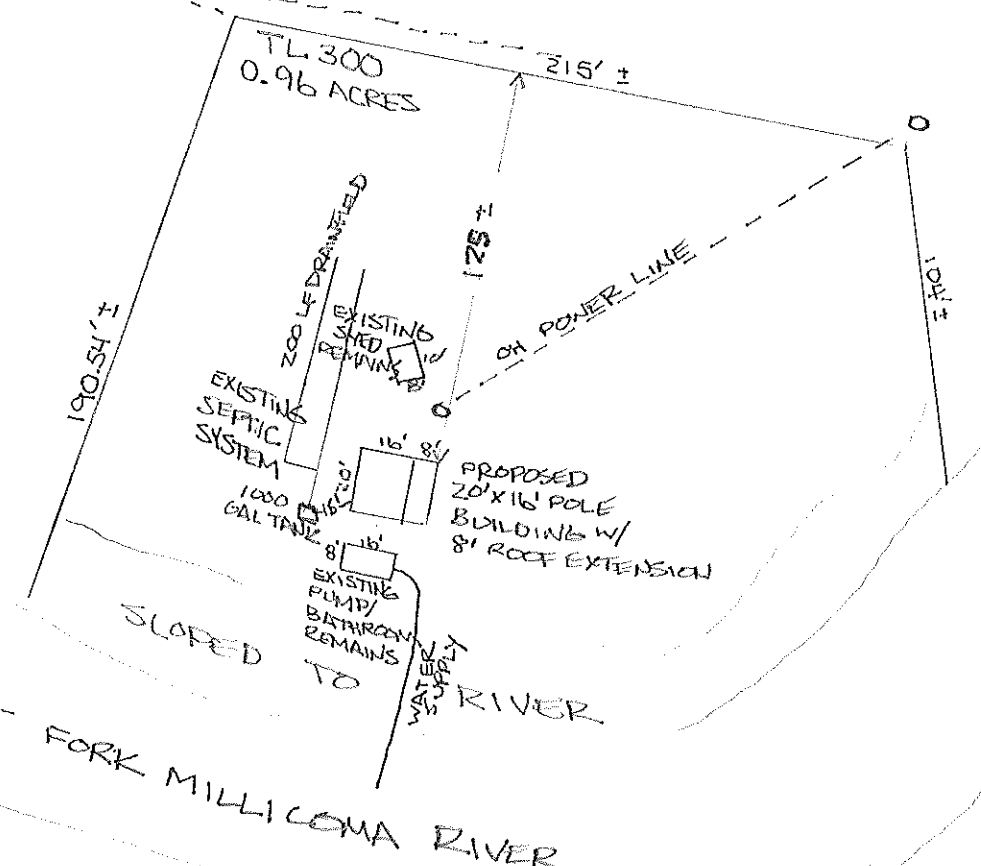
PLOT PLAN

PROJECT MANAGER:
ED KIRCHHOFFER
971-562-0710
edkirchhofer@gmail.com



68723 WEST FORK MILLICOMA ROAD, COOS BAY, OR

17' W
EASEMENT ROAD



NOTES:

- 1) SEPTIC SYSTEM PERMITTED AND REPLACED IN 2018
- 2) WATER RIGHTS GRANTED OFFICIALLY IN 2010
- 3) PROPOSED STRUCTURE IS APPROXIMATELY THE SAME FOOTPRINT AS THE ORIGINAL BUILDING WITH AN 8' ROOF EXTENSION.

SCALE 1" = 60'



Oregon
Kate Brown, Governor

Water Resources Department
725 Summer St NE, Suite A
Salem, OR 97301
(503) 986-0900
Fax (503) 986-0904

DATE MAILED: January 8, 2016

NOTICE OF CERTIFICATE ISSUANCE

The attached certificate confirms the water right established under the terms of a permit issued by this Department. The water right is now appurtenant to the specific place where the use was established as described by the certificate. The water right is limited to a specific amount of water, but not more than can be beneficially used for the purposes stated within the certificate.

The certificate is a final order in other than a contested case. This order is subject to judicial review under ORS 183.484 and ORS 536.075. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.484(2). Pursuant to ORS 183.484, ORS 536.075 and OAR 137-004-0080, you may petition for judicial review and petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied. In addition, under ORS 537.260 any person with an application, permit or water right certificate subsequent in priority may jointly or severally contest the issuance of the certificate within three months after issuance of the certificate.

Oregon law does not allow the Director to reissue a certificate because of a change in the ownership of the appurtenant place of use. The water must be controlled and not wasted. To change the location of the point of diversion, the character of use, or the location of use requires the advance approval of the Water Resources Director.

If any portion of this water right is not used for five or more consecutive years that portion of the right may be subject to forfeiture according to ORS 540.610. Land enrolled in a Federal Reserve Program is not subject to forfeiture during the period of enrollment. Other exceptions to forfeiture are explained in ORS 540.610.

If you have any questions please contact Gerry Clark at 503-986-0811.

STATE OF OREGON

COUNTY OF COOS

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

PATRICIA ALVEY
1055 FERGUSON AVE
COOS BAY OR 97420

confirms the right to the use of water perfected under the terms of Permit S-52681. The amount of water used to which this right is entitled is limited to the amount used beneficially, and shall not exceed the amount specified, or its equivalent in the case of rotation, measured at the point of diversion from the source. The specific limits and conditions of the use are listed below.

APPLICATION FILE NUMBER: S-72483

SOURCE OF WATER: WEST FORK MILLICOMA RIVER, TRIBUTARY OF MILLICOMA RIVER

PURPOSE OR USE: DOMESTIC USE EXPANDED FOR ONE HOUSEHOLD

MAXIMUM RATE: 0.01 CUBIC FOOT PER SECOND (CFS) FOR DOMESTIC USE EXPANDED FOR ONE HOUSEHOLD; FURTHER LIMITED TO 0.005 CFS FOR HUMAN CONSUMPTION ONLY DURING THE PERIOD LISTED BELOW

PERIOD OF USE: DECEMBER 1 THROUGH MARCH 31 FOR DOMESTIC USE EXPANDED; FURTHER LIMITED FROM APRIL 1 THROUGH NOVEMBER 30 TO HUMAN CONSUMPTION ONLY

DATE OF PRIORITY: JUNE 23, 1992

The point of diversion is located as follows:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
24 S	11 W	WM	19	NE SW	SOUTH 28 DEGREES EAST, 605 FEET FROM C-W1/16 CORNER, SECTION 19

A description of the place of use is as follows:

Twp	Rng	Mer	Sec	Q-Q
24 S	11 W	WM	19	NE SW

NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.484 and ORS 536.075. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.484(2). Pursuant to ORS 183.484, ORS 536.075 and OAR 137-004-0080, you may petition for judicial review and petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied. In addition, under ORS 537.260 any person with an application, permit or water right certificate subsequent in priority may jointly or severally contest the issuance of the certificate within three months after issuance of the certificate.

Measurement, recording and reporting conditions:

- A. The Director may require the water user to install a meter or other suitable measuring device as approved by the Director. If the Director notifies the water user to install a meter or other measuring device, the water user shall install such device within the period stated in the notice. Such installation period shall not be less than 90 days unless special circumstances warrant a shorter installation period. Once installed, the water user shall maintain the meter or measuring device in good working order and shall allow the watermaster access to the meter or measuring device. The Director may provide an opportunity for the water user to submit alternative measuring procedures for review and approval.
- B. The Director may require the water user to keep and maintain a record of the amount (volume) of water used and may require the water user to report water use on a periodic schedule as established by the Director. In addition, the Director may require the water user to report general water use information, the periods of water use and the place and nature of use of water under the right. The Director may provide an opportunity for the water user to submit alternative reporting procedures for review and approval.

The water user shall maintain and operate fish screening, as required by the Oregon Department of Fish and Wildlife, to prevent fish from entering the diversion.

The water user shall maintain and operate a fishway at the obstruction, as required by the Oregon Department of Fish and Wildlife, to provide adequate upstream and downstream passage for fish.

Failure to comply with any of the provisions of this right may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the right.

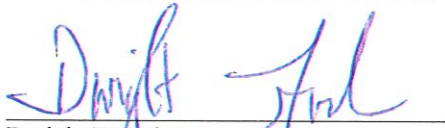
This right is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.

By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

The use of water allowed herein may be made only at times when sufficient water is available to satisfy all prior rights, including prior rights for maintaining instream flows.

The right to the use of the water for the above purpose is restricted to beneficial use on the place of use described.

Issued JAN 08 2016.



Dwight French
Water Right Services Division Administrator, for
Thomas M. Byler, Director
Oregon Water Resources Department

Roto Rooter

Quote

93788 Carlisle Ln.
 Coos Bay, OR 97420
 (541) 269-5050
 (541) 267-4848
 rotorootercoosbay@gmail.com

Date	CCB #137107
8/2/2017	DEQ # 37991

Name / Address	
Pat Alvey 1055 Ferguson Ave Coos Bay, OR 97420	
Customer Phone	Customer Fax
541-267-7836	

Job Location
Pat Alvey 1055 Ferguson Ave Coos Bay, OR 97420

PROJECT
Septic System

Item	<p>Roto Rooter does hereby submit:</p> <p>Roto Rooter shall purchase zoning compliance letter from county, dig test holes and submit application and fee to the DEQ for a major repair permit.</p> <p>We shall install a new 1,000 gallon septic tank behind structure and install up to 200 linear feet of drainfield in proposed area from behind structure towards driveway.</p> <p>All work shall be completed to DEQ specifications and back filled after approval.</p> <p>This price is based on DEQ approval for a standard gravity system.</p> <p>Total job cost is \$7,750.00 (Seven thousand seven hundred fifty dollars and zero cents) with a 50% deposit (\$3,875.00) due prior to the start of work and balance due upon completion.</p> <p>Please sign and return quote and DEQ authorization with deposit.</p>	<p>Total</p> <p>7,750.00</p> <p><i>3875.-</i> <i>8-23-17</i></p>
Bid		

This job will be done with the utmost care and in a workmanship manner while removing and replacing yard items during construction. Roto Rooter will not be held responsible for the survival of lawns, shrubs, plants and trees, nor fencing, curbing, sidewalk, underground piping or wiring, or the removal, disposal, or treatment of contaminated soil or water unless otherwise specified in this agreements. All material is guaranteed to be as specified. All work to be completed in a manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Total job cost is \$7,750.00 (Seven thousand seven hundred fifty dollars and zero cents) with a 50% deposit(\$3,875.00) due prior to the start of work and balance due upon completion.

Authorized Signature: John Rempelos

This proposal may be withdrawn by us if not accepted within 90 days.

<p>Acceptance of Proposal - The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified above.</p> <p>Date of acceptance: _____</p>	<p>Signature: _____</p> <p>Signature: _____</p>
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Repair (Major) - Residential - New

Certificate of Satisfactory Completion
246-17-000376-PRMT

DEQ Coos Bay Office
381 North 2nd Street
Coos Bay, OR 97420
541-269-2721
Fax: 541-269-7984
OnsiteCoosBay@deq.state.or.us
Website: oregon.gov/deq

Date Certificate Issued: 05/08/2018
Work Description: Replace septic tank and drainfield

Applicant: John Rempelos
Address: 93788 Carlisle Ln
Coos Bay OR 97420
Phone: 5412695050
Email: rotorootercoosbay@gmail.com

Owner: ALVEY, PATRICIA A. **Property Address:** 68723 West Fork Milllicoma Rd, Coos Bay, OR 97420
Parcel: 24S11W19C300 - Primary **Township:** 24S **Range:** 11W **Section:** 19

Lot Size: .96 **Water Supply:** Well - river
Zoning: N/A **City/County/UGB:** County
Land Use Approval: N/A
Directions to Property: coos riverhwy go across Chandler bridge to Allegany, turn left on West Fork Milllicoma Rd. go 5 miles, cross bridge over river, 2n driveway on rt, has locked gate, go through gate go approx 200 yards to locked gate on rt side

Category of Construction: Residential

	Existing	Proposed
Use of Structure:	onal use for recreation/ car	N/A
Number of Bedrooms:	1	2

System Specifications

Type: Standard
Max Peak Design Flow: 300 gpd. **Proposed Flow:** 300 gpd.
Min Septic Tank Volume: 1060 gal. **Min Dosing Tank Volume:** N/A

Drain Field Specifications

Drain Field Type: Standard **System Distribution Type:** Equal
Drainfield Sizing: N/A **Distribution Method:** Equal
Media Type: EZ1201P **Media Depth:** N/A
Trench Length: 150 Inft. **Rock Above Pipe:** N/A
Min Depth: 18 in. **Capping Fills-Min Depth of Fill Material:** N/A

Special Requirements

Groundwater Type: Permanent **Groundwater Depth:** N/A
Other Special Requirements: Dry soil install only

CALL BEFORE YOU DIG...IT'S THE LAW

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)

Date Certificate Issued: 05/08/2018 Work Description: Replace septic tank and drainfield

Conditions of Approval

Installation of this onsite wastewater treatment system has been determined to comply with the applicable requirements in Oregon Administrative Rules Chapter 340, Divisions 071 and 073 and the Conditions of Approval above.

1. In accordance with Oregon Revised Statute 454,665, this Certificate of Satisfactory Completion is issued as evidence of satisfactory completion of an onsite wastewater treatment system at the location identified above.
2. Issuance of this Certificate does not constitute a warranty or guarantee that this onsite wastewater treatment system will function indefinitely without failure. Conditions imposed as permit requirements continue for the life of the system.
3. The area of the initial and the identified replacement area must not be subjected to activity that is likely to adversely affect the soil or the functioning of the system. Such activities may include, but are not limited to, vehicular traffic, livestock, covering the area with asphalt or concrete, filling, cutting, or other soil modification activities.
4. This onsite wastewater treatment system that be connected to the facility referenced herein within 5 years of the issuance of this Certificate of Satisfactory Completion (CSC) or rules for authorization notices, alteration permits, or construction-installation permits as outlined in OAR 340-071-0160, 340-071-0205, or 340-071-0210 apply, including payment of an additional fee.
5. This system must operate in compliance with OAR Chapter 340, Division 071 and must not create a public health hazard or pollute public waters.
6. Unless otherwise required by the agent, the system installer must backfill (cover) this system within 10 days after the issuance of this Certificate of Satisfactory Completion.

Certificate of Satisfactory Completion

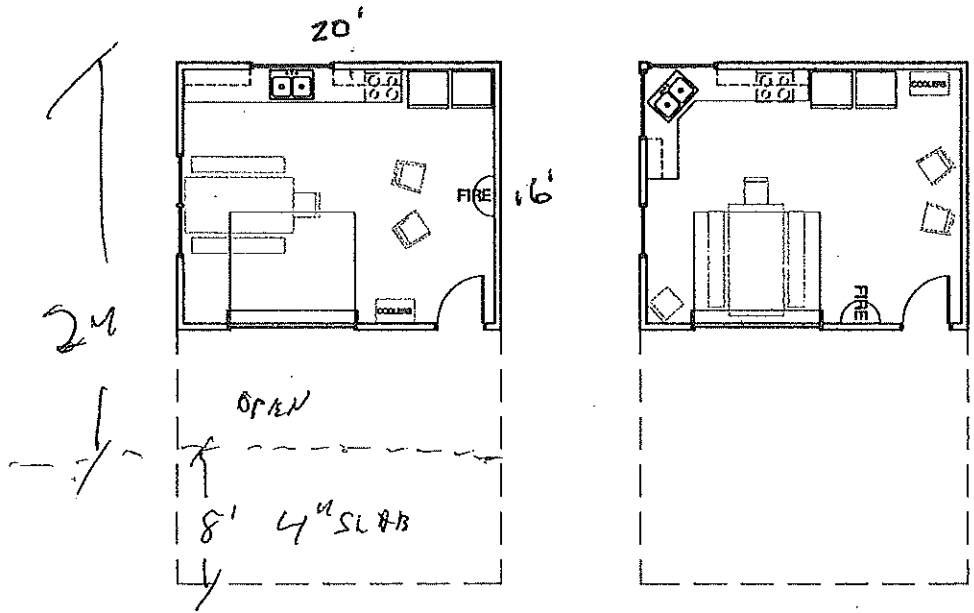
System Inspection: No Operation of Law - 7 Days Notice: No Pre-Cover Inspection Waived Per 340-071: Yes
 Comments: N/A

Sean Rochette

Onsite Wastewater Specialist

CALL BEFORE YOU DIG...IT'S THE LAW

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)



Sent from my iPhone



BJS' METAL & LUMBER PRODUCTS, INC.
 62848 Millington Frontage Rd. ~ P.O. Box 727 ~ Coos Bay, OR. 97420
 (541) 267-3721 ~ 1-800-342-9435 ~ Fax: (541) 267-6246
 OREGON BUILDERS REGISTRATION #: 80872

ESTIMATE

Date: June 30, 2023

Name: Ed Kirchhofer Phone: 971-543-0710

Mailing Address: edkirchhofer@gmail.com

City: _____ State: _____ Zip: _____

Building Address: 5 miles up Coos river

City: _____ State: _____ Zip: _____

Size: Width 20 Length 24 Eave Height 10

Roof: Metal Color Yr Galvanized 0 Overhangs 2ft Insulation yes Try-Ply 0

Sides: Metal Color Yr Galvanized 0 Fiberglass Eave Lights 0 # of sides _____ Insulation 0

Doors: Sliders Qty. 0 Size _____

Overhead Qty. 1 Size 8x8

Walk-In Qty. 1 3 ft. Plyco 4 ft. _____

Windows: Qty. 0 Size _____

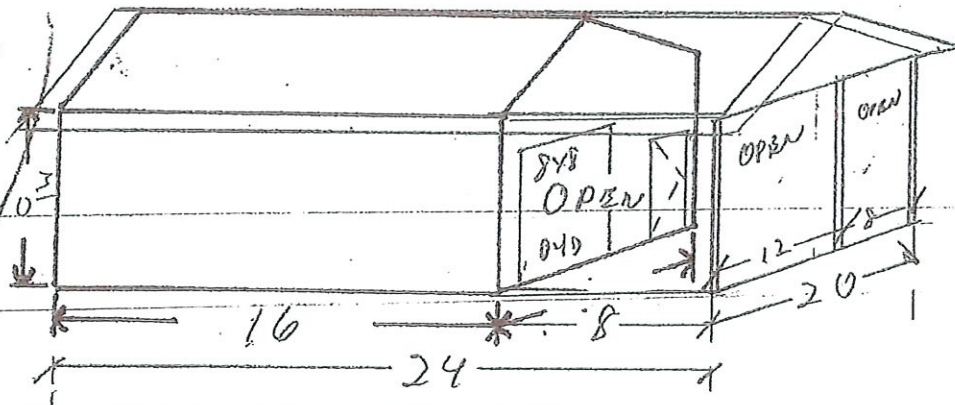
Concrete Slab: 4" - 20, 24 Gutters & Downspouts 6

Labor: Yes Basic No _____ Engineered Plans Yr

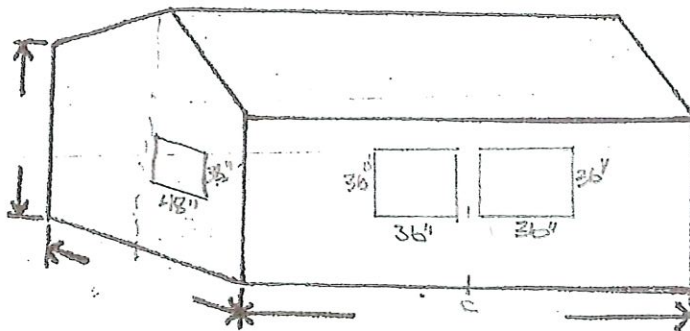
Wind: 120 Exposure: B Snow Load: 25 LB

FRONT

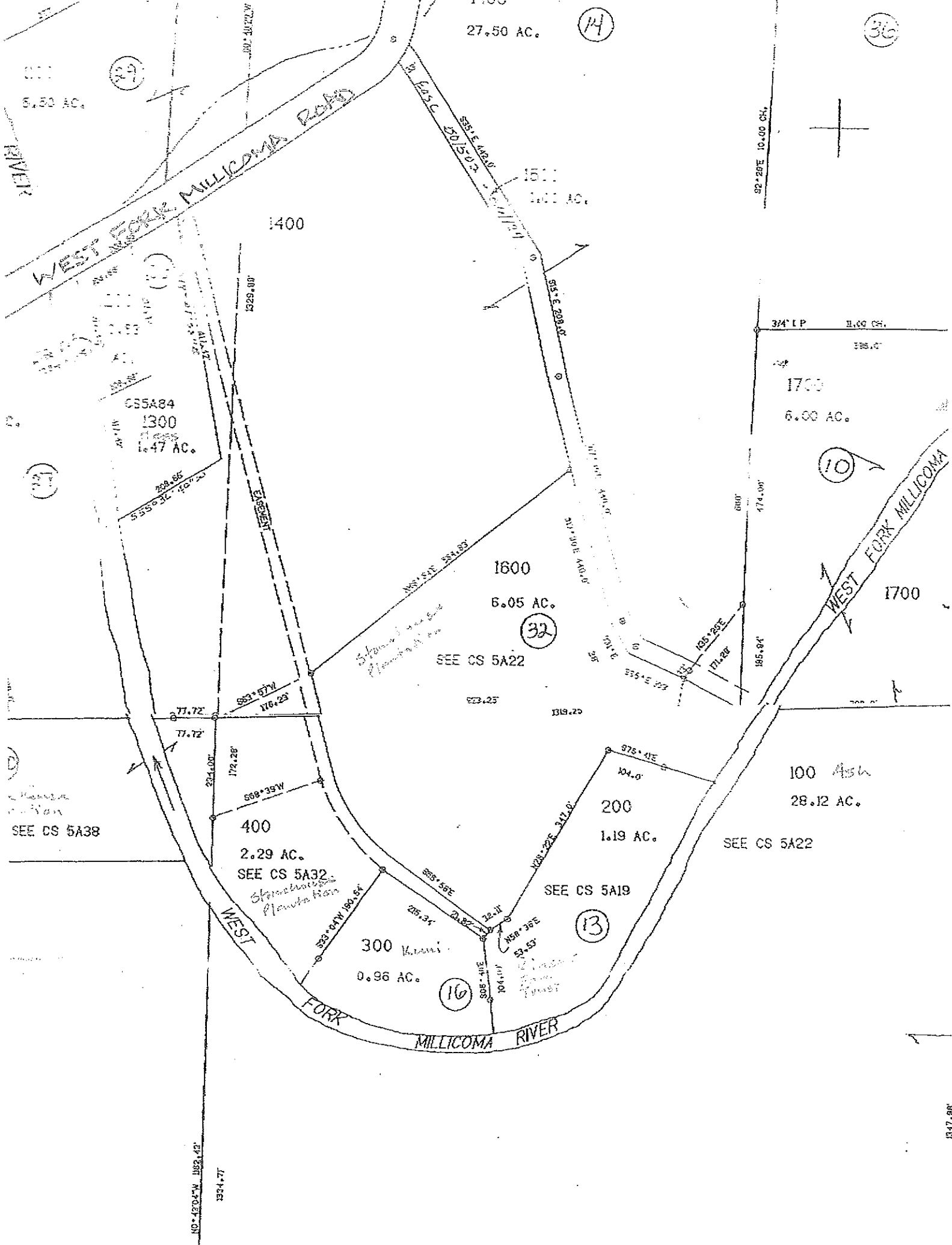
Quote
 Basic w/ concrete
 \$25,320.
 2/24/23



BACK



ADD 2 - 36" W X 36" H VINYL SLIDERS
 ADD 2 - 48" W X 36" H
 (1 WEST SIDE) (1 NORTH SIDE)
 (S. OF CTR. POST) (NEAR FRONT CORNER)



27.50 AC.

(14)

(36)

6.50 AC.

(39)

RIVER

WEST FORK MILLICOMA ROAD

1400

1500
1.00 AC.

S2°29'E 10.00 CH.



CS5A84
1300
1.47 AC.

(12)

374' LP 11.00 CH.

1700

6.00 AC.

(10)

1600

6.05 AC.

(32)

SEE CS 5A22

1700

Stonewall Plantation

SEE CS 5A38

400

2.29 AC.

SEE CS 5A32

Stonewall Plantation

200

1.19 AC.

SEE CS 5A19

SEE CS 5A22

100 Ash

28.12 AC.

300

0.96 AC.

(16)

(13)

MILLICOMA RIVER

N0°43'04"W 185'43"

3374.77

3347.96

OK

QUITCLAIM DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

93 08 0999



LLOYD W. KUNI
..... Grantor,
releases and quitclaims to PATRICIA A. ALVEY
.....
..... Grantee, all right, title and interest in and to the following described
real property situated in COOS County, Oregon, to-wit:

A parcel of land located in the Northeast quarter (NE 1/4) of the Southwest quarter (SW 1/4) of Section Nineteen (19), Township 24 South, Range Eleven (11) West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at an iron pipe on the right bank of the West Fork of the Millicoma River from which point of beginning the iron pipe at the Northwest corner of said Northeast quarter (NE 1/4) of the Southwest quarter (SW 1/4) bears North 46° 56' West, 677.95 feet; thence North 56° 56' West, 215.34 feet to an iron pipe; thence South 33° 04' West, 190.54 feet to an iron pipe on the right bank of the West Fork of the Millicoma River; thence Southeasterly along said river bank to the point of beginning, together with all of Grantor's right, title and interest in and to the land lying between the center line of the West Fork of the Millicoma River and the above described property.

Together with a perpetual easement and right of way of ingress and egress from the above described lands over the lands of the former grantor upon the existing roadway to the County Road.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is \$ 1.00 (Here comply with the requirements of ORS 93.030)

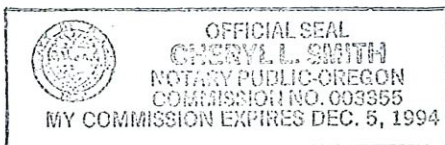
Dated this 12th day of August, 1993

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

Lloyd W. Kuni
Lloyd W. Kuni

STATE OF OREGON, County of Clatsop, ss.
This instrument was acknowledged before me on August 13, 1993
by Lloyd W. Kuni

Cheryl L. Smith
Notary Public for Oregon
My commission expires 12/5/93



QUITCLAIM DEED

Lloyd W. Kuni
Patricia A. Alvey GRANTOR
1055 Ferguson Avenue GRANTEE
Coos Bay, OR 97420
GRANTEE'S ADDRESS, ZIP

After recording return to:
Martin L. Alvey
2422 SW Fifth Avenue
Portland, OR 97201
NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:
Patricia A. Alvey
1055 Ferguson Avenue
Coos Bay, OR 97420
NAME, ADDRESS, ZIP



RECORDING # 93080999
I, Mary Ann Wilson,
Coos County Clerk, certify
the within instrument
was filed for record at

2:28 PM ON 08/23/1993
M. BRIGHT

By Deputy # pages

Fee \$ 33.00
1
By _____ Deputy
STATE OF OREGON, } ss.
County of _____ }
I certify that the within instru-
ment was received for record on the
..... day of, 19.....,
at o'clockM., and recorded
in book/reel/volume No..... on
page or as fee/file/instru-
ment/microfilm/reception No.....,
Record of Deeds of said county.
Witness my hand and seal of
County affixed.
NAME TITLE
By _____ Deputy

DEED

LLOYD KUNI grants and conveys to LLOYD KUNI and to his successor, as trustee of the TRUST OF LLOYD KUNI, all his right, title and interest in real property in Coos County, Oregon, described as follows:

Lots 7 and 8, Block 39, E.B. Clements Plat, Coos County, Oregon.

A parcel of land located in the Northeast quarter (NE 1/4) of the Southwest quarter (SW 1/4) of Section Nineteen (19), Township 24 South, Range Eleven (11) West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

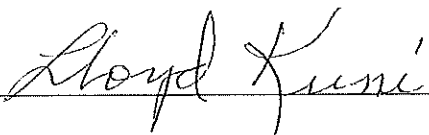
Beginning at an iron pipe on the right bank of the West Fork of the Millicoma River from which point of beginning the iron pipe at the Northwest corner of said Northeast quarter (NE 1/4) of the Southwest quarter (SW 1/4) bears North 46° 56' West 677.95 feet; thence North 56° 56' West, 215.34 feet to an iron pipe; thence South 33° 04' West, 190.54 feet to an iron pipe on the right bank of the West Fork of the Millicoma River; thence Southeasterly along said river bank to the point of beginning, together with all of Grantor's right, title and interest in and to the land lying between the center line of the West Fork of the Willamette River and the above described property.

Together with a perpetual easement and right of way of ingress and egress from the above described lands over the lands of Grantor, upon the existing roadway to the County Road.

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

The true consideration for this transfer is \$0.00.

Dated this 9TH day of October, 1990.



STATE OF OREGON)
)SS.
COUNTY OF COOS)

This instrument was acknowledged before me on the 9th
day of October, 1990, by LLOYD KUNI.

Pattie B. Meyer
Pattie B. Meyer
NOTARY PUBLIC-OREGON
My Commission Expires 11-29-92

Pattie B. Meyer
Notary Public for Oregon
My Commission Expires: 11-29-92

Until a change is requested, all tax statements shall be sent to 642 North Third Street, Coos Bay, Oregon 97420.

DEED

LLOYD KUNI grants and conveys to LLOYD KUNI and to his successor, as trustee of the TRUST OF LLOYD KUNI, all his right, title and interest in real property in Coos County, Oregon, described as follows:

Lots 7 and 8, Block 39, E.B. Clements Plat, Coos County, Oregon.

A parcel of land located in the Northeast quarter (NE 1/4) of the Southwest quarter (SW 1/4) of Section Nineteen (19), Township 24 South, Range Eleven (11) West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

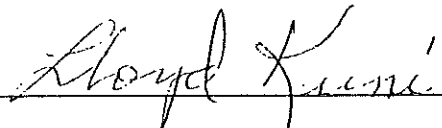
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Until a change is requested, all tax statements shall be sent to 642 North Third Street, Coos Bay, Oregon 97420.

LESAN & JOHANSEN
ATTORNEYS AT LAW
P. O. BOX 690
COOS BAY, OREGON 97420
TELEPHONE (503) 269-5565

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF COOS

CASE # 81-1726
FILE # _____

JOHN D. FLANAGAN and ROGER M. FLANAGAN,

FILED OCT 14 1981

Plaintiffs,

MARY ANN WILSON
COUNTY CLERK

vs.

No. 80-1726 By _____ DEPUTY

LLOYD KUNI and ELIZABETH KUNI, Husband and Wife, CHARLES BURT WILSON, JR., and NANCY CAROL WILSON, Husband and Wife

Defendants.

LLOYD KUNI and ELIZABETH KUNI,

Plaintiffs,

vs.

No. C79-1017

JOHN D. FLANAGAN and ROGER M. FLANAGAN,

STIPULATION AND DECREE

Defendants.

BASED UPON THE STIPULATION OF THE PARTIES HERETO, IT IS DECREED AS FOLLOWS INsofar AS THE PARTIES JOHN D. FLANAGAN, ROGER M. FLANAGAN, LLOYD KUNI AND ELIZABETH KUNI ARE CONCERNED:

(1) No party shall be awarded judgment for damages or costs herein.

(2) John D. Flanagan and Roger M. Flanagan are ordered, at their sole expense, to place and distribute 30 yards of rock on the easement described in Exhibits "B" and "C" to case No. 80-1726 (herein called "The Easement") within 255 days after the date hereof in conformance with good road maintenance practices.

(3) The provisions of this decree shall bind and inure to the benefit of the parties, their heirs, successors, assigns, invitees and licensees.


(4) The gate at the junction of the easement and the County road shall be closed at all times other than times when actually being passed through.


(5) The Flanagans shall provide a lock for the gate and shall provide keys thereto to each party. Each party shall


1 provide all other parties with written notice of all other
2 persons to whom keys are given.

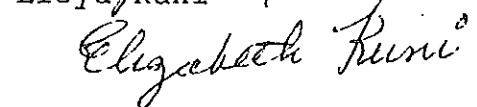
3 (6) The gate shall remain locked at all times excepting
4 those when any party is expecting licensees or invitees to
5 enter the premises served by the easement. When said
6 licensees or invitees have departed, it shall be the
7 responsibility of the party receiving the visitor to lock the
8 gate. If said licensees or invitees intend to remain at the
9 premises overnight, said gate shall be locked upon the
10 arrival of all of said licensees or invitees.

11 IT IS SO STIPULATED.


12 
13 John D. Flanagan

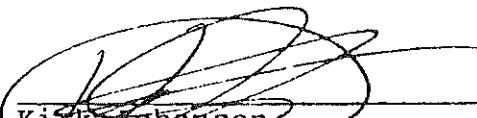
14 
15 Lloyd Kuni

16 
17 Roger M. Flanagan

18 
19 Elizabeth Kuni

20 APPROVED AS TO FORM AND CONTENT:

21 
22 Robert Thomas
23 Attorney for Lloyd Kuni and
24 Elizabeth Kuni

25 
26 Kirk Johansen
27 Attorney for John D. Flanagan
28 and Roger M. Flanagan

DATED this 13th day of October, 1981.

IT IS SO ORDERED.

RICHARD L. BARRON
Circuit Judge

Improvement Summary

COOS County

For Assessment Year 2023

Account ID 99402

Map 24S1119-C0-00300

Situs W FORK MILLICOMA RD COOS BAY OR 97420

Mailing ALVEY, PATRICIA A.
1055 FERGUSON AV
COOS BAY OR 97420-1355

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
1	0961	121	1930	100	121 - One story-Class 2	320

Rooms: 1 - FB, 1 - LR, 1 - KT

Floors

Description	Class	Comp %	OR %	Sqft
First Floor	2	100		320

Improvement Inventory

Description	Qty/Size	Description	Qty/Size
1002 Fndtn - Frame	0	3307 Roof - Flat/Shed - Rolled Roof	320
2108 Ext Sgl - Rustic	1	8001 Plumb'g - Full Bath	1
9009 Heat'g - Woodstove in Class	1		

Accessories

Description	Size	Qty
0102 Deck - Treated or Cedar	240	
0107 Deck - Benches	25	
0601 Outbldg - Grdn Shed -Convntl	128	

Total RMV \$33,900