



# NOTICE OF LAND USE DECISION

You may have received this because you are an adjacent property owner, and this notice is required to be provided pursuant to ORS 215.416. The proposal is identified in this decision and will be located on the subject property.

Coos County Planning  
60 E. Second St.  
Coquille, OR 97423  
<http://www.co.coos.or.us/>  
Phone: 541-396-7770  
[planning@co.coos.or.us](mailto:planning@co.coos.or.us)

This decision notice is required to be sent to the property owner(s), applicant(s), adjacent property owners (distance of notice is determined by zone area – Urban 100 feet, Rural 250 feet, and Resource 750 feet), special taxing districts, agencies with interest, or person that has requested notice. Please read all information carefully as this decision. (See attached vicinity map for the location of the subject property).

Date of Notice: **Thursday, September 02, 2021**  
File No(s): D-21-008/PLA-21-003/PLA-21-025

Proposal: Request for a land use determination and approval for a Lawfully Created Unit of Land Application and two (2) Property Line Adjustments between lawfully created parcels.

Applicant(s): Laird Timberlands, LLC  
99041 Laird Lane  
Myrtle Point, OR 97458

Surveyor(s): Troy Rambo  
PO Box 809  
North Bend, OR 97459

Staff Planner: Crystal Orr, Planner I

Decision: **Approved with Conditions.** All decisions are based on the record. This decision is final and effective at close of the appeal period unless a complete application with the fee is submitted by the Planning Department at 5 p.m. on **Tuesday, September 14, 2021**. Pursuant to Section 5.8.100 Lawfully Created Unit of Land Applications and Property Line Adjustments are appealable within twelve (12) days the written notice is mailed. Appeals are based on the applicable land use criteria. Lawfully Created Unit of Land applications are subject to Coos County Zoning and Land Development Ordinance (CCZLDO) General Compliance with *Sections 1.1.300 Compliance with Comprehensive Plan and Ordinance Provisions, CCZLDO Article 6.1 Lawfully Created Lots and Parcels. Property line adjustments pursuant to CCZLDO Article 6.3 Property Line Adjustments. Civil matters including property disputes outside of the criteria listed in this notice will not be considered. For more information please contact the staff planner listed in this notice.*

### Property Information

File Numbers	Map Number(s)	Account Number	Zoning	Total Property Acreage
D-21-008	28S111000-01400	819100	EFU	128.15
Lawfully Created Parcel	28S111000-01500	819101	EFU	1.85
	28S111100-00400	819400	EFU &F	140
	28S111500-00100	822401	F	7.31
PLA-21-003 Adjustment #1	28S111000-01400	819100	EFU	128.15
	28S111500-00100	822401	F	7.31
PLA-21-025 Adjustment #2	28S111000-01400	819100	EFU	128.15
	28S111500-00100	822401	F	7.31

The purpose of this notice is to inform you about the proposal and decision, where you may receive more information, and the requirements if you wish to appeal the decision by the Director to the Coos County Hearings Body. Any person who is adversely affected or aggrieved or who is entitled to written notice may appeal the decision by filing a written appeal in the manner and within the time period as provided

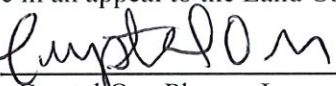
This notice shall be posted from September 2, 2021 to September 14, 2021

below pursuant to Coos County Zoning and Land Development Ordinance (CCZLDO) Article 5.8. If you are mailing any documents to the Coos County Planning Department the address is 250 N. Baxter, Coquille OR 97423. Mailing of this notice to you precludes an appeal directly to the Land Use Board of Appeals.

Mailed notices to owners of real property required by ORS 215 shall be deemed given to those owners named in an affidavit of mailing executed by the person designated by the governing body of a county to mail the notices. The failure of the governing body of a county to cause a notice to be mailed to an owner of a lot or parcel of property created or that has changed ownership since the last complete tax assessment roll was prepared shall not invalidate an ordinance. NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 (ORS 215.513) REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

The application, staff report and any conditions may be found at the following link: <https://www.co.coos.or.us/planning/page/land-use-applications-submitted> The application and all documents and evidence contained in the record, including the staff report and the applicable criteria, are available for inspection, at no cost, in the Planning Department located at 60 E. Second St., Coquille, Oregon; however, an appointment is required to be setup for viewing purposes. Copies may be purchased at a cost of 50 cents per page. The decision is based on the application submittal and information on record. The name of the Coos County Planning Department representative to contact is Crystal Orr, Planner I and the telephone number where more information can be obtained is (541) 396-7770.

Failure of an issue to be raised in a hearing, in person or in writing, or failure to provide statements of evidence sufficient to afford the Approval Authority an opportunity to respond to the issue precludes raising the issue in an appeal to the Land Use Board of Appeals.

Reviewed by:   
Crystal Orr, Planner I

Date: Thursday, September 02, 2021 .

**This decision is authorized by the Coos County Planning Director, Jill Rolfe based on the staff's analysis of the Findings of Fact, Conclusions, Conditions of approval, Application and all evidence associated as listed in the exhibits.**

EXHIBITS

Exhibit A: Conditions of Approval

Exhibit B: Vicinity Map

Exhibit C: Lawfully Created Parcel Map/Adjustment Map

The following exhibits are on file at the Coos County Planning Department and may be accessed by contacting the department. All noticeable decisions are posted on the website for viewing when possible.

Exhibit D: D-21-008/PLA-21-003/PLA-21-025 Staff Report -**Findings of Fact and Conclusions**

Exhibit E: Comments Received

Exhibit F: Application

**EXHIBIT "A"**  
**CONDITIONS OF APPROVAL**

The applicant (applicant includes property owner and any successor) shall comply with the following conditions of approval with the understanding that all costs associated with complying with the conditions are the responsibility of the applicants and that the applicants are not acting as an agent of the county. If the applicant fails to comply or maintain compliance with the conditions of approval the permit may be revoked as allowed by the Coos County Zoning and Land Development Ordinance. Please read the following conditions of approval and if you have any questions contact planning staff.

- A. File Number D-21-008 are subject to the following:
1. Once the appeal period has expired and no appeal have been filed, the applicant shall record the deed descriptions for the units of land and record them 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.
- B. File Numbers PLA-21-003 and PLA-21-025 are subject to the following:
1. As a condition of approval, the acreage of one of the parcels must be remain 80 acres within each adjustment. Acreage of each line movement shall be submitted prior to recording them.
  2. All applicable mapping and filing requirements shall be complied with as listed below. If a map is required it shall be submitted to the Surveyor's office with the deeds. The deeds shall not be filed and that map has the appropriate signatures. Copies of all recorded deeds shall be submitted as the final step in the process.
  3. Map and Monuments Required:
    - a. For any resulting lot or parcel ten acres or less, a survey map that complies with ORS 209.250 shall be prepared; and
    - b. The survey map shall show all structures within ten (10) feet of the adjusted line; and
    - c. The survey shall establish monuments to mark the adjusted line; and
    - d. If a survey is required, the deed shall be recorded, and the Survey Map shall be filed simultaneously. The survey map, with the signature of the Coos County Planning Director shall be submitted to the County Surveyor along with the required filing fee. The survey map will be given a filing number which will be added to the Property Line Adjustment deed. The deed will then be recorded whereupon the recording number for said deed will be added to the face of the survey map. Said map will then be filed with the County Surveyor, completing the process.
  4. Within one year from the date of tentative approval, the applicant shall prepare and submit to the Director any map required by Section 6.2.800(4) and Section 6.2.800(5) if a survey is required.
  5. **Final approval** - The applicant shall submit proof that the requirements of the tentative approval have been met. Upon submittal by the applicant that all conditions of approval have been met along with the deed and map, if required, have been provided along with the recording fee to the Planning Director a final determination will be made. the Director shall advise the applicant in writing if the documents submitted are sufficient or if amendments are required.
    - a. **The following items shall be submitted to the Coos County Planning Department prior to one year of the tentative decision:**
      - i. A supplemental document explaining how all conditions of approval have been completed and the applicant is ready for a final determination; and
      - ii. The applicant or applicant's surveyor shall prepare and submit to the Planning Director any map required by Section 6.2.800(4) and Section 6.2.800(5) if a survey is required as explained under the Surveyor's comments; and
      - iii. A deed following the exact format found in Figure 1 of Section 6.3.175.
    - b. Once the required documents are received by the County Planning Department, they will be forwarded to the County Surveyor and Cartographer for final comments. If revisions are required, the applicant and/or representative will be notified as soon as the revisions are identified. If there are no revisions required Staff will sign the map and route the map and deed on the Surveyor's Office for completion and recording along with the recording fee. If there is no Survey Map required Planning Staff will submit the deed to the County Clerk's Office with the fee to be recorded.

**EXHIBIT "B"  
VICINITY MAP**



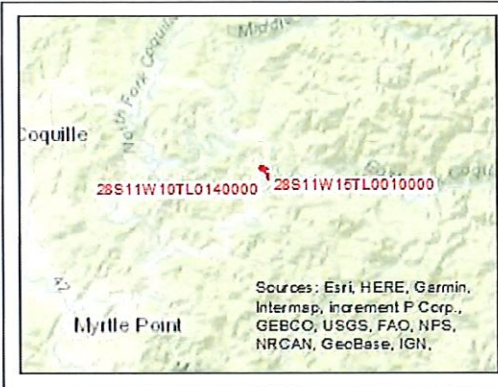
**COOS COUNTY PLANNING DEPARTMENT**

Mailing Address: 225 N. Adams, Coquille, Oregon 97423

Physical Address: 60 E. Second, Coquille Oregon

Phone: (541) 396-7770

TDD (800) 735-2900



File: D-21-008/PLA-21-003/PLA-21-025

Applicant/  
Owner: Laird Timberlands, LLC

Date: August 31, 2021

Location: Township 28S Range 11W  
Section 10/15 TL 1400/100

Proposal: Lawfully Created United of Land/  
Property Line Adjustment

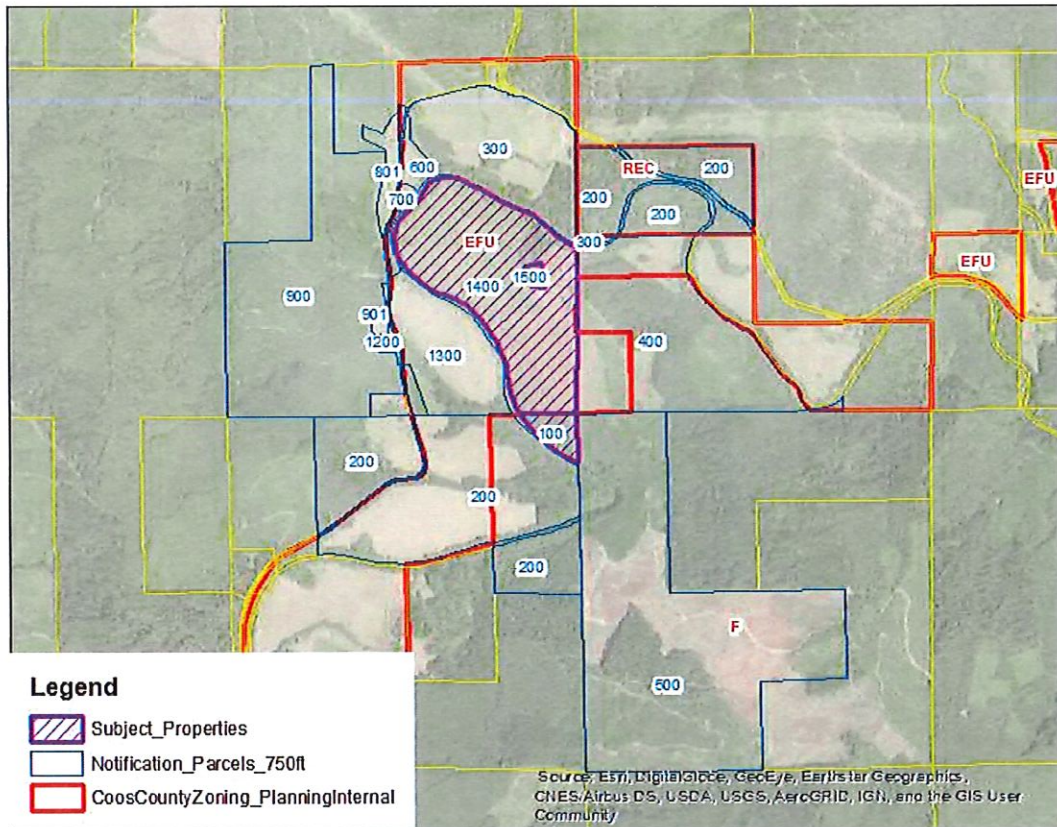
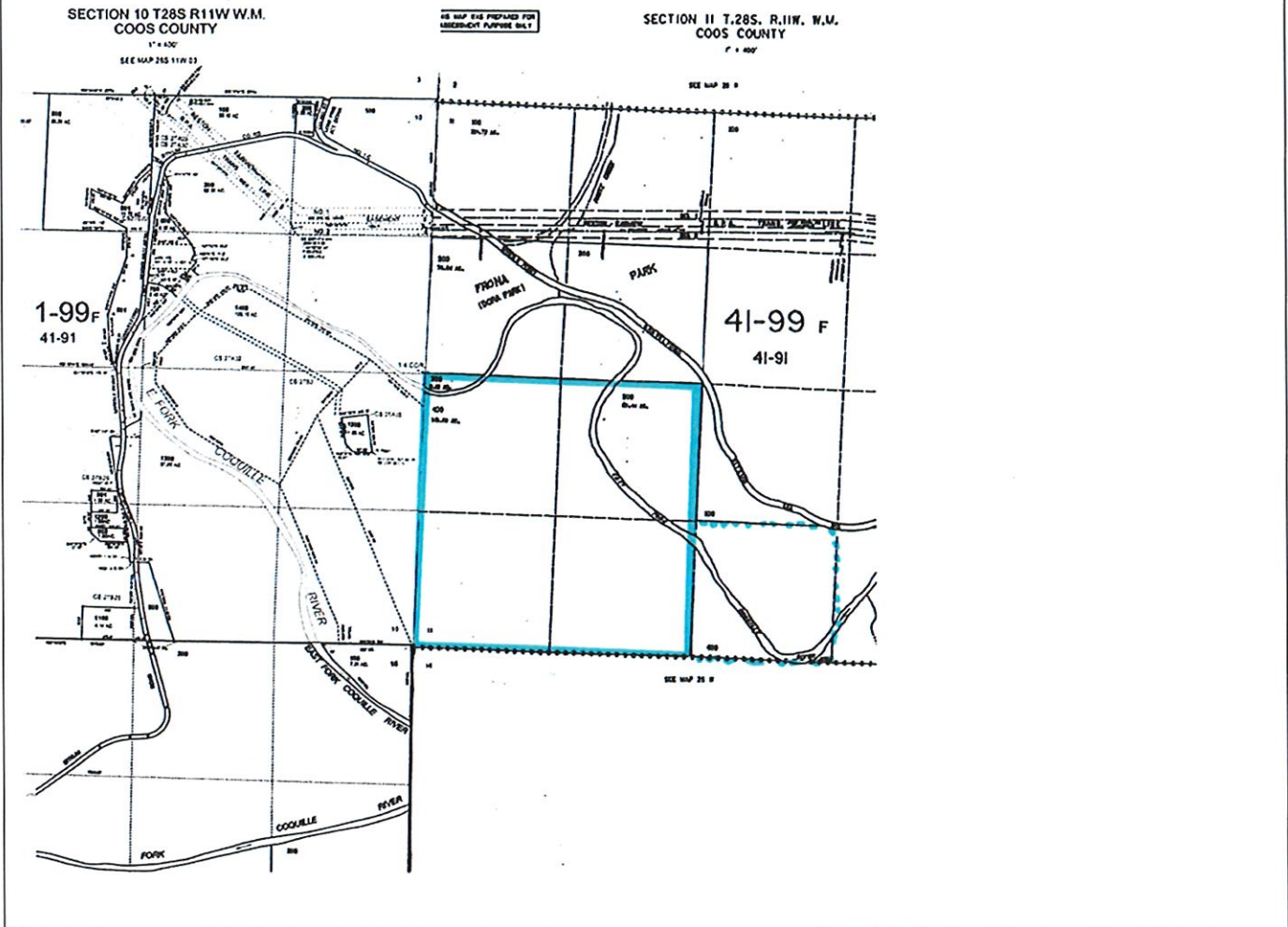


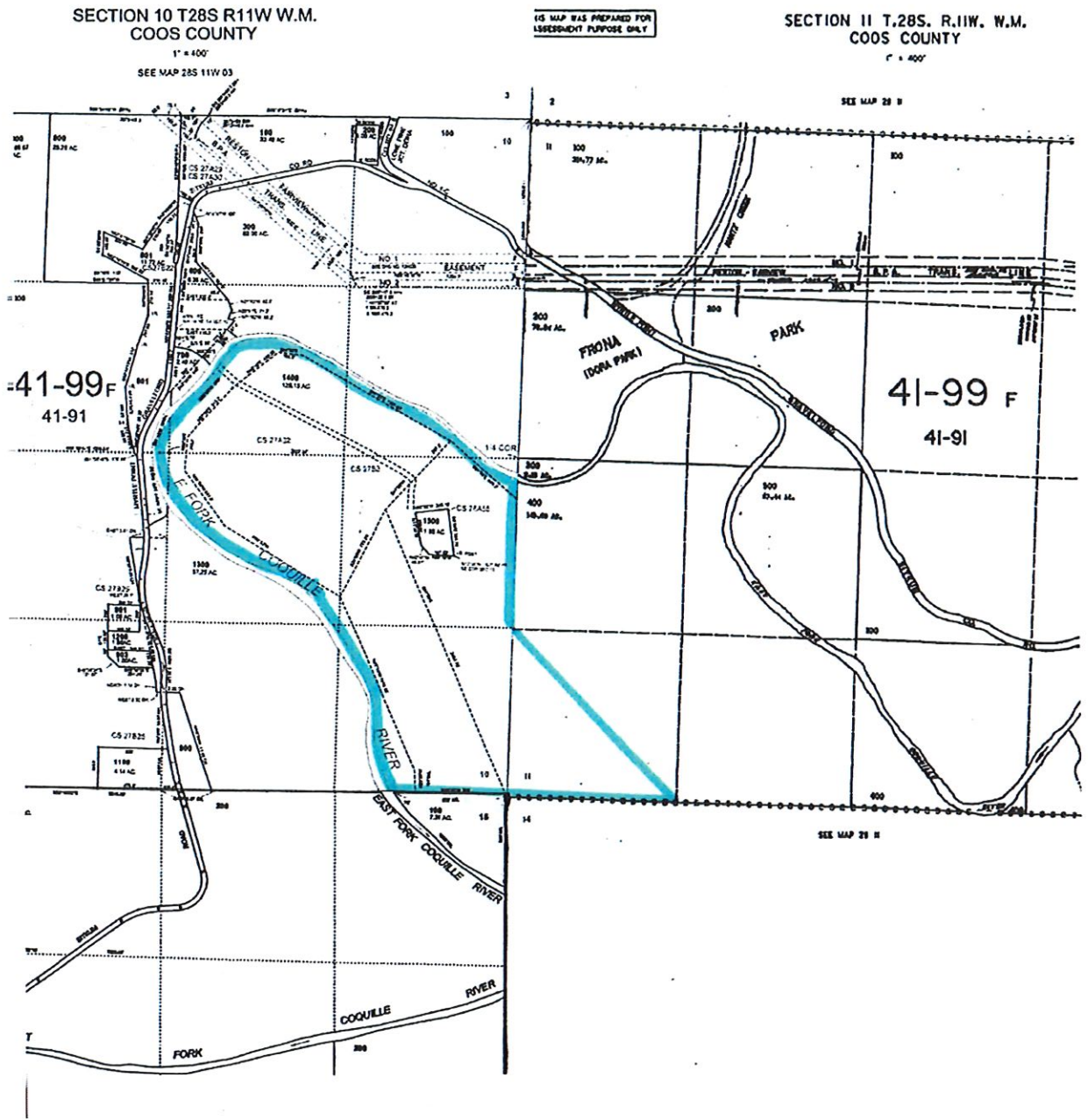
EXHIBIT "C"  
Lawfully Created Parcel Maps & Deeds

GRANTOR: L.B. & L. LOGGINS COMPANY  
GRANTEE: IVING & DAISY P. LAIRD, JULIUS L. & MILDRED BENHAM, AND  
KENNETH & ELWEN LAIRD

PROPERTY DESCRIBED PER  
Vol. 154, Pgs 103 & 104



GRANTOR: EZRA D. & JESSIE C. WATSON  
 GRANTEE: IVAN C. LAIRD, JULIUS BENHAM AND  
 KENNETH LAIRD DBA LAIRD, BENHAM & LAIRD  
 PROPERTY DESCRIBED PER  
 VOL 154 / PG'S 102 & 103





14324-

154-102

KNOW ALL MEN BY THESE PRESENTS, That Ezra D. Watson and Jessie C. Watson, husband and wife, of Coos County, State of Oregon, in consideration of Ten and No/100 Dollars, to them paid by Ivan C. Laird, Julius Benham and Kenneth Laird, doing business as Laird, Benham & Laird, of Coos County, State of Oregon have bargained and sold and by these presents do grant, bargain, sell and convey unto said Ivan C. Laird, Julius Benham and Kenneth Laird, dba Laird, Benham & Laird, their heirs and assigns, all the following bounded and described real property, situated in the County of Coos, and State of Oregon:

All of the land on the South and East side of the East Fork of the Coquille River in the NE 1/4 and the SE 1/4 of Section 10, Township 28 South of Range 11 West of the Willamette Meridian, containing 130 acres, more or less; also

That land lying South and West of a straight line from the Northwest corner of the Southwest quarter of the Southwest quarter of Section 11, Township 28 South, Range 11 W.W.M., in Coos County, State of Oregon, to the Southeast corner of said quarter-quarter section. It being intended to convey hereby a triangular piece of land bounded on the South by the South line of the SW 1/4 of the SW 1/4 of Section 11, Township 28 S., Range 11 W.W.M., and on the West by the West line of said quarter-quarter section, and bounded on the third side of the triangular piece by a straight line between the Northwest corner and the Southeast corner of said quarter-quarter section, all in Coos County, State of Oregon, subject to the rights granted California-Oregon Power Co., by instrument recorded commencing page 262 of Book 108 of Records of Deeds in Coos County, Oregon;

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all their estate, right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said Ivan C. Laird, Julius Benham and Kenneth Laird, dba Laird, Benham & Laird, their heirs and assigns forever. And Ezra D. Watson and Jessie C. Watson, grantors above named do covenant to and with Ivan C. Laird, Julius Benham and Kenneth Laird, dba Laird, Benham & Laird, 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 incumbrances, 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 whatsoever.

IN WITNESS WHEREOF, the grantors above named, have hereunto set their hands and seals this 6th day of May 1943.

Executed in the presence of

Ezra D. Watson  
Jessie C. Watson

\$6.00 Documentary stamps, cancelled X, J.A.B.



STATE OF OREGON,  
COUNTY OF COOS : ss. BE IT REMEMBERED, That on this 6th day of May A.D. 1943, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Ezra D. Watson and Jessie C. Watson, husband and wife, who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and Notarial seal, the day and

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year last above written.

Recorded Dec. 29, 1944, 12 M.  
L. W. Oddy, County Clerk

J. Arthur Berg  
Notary Public for Oregon  
My Commission Expires August 17, 1945  
(Notarial seal)

14325- KNOW ALL MEN BY THESE PRESENTS, That L. B. & L. Logging Company, a corporation duly organized and incorporated under the laws of the State of Oregon, in consideration of Ten Dollars, to it paid by Ivan C. Laird and Daisy B. Laird, his wife, Julius L. Benham and Mildred Benham, his wife, and Kenneth Laird and Eleanor Laird, his wife, partners, doing business as Laird, Benham & Laird, does hereby grant, bargain, sell and convey to said Ivan C. Laird and Daisy B. Laird, his wife, Julius L. Benham and Mildred Benham, his wife, and Kenneth Laird and Eleanor Laird, his wife, partners, doing business as Laird, Benham & Laird, their heirs and assigns forever, the following described parcels of real estate, situate, lying and being in the County of Coos and State of Oregon, to-wit:

The North half of Section 8, Township 28 South, Range 9 West of the Willamette Meridian in Coos County, Oregon; Also

Lots one and two, and the South half of the Northeast quarter of Section 6, Township 28 South, of Range 9 West of the Willamette Meridian, in Coos County, Oregon; Also

Five acres, more or less, off the West end of the SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 12, Township 28 South of Range 10 West of the Willamette Meridian, being a parcel of land and including the county road and East Fork of North Fork of the Coquille River therein, extending ten rods East and West and 80 rods North and South; Also

The SW $\frac{1}{4}$  of Section 11 in Township 28 South of Range 11 West of the Willamette Meridian in Coos County, Oregon, containing about 160 acres, subject to the rights granted California Oregon Power Co. by instrument recorded commencing page 262 of Book 108 of Records of Deeds of said County; Also

The Northeast quarter of Section Fourteen (14), Township Twenty-eight (28) South Range Ten (10) West of the Willamette Meridian in Coos County, Oregon; Also

The Southwest quarter (SW $\frac{1}{4}$ ) of the Southeast quarter (SE $\frac{1}{4}$ ) of Section 11, Township 28 South of Range 11 West of the Willamette Meridian in Coos County, Oregon; Also

Fractional Northeast Quarter and North Half of Southeast Quarter of Section 4, Township 28 South of Range 9 West of the Willamette Meridian in Coos County, Oregon, containing 243.37 acres, more or less; Also.

The Northwest Quarter and the Southwest quarter of Section 16 in Township 28 South of Range 9 West of the Willamette Meridian in Coos County, Oregon, containing 320 acres, more or less; Also

The Southwest quarter of the Northwest quarter, the North half of the Southwest quarter, and the Southeast quarter of the Southwest quarter, all in Section 20, Township 28 South of Range 9 West of the Willamette Meridian in Coos County, Oregon;

Also, the Northeast Quarter, North half of the Northwest Quarter, Southeast Quarter of Northwest Quarter, and Southeast Quarter of Section 20, Township 28 South of Range 9 West of the Willamette Meridian in Coos County, Oregon, containing 440.00 acres, more or less; Also

All of Section 36, Township 27 South of Range 9 West of the Willamette Meridian

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forever. And the said grantor does covenant with the said grantees, and their legal representatives forever, that said corporation is lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, and that it will, and its successors shall, warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, L. B. & L. Logging Company, pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused these presents to be signed by its President and Secretary, and its corporate seal to be hereunto affixed this 26th day of December, 1944.

10.00 Stamp Serial #72569  
20.00 Stamp Serial #72570  
CORPORATE SEAL

L. B. & L. LOGGING COMPANY  
By Kenneth Laird, President  
L. B. & L. LOGGING COMPANY  
By Ivan C. Laird, Secretary

STATE OF OREGON,  
COUNTY OF COOS: ss. On this 26th day of December, 1944, before me appeared Kenneth Laird and Ivan C. Laird, both to me personally known, who being duly sworn, did say, that he, the said Kenneth Laird is the President, and he, the said Ivan C. Laird is the Secretary of L. B. & L. Logging Company, the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said Kenneth Laird and Ivan C. Laird acknowledged said instrument to be the free act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this the day and year first in this, my certificate, written.

Recorded Dec. 29, 1944, 12 M.  
L. A. Oddy, County Clerk

J. Arthur Berg  
Notary Public for Oregon  
My Commission Expires August 17, 1945  
(Notarial seal)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Leonard Hartley and \_\_\_\_\_ Hartley, his wife, Anna Grant and Zach Grant, her husband; Benjamin Hartley and Cussie Hartley, his wife; Allen Morgan and H. Morgan, her husband; S. J. Hartley a widower; Reuben Hartley, a widower; Ella Carter and E. E. Carter, her husband; Geneva Newell and L. W. Newell, her husband; Jesse Hayes and Fern Hayes, his wife; Harrison Hayes and Hazel Hayes, his wife; and Adolphus Hayes and Cloida Hayes, his wife, being; all the heirs of William H. Hartley deceased, except the Grantees herein, of lawful age, in consideration of Ten and 00/100 Dollars to them paid by David Hartley and Florence Hartley, husband and wife, do hereby release, release and forever Quitclaim unto the said David Hartley and Florence Hartley, husband and wife, and unto their heirs and assigns, all their rights, title and interest and estate in and to all that parcel of real estate situate in the County of Coos, State of Oregon, to-wit:

Lots 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, and 36, of Block 8 Smith's First Addition to Bandon, Coos County, Oregon, according to the plat thereof on file in the office of the County Clerk of Coos County, Oregon.

(Actual consideration, less than \$100.00)

TO HAVE AND TO HOLD, the same with all the privileges and appurtenances thereunto belonging, unto the said David Hartley and Florence Hartley, and unto their heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_



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KNOW ALL MEN BY THESE PRESENTS, That WE, IVAN C. LAIRD and DAISY B. LAIRD, husband and wife,

in consideration of TEN & NO/100 (\$10.00) Dollars, AND OTHER GOOD AND VALUABLE CONSIDERATIONS to US paid by MURL W. LAIRD

do hereby grant, bargain, sell and convey unto the said grantee HIS 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:

TAX LOTS 3 and 4: - That part of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter (SW 1/4 and SW 1/4 SE 1/4) lying South of the Coquille River, in Section Eleven (11), Township Twenty-Eight (28) South, Range Eleven (11) West of Willamette Meridian, containing 146 acres, more or less; and

TAX LOT 9: - All land on the East side of the East Fork of the Coquille River in the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of Section Ten (10), Township Twenty-Eight (28) South, Range Eleven (11) West of Willamette Meridian, containing 130 acres, more or less

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

And WE the grantor do covenant that WE ARE lawfully seized in fee simple of the above granted premises free from all encumbrances,

and that WE will and OUR 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 19th day of FEBRUARY, 1962

Consideration is less than \$100.00

Signatures of Ivan C. Laird and Daisy B. Laird with seals.

STATE OF OREGON,

County of COOS. On this 19th day of FEBRUARY, 1962, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named IVAN C. LAIRD and DAISY B. LAIRD, husband and wife,

known to me to be the identical individual, described in and who executed the within instrument, and acknowledged to me that EACH executed the same freely and voluntarily. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Oregon. My commission expires AUGUST 28, 1962

WARRANTY DEED

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IVAN C. LAIRD and DAISY B. LAIRD, husband and wife,

to MURL W. LAIRD

AFTER RECORDING RETURN TO

Murl W. Laird, Seikem, Oregon

STATE OF OREGON

County of Coos

I certify that the within instrument was received for record on the day of MAY 3, 1962, 19... at 3:00 o'clock PM, and recorded in Book 292 on page... Record of Deeds of said County.

Witness my hand and seal of County affixed.

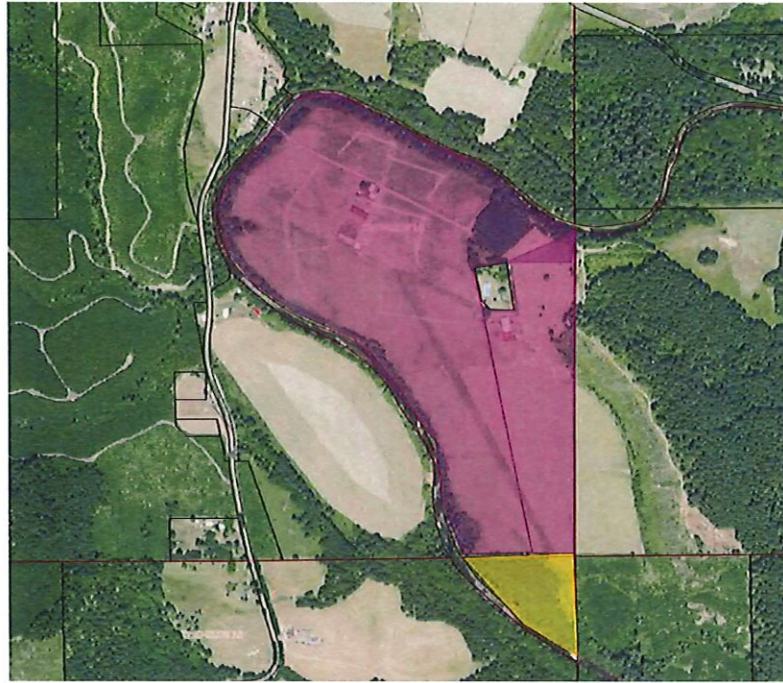
GEORGIANNA VAUGHAN

County Clerk Recorder, Deputy.

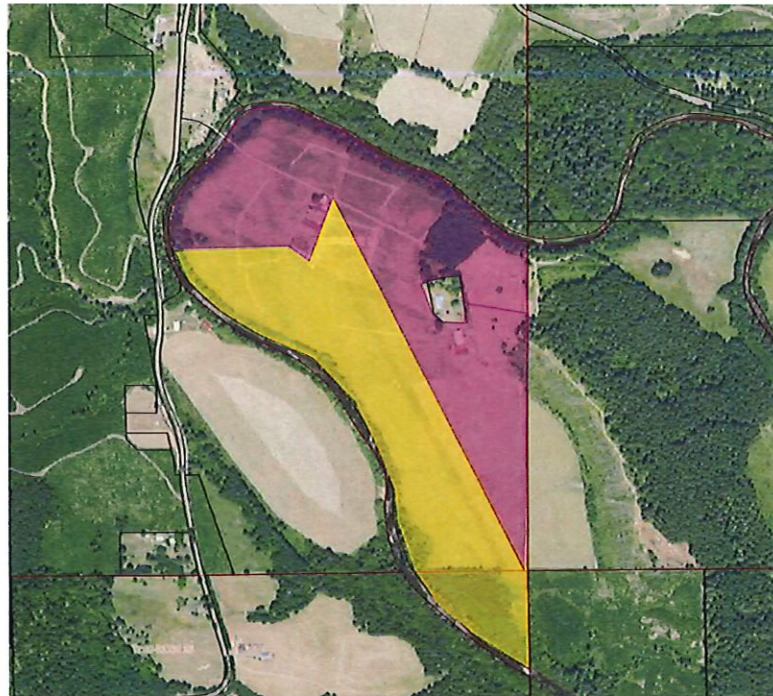
**BEFORE AND AFTER ADJUSTMENT MAPS**

**PLA-21-003**

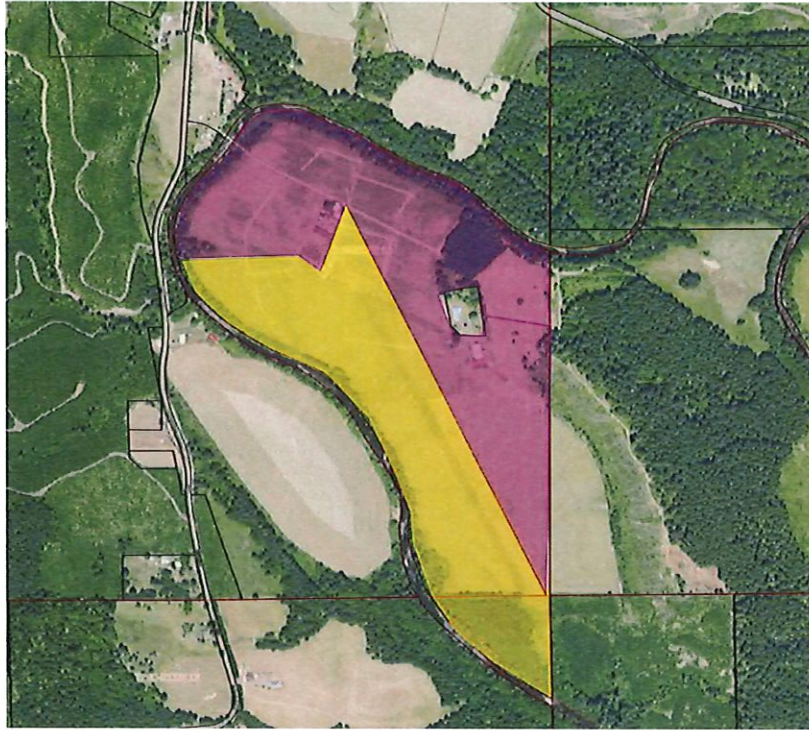
**BEFORE:**



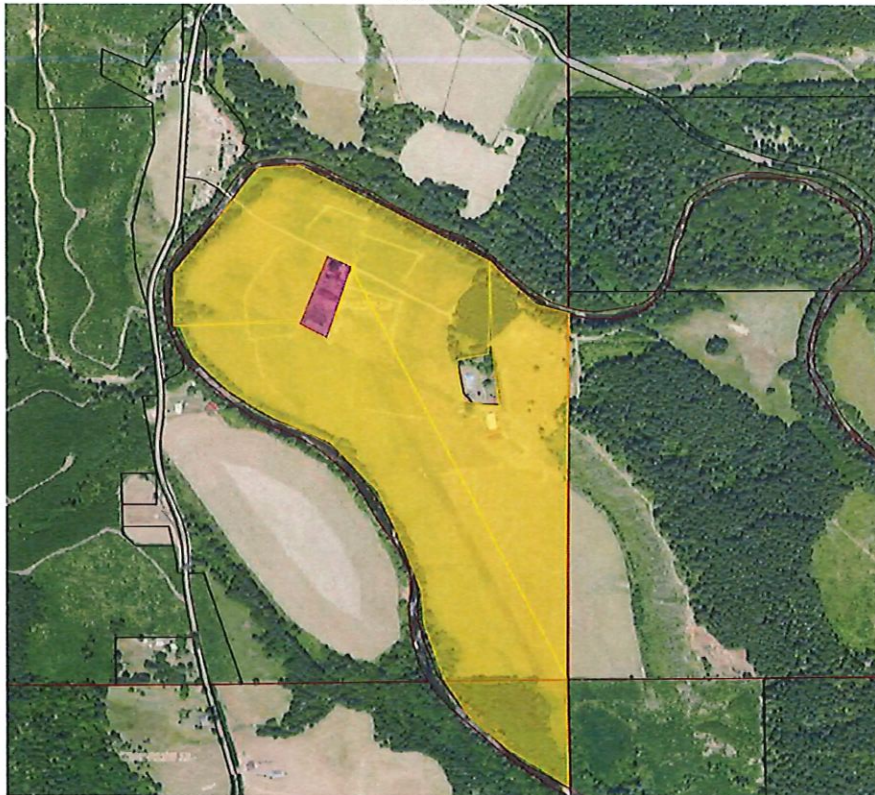
**AFTER:**



**PLA-21-025  
BEFORE:**



**AFTER:**



**EXHIBIT "D"**

**STAFF REPORT  
FINDINGS OF FACT AND CONCLUSIONS**

**I. PROPOSAL AND BACKGROUND/PROPERTY HISTORY INFORMATION:**

**A. Proposal:** The proposal is a request for Planning Director Approval of Lawfully Created Units of Land and two (2) Property Line Adjustments.

**B. BACKGROUND INFORMATION:**

28-11-10-1400 contains a 1971 Manufactured Dwelling that was sited prior to Coos County Zoning and Land Development Ordinance (CCZLDO). The property also has a hangar, machine shed, loft barn, free stall barn and two (2) general purpose buildings, all these structures were also sited prior to the CCZLDO. On August 3, 2021 ZCL-21-271 gave approval to replace a Single-Family Manufactured Dwelling with a Single-Family Conventional Stick Built Dwelling. This is a recent application and development has not been completed.

28-11-10-1500 has a Single-Family Dwelling that was sited in 1959 according to the available assessment records, which predates the Coos County Zoning and Land development Ordinance (CCZLDO).

28-11-11-400 has no improvements or permit history.

28-11-15-100 has no improvements or permit history.

On February 28, 2021 PLA-21-003 was received. The application was deemed incomplete on March 18, 2021 due to the application requesting more than one-line adjustment and the need for a Lawfully Created Parcel Determination Application. On June 21, 2021 PLA-21-025 was received. The application was deemed incomplete on July 21, 2021 requesting the lawfully created parcel determination application. On July 22, 2021 D-21-008 was received, which was also the deemed complete date for all three (3) applications. The deemed complete process is a review that all the materials have been submitted as explained in the applications. This is not full review of the criteria as the burden of proof rest with the applicant and the details of the application are reviewed during the review period.

**C. LOCATION:**

These units of land are located northeast of the City of Myrtle Point with access to Laird Lane.

**D. ZONING:** Both parcels are resource zoning, Exclusive Farm Use (EFU) and Forest (F).

**ARTICLE 4.2 – ZONING PURPOSE AND INTENT**

*Section 4.2.500 Resource Zones - Forest (F)*

*Forest (F) - The intent of the Forest District is to include all inventoried "forestlands" not otherwise found to be needed (excepted) for other uses. The purpose of the Forest zone is to conserve and protect forest land for forest uses. Some of the areas covered by the "F" zone are exclusive forest lands, while other areas include a combination of mixed farm and forest uses.*

*Forest Mixed Use (FMU)*

*The purpose of the Forest Mixed Farm-Forest Areas ("MU" areas) is to include land which is currently or potentially in farm-forest use. Typically such lands are those with soil, aspect, topographic features and present ground cover that are best suited to a combination of forest and grazing uses. The areas generally occupy land on the periphery of large corporate and agency holdings and tend to form a buffer between more remote uplands and populated valleys. In*

*addition, these "mixed use" areas contain ownership of smaller size than in prime forest areas. Some are generally marginal in terms of forest productivity, such as areas close to the ocean.*

*If land is in a zone that allows both farm and forest uses, a dwelling may be sited based on the predominate use of the tract on January 1, 1993. If a use is only allowed in the mixed use zone it will be explained in the text. Otherwise the uses listed are allowed in both the Forest and Forest Mixed Use zones.*

#### *Exclusive Farm Use (EFU)*

*These include all inventoried "agricultural lands" not otherwise found to be needed (excepted) for other uses.*

*The purpose of the EFU district is to preserve the integrity and encourage the conservation of agricultural lands within Coos County and thereby comply with the provisions of ORS 215 and OAR 660. Division 33 to minimize conflicts between agricultural practices and non-farm uses by limiting any development to uses distinguished as dependent upon or accessory to supporting agricultural or forestry production and which qualify such farm lands for special tax relief pursuant to the provisions of Oregon Revised Statutes. This zone is also for the cultivation and marketing of specialty crops, horticultural crops and other intensive farm uses.*

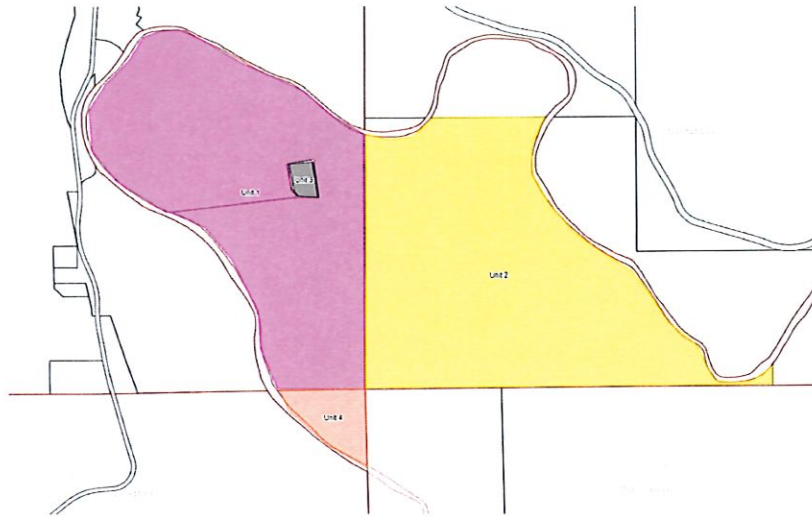
*According to the Coos County Comprehensive Plan Exclusive Farm Use lands are inventoried as Agricultural Lands. The Main criterion for establishing the "Agricultural Lands Inventory" was land identified on the agricultural lands based on soils, Class I-IV soils or "other lands" suitable for agricultural use, with the following exceptions:*

- Committed rural residential areas and urban growth areas.*
- Proposed rural residential areas as per the Exception to Goals #3 and #4.*
- Proposed industrial/commercial sites.*
- Existing recreation areas (e.g., golf courses) [Recreation designation]*
- Isolated parcels of Class I-IV soils in upland areas, which are under, forest cover. (Forestlands designation).*
- Narrow valley bottomlands where no agricultural activity is occurring anywhere in the vicinity [Forestlands designation].*

*The secondary criterion for establishing the "Agricultural Lands Inventory" was the use of aerial photos used to identify additional areas without Class I-IV soils in current agricultural use which were not initially identified in the agricultural lands inventory from Assessor's Data. This situation typically occurs on benches, immediately above agricultural valleys, where grazing often takes place on non-class I-IV soils. However, if lands were zoned predominately forest it may have resulted in a Mixed Use Overlay.*

#### **E. SITE DESCRIPTION AND SURROUNDING USES:**

Tax lot 100 currently consists of 7.31 acres, tax lot 400 consists of 140 acres, tax lot 1400 consists of 128.15 acres, and tax lot 1500 consists of 1.85 acres. The parcels in this area are used for farming and forest practices. There is scattered residential development. Frona Park is to the north of the parcel. The unincorporated community of Dora is to the east of the parcel.



**F. COMMENTS:**

- a. **PUBLIC AGENCY:** The only comment received was from the Coos County Surveyor’s office. Please see his comment at Exhibit E.
- b. **PUBLIC COMMENTS:** This application request did not require any request for comments prior to the release of the decision pursuant to notice of decision requirements found in Chapter V of the CCZLDO.

**II. PROPERTY COMPLIANCE**

**A. COMPLIANCE PURSUANT TO SECTION 1.1.300:**

*It shall be unlawful for any person, firm, or corporation to cause, develop, permit, erect, construct, alter or use any building, structure or parcel of land contrary to the provisions of the district in which it is located. No permit for construction or alteration of any structure shall be issued unless the plans, specifications, and intended use of any structure or land conform in all respects with the provisions of this Ordinance, unless approval has been granted by the Hearings Body.*

**FINDING:** Staff has reviewed the property history and the county files to determine at the time of this report this property is compliant. This does not mean that there is not additional information that was unavailable during this review that would make the properties non-compliant.

**B. 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.*

**FINDING:** The tax lots were lawfully created pursuant to Section 6.1.126.1.e. Further discussion about lawfully created units of land is found under the next section of this report.

### III. STAFF FINDINGS AND CONCLUSIONS:

#### A. SUMMARY OF PROPOSAL AND APPLICABLE REVIEW CRITERIA:

The proposal is for Planning Director Approval of a Lawfully Created Unit of Land and two (2) Property Line Adjustments between two lawfully created units of land. The proposal is subject to Coos County Zoning and Land Development (CCZLDO) Article 6.1 Lawfully Created Lots and Parcels & Article 6.3 Property Line Adjustments.

#### B. Key definitions:

- *ACTIVITY: Any action taken either in conjunction with a use or to make a use possible. Activities do not in and of themselves result in a specific use. Several activities such as dredging, piling and fill may be undertaken for a single use such as a port facility. Most activities may take place in conjunction with a variety of uses.*
- *DEVELOP: To bring about growth or availability; to construct or alter a structure, to conduct a mining operation, to make a physical change in the use or appearance of land, to divide land into parcels, or to create or terminate rights to access.*
- *DEVELOPMENT: The act, process or result of developing.*
- *USE: The end to which a land or water area is ultimately employed. A use often involves the placement of structures or facilities for industry, commerce, habitation, or recreation.*
- *ZONING DISTRICT: A zoning designation in this Ordinance text and delineated on the zoning maps, in which requirements for the use of land or buildings and development standards are prescribed.*
- *Dwelling: Any building that contains one or more dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes.*

#### C. Criteria and standards for Lawfully Created Lots and Parcels

##### I. LAWFULLY CREATED:

###### • ARTICLE 6.1 LAWFULLY CREATED LOTS AND PARCELS:

*A legal lot is a lot or parcel created in compliance with the current state and county regulations for land divisions. Lots are created through subdivisions (4 or more lots is a subdivision) and parcels are created through a partition (3 or less parcels is a partition). Additionally, this ordinance recognizes that parcels may be created through other means that were consistent with a prior county ordinance or state law such as the adoption of different land division provisions [December 6, 1962 - December 31, 1985 ordinances in place prior to acknowledgement of the Coos County Comprehensive Plan (CCCP)]. Parcels created prior to the adoption of the current acknowledged CCCP (1986) may require an application to determine the legality of said parcel.*

*Once lawful parcels or lots have been established pursuant to LDO Section 6.1.125 those lots or parcels shall remain lawfully created or discrete lots or parcels unless the lot or parcel lines are vacated, or the lot or parcel is further divided, as provided by law. If a parcel or lot is reconfigured by a property line adjustment that becomes the new discrete lot or parcel and the official date of creation.*

###### • SECTION 6.1.100 WHAT IS NOT A LAWFULLY CREATED LOT OR PARCEL:

*A unit of land shall not be considered a separate parcel simply because the subject tract of land;*

1. *Is a unit of land created solely to establish a separate tax account;*
2. *Includes properties that have divided interest;*

3. *Lies in different counties;*
4. *Lies in different sections or government lots;*
5. *Lies in different land use or zoning designations; or*
6. *Is dissected by a public or private road.*

• **SECTION 6.1.125 LAWFULLY CREATED UNIT OF LAND**

*“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.*

• **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.*

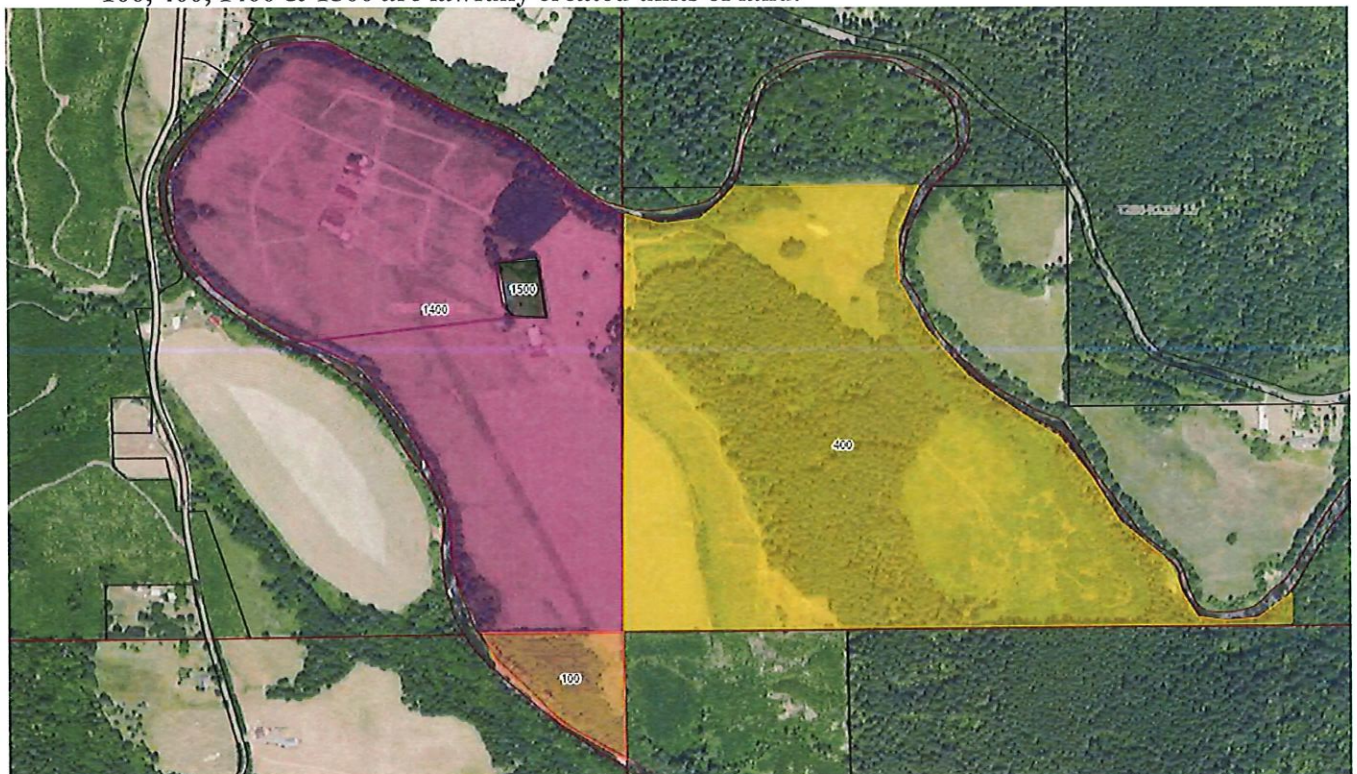
*Once it is determined that a lawfully created unit of land exists it shall be separated out on its own deed prior to any reconfiguration such as a property line adjustment. A copy of that deed needs to be provided to the Planning Department showing the process has been completed. If there are more than 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.*

**Finding: The Lawfully Created Unit of Land application was received on July 22, 2021 and deemed complete August 20, 2021.**

Clyde Mulkins, Registered Professional Surveyor submitted to certify that parcel 1400 is lawfully created, since the information that staff had available through the assessment records showed that 1400 in Township 28S, Range 11W Section 10 and tax lot 400 in Township 28S, Range 11W, Section 11 showed that they were one unit of land as they were listed on the same deed with the word “and” connecting the legal descriptions (deed document book 292, page 592). They were listed as one parcel that crossed a section line.

The information within the application proved that tax lot 400 was described separately within Volume 154, pages 103 and 104. Tax 1400 is the remainder portion from the legal description of tax lot 400 lawfully created parcel. The information to prove that tax lot 1500 within Township 28S, Range 11W, Section 10 was lawfully discrete was not received; however, staff researched the matter further and found that Tax lot 1500 was lawfully created by deed document 75-120336 and Tax lot 100 was lawfully created by deed document 69-37467.

Therefore, after reviewing all of the evidence Planning Staff can acknowledge that tax lot 100, 400, 1400 & 1500 are lawfully created units of land.



**D. Criteria and standards for Property Line Adjustments**

• **SECTION 6.3.125 PROCEDURE:**

1. *An application for a line adjustment or elimination shall be filed by the owners of all lots or parcels affected. The application shall be accompanied by an appropriate fee and contain the following information:*
  - a. *Reason for the line adjustment;*
  - b. *Vicinity map locating the proposed line adjustment or elimination in relation to adjacent subdivisions, partitions, other units of land and roadways;*
  - c. *A plot plan showing the existing boundary lines of the lots or parcels affected by the line adjustment and the approximate location for the proposed adjustment line. The plot plan shall also show the approximate location of all structures within ten (10) feet of the proposed adjusted line;*

- d. *A current property report (less than 6 months old) indicating any taxes, assessment or other liens against the property, easements, restrictive covenants and rights-of-way, and ownerships of the property of the proposed development. A title report is acceptable. The Planning Director may waive any portion of this requirement if the property is large and does not have a lien holder.*
- e. *A notice of application and decision will be provided to any and all lien holders of record for the property that will be affected by the proposed adjustment. Applicants should consult with any and all such lien holders prior to submittal of an application.*

**FINDING:** The reason for the property line adjustments is to reconfigure the parcels so that the Manufactured Dwelling is on its own parcel. A Vicinity Map showing the adjustment was submitted. A property report was waived as the property owner does not have a lien holder and did provide the appropriate deeds. There are no lien holders of record to provide notice or to consult with.

The tentative decision will become final when the appeal period has expired, and no appeals have been filed. The final approval of this request will be completed once the conditions of approval have been completed and the survey map has been filed with the County and the deed has been recorded.

Therefore, all criteria have been satisfied.

- 2. *A line adjustment is permitted only where an additional unit of land is not created and where the lot or parcel reduced in size by the adjustment complies with the requirements of the applicable zone except that a line adjustment for the purpose of exchange or transfer of land between resource land owners shall be allowed so long as:*
  - a. *No parcel is reduced in size contrary to a condition under which it was formed;*
  - b. *The resulting parcel sizes do not change the existing land use pattern (e.g. two conforming parcels must remain conforming); and*
  - c. *Two non-conforming parcels may remain non-conforming; and, two parcels, one conforming and one non-conforming, may remain as such regardless of which parcel is non-conforming after the exchange or transfer).*

**FINDING:** Both units of land were lawfully created by deed as explained earlier in this report. There were no requirements for size at the time they were created which complies with “a” above.

The zoning within this adjustment is Exclusive Farm Use (EFU) and Forest (F) which is considered resource zoning, the minimum lot size is 80 acres. In order for a parcel to be considered conforming it would need to meet the minimum lot size of 80 acres. Tax lot 100 (7.31 acres) is below the minimum lot size and tax lot 1400 (128.15 acres) is above the minimum lot size. This means that one parcel is conforming (1400) and the other parcel is nonconforming (100). After the adjustments one (1) parcel will remain conforming with 132.86 acres and one (1) parcel will remain nonconforming with 2.60 acres.

As a condition of approval, the acreage of one of the parcels must be over 80 acres with each adjustment. The application for the first adjustment listed that the before acreage of tax lot 1400 was 128.15 acres and that the after acreage would be 76.89, tax lot 100 before acreage 7.31 and after acreage 58.57. This is not an allowable adjustment. The condition of approval that the parcel must remain over 80 acres will satisfy the Coos County Zoning and Land Development Ordinance requirements. Staff understands that the first Property Line Adjustment

configuration may differ a little in order to make up the additional few acres required to maintain the 80 acre minimum.

Therefore, this request complies with the criteria under this section.

3. *An encroachment of existing or planned structures will not be created within required setbacks as a result of the line adjustment.*

**FINDING:** No encroachment will be created through this process and any future structures will be required to comply with the setback requirements in the applicable zoning district.

4. *A line adjustment for a lot or parcel that contains a dwelling, not on a public sanitation system, and is less than an acre before the adjustment and further reduced as a result of the adjustment shall obtain documentation from Department of Environmental Quality (DEQ) that the sanitation system will still meet their requirements.*

**FINDING:** The change in the property line will result in units of land that exceed one (1) acre. Therefore, this condition does apply.

5. *In resource lands, a unit of land containing a dwelling, or approved for construction of a dwelling, cannot be adjusted with a vacant resource unit of land for the purpose of qualifying the vacant unit for a 160-acre dwelling.*
  - a. *A resource unit of land less than 160 acres and containing a (preexisting) dwelling, or approved for construction of a dwelling, cannot be adjusted with a vacant resource unit of land for the purpose of qualifying the vacant unit for a 160-acre dwelling;*
  - b. *A resource unit of land 160 acres or greater and containing a (preexisting) dwelling, or approved for construction of a dwelling, cannot be adjusted below 160 acres with a vacant resource unit of land for the purpose of qualifying the vacant unit for a 160-acre dwelling;*
  - c. *A resource unit of land 160 acres or greater and containing a dwelling approved as a 160-acre dwelling, or approved for construction of a 160-acre dwelling, cannot be reduced below 160 acres for the purpose of qualifying the vacant unit for a 160-acre dwelling.*

**FINDING:** This adjustment is not to qualify either unit of land for a dwelling. Therefore, this criterion does not apply.

6. *Same Designation: A line adjustment shall only be permitted where the sale or transfer of ownership is made between abutting owners of like designated lands, residential lands, commercial lands, industrial lands, resource lands, and estuary zoned lands unless an existing structure encroaches over an existing property boundary or the boundary line adjustment is required to comply with requirements of the State Department of Environmental Quality for a subsurface sewage system.*

**FINDING:** The parcels are both like zoned; therefore, this criterion has been met.

- **SECTION 6.3.150 EASEMENTS AND ACCESS:**

*A line adjustment shall have no effect on existing easements or access. Access shall not be eliminated through a property line adjustment process. If an access is potentially affected then an easement may be created for access to comply with this criterion.*

**FINDING:** There will be no effect on existing easements. Therefore, this criterion has been met.

**IV. DECISION:**

The proposed Property Line Adjustment meets the requirements of the Coos County Zoning and Land Development Ordinance, with conditions listed in Exhibit “A” of this report.

**V. EXPIRATION:**

This is a tentative approval that is valid for up to one year. To finalize this decision the applicant shall comply with the approval and filing requirements found in the conditions of approval in Exhibit “A” of this report once the appeal period has expired and an appeal has not be filed.

**VI. NOTICE REQUIREMENTS:**

A notice of decision will be provided to property owners within 750 feet of the subject properties and the following agencies, special district or parties: There are no special districts.

A Notice of Decision and Staff Report will be provided to the following:

Applicants/Owners, Department of Land Conservation and Development, County Surveyor, County Assessor’s Cartography Staff, Planning Commission and Board of Commissioners.

Adjacent property owners will receive a Notice of Decision and maps, but all other attachments can be found by contacting the Planning Department or visiting the website. If not found on the website the public may contact the department to view the official record.

Special districts to receive notice: There are no special districts that required notice for these units of land.

**EXHIBIT "E"**  
**COMMENTS RECEIVED**



**COOS COUNTY SURVEYOR**  
250 N. Baxter Street, Coquille, Oregon 97423

**Michael L. Dado**  
541-396-7586  
Email [coosurvey@co.coos.or.us](mailto:coosurvey@co.coos.or.us)

February 23, 2021

PLA-21-003  
Laird Timberlands LLC  
28-11- 10, TL 1400  
28-11- 15, TL 100

Crystal,

I have no objections to this proposed Property Line Adjustment. The new line will need to be surveyed. I would like for the newly adjusted line to be **bold** on the survey map that will be filed.

I have no further comments at this time.

Very truly yours

A handwritten signature in black ink that reads "Michael L. Dado". The signature is written in a cursive style with a large initial "M".

Michael L. Dado

**EXHIBIT "F"**  
**APPLICATIONS RECEIVED**



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

	Official Use Only
Fee	<u>210<sup>00</sup></u>
Receipt No.	<u>226328</u>
Check No./Cash	<u>165</u>
Date	<u>7/22/21</u>
Received By	<u>JNB</u>
File No.	

D-21-008

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): LAIRD TIMBERLANDS, LLC Telephone: 541-572-5901  
 Address: 99041 LAIRD LANE  
 City: MYRTLE POINT, OR Zip Code: 97458  
 Email: davidjlaird@yahoo.com

Applicant(s): SAME Telephone: 541-572-5901  
DAVID LAIRD, GENERAL MANAGER  
 Address: LAIRD TIMBERLANDS, LLC  
 City: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Email: \_\_\_\_\_

**B. PROPERTY INFORMATION:**

Township: 28 South Section: 10 & 11  
 Range: 11 WEST Tax Lot: 1400 & 400  
 Tax Account: 819100 & 819400 Zoning District: EFU & F/EFU

**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.**

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.

**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.

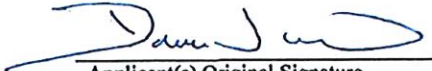
The Coos County Board of Commissioners has adopted a schedule of fees which reflects the average review cost of processing and set-forth that the Planning Department shall charge the actual cost of processing an application. Therefore, upon completion of review of your submitted application/permit a 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.

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.

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.

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:**

  
 Applicant(s) Original Signature  
 7/21/21  
 Date

\_\_\_\_\_  
 Applicant(s) Original Signature  
 \_\_\_\_\_  
 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:**

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  - 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.

154-102

14324-

KNOW ALL MEN BY THESE PRESENTS, That Ezra D. Watson and Jessie C. Watson, husband and wife, of Coos County, State of Oregon, in consideration of Ten and No/100 Dollars, to them paid by Ivan C. Laird, Julius Benham and Kenneth Laird, doing business as Laird, Benham & Laird, of Coos County, State of Oregon have bargained and sold and by these presents do grant, bargain, sell and convey unto said Ivan C. Laird, Julius Benham and Kenneth Laird, dba Laird, Benham & Laird, their heirs and assigns, all the following bounded and described real property, situated in the County of Coos, and State of Oregon:

All of the land on the South and East side of the East Fork of the Coquille River in the NE $\frac{1}{4}$  and the SE $\frac{1}{4}$  of Section 10, Township 28 South of Range 11 West of the Willamette Meridian, containing 130 acres, more or less; also

That land lying South and West of a straight line from the Northwest corner of the Southwest quarter of the Southwest quarter of Section 11, Township 28 South, Range 11 W.W.M., in Coos County, State of Oregon, to the Southeast corner of said quarter-quarter section. It being intended to convey hereby a triangular piece of land bounded on the South by the South line of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 11, Township 28 S., Range 11 W.W.M., and on the West by the West line of said quarter-quarter section, and bounded on the third side of the triangular piece by a straight line between the Northwest corner and the Southeast corner of said quarter-quarter section, all in Coos County, State of Oregon, subject to the rights granted California-Oregon Power Co., by instrument recorded commencing page 262 of Book 108 of Records of Deeds in Coos County, Oregon;

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all their estate, right, title and interest in and to the same, including dower and claim of dower.

THEY HAVE AID TO HOLD, the above described and granted premises unto the said Ivan C. Laird, Julius Benham and Kenneth Laird, dba Laird, Benham & Laird, their heirs and assigns forever. And Ezra D. Watson and Jessie C. Watson, grantors above named do covenant to and with Ivan C. Laird, Julius Benham and Kenneth Laird, dba Laird, Benham & Laird, 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 incumbrances, 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.

IN WITNESS WHEREOF, the grantors above named, have hereunto set their hands and seals this 6th day of May 1943.

Executed in the presence of

Ezra D. Watson  
Jessie C. Watson



\$6.00 Documentary stamps, cancelled X., J.A.B.

STATE OF OREGON,  
COUNTY OF COOS: ss. BE IT REMEMBERED, That on this 6th day of May A.D. 1943, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Ezra D. Watson and Jessie C. Watson, husband and wife, who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and Notarial seal, the day and

154-103

year last above written.

Recorded Dec. 29, 1944, 12 M.  
L. W. Oddy, County Clerk

J. Arthur Berg  
Notary Public for Oregon  
My Commission Expires August 17, 1945  
(Notarial seal)

14325- KNOW ALL MEN BY THESE PRESENTS, That L. B. & L. Logging Company, a corporation duly organized and incorporated under the laws of the State of Oregon, in consideration of Ten Dollars, to it paid by Ivan C. Laird and Daisy B. Laird, his wife, Julius L. Benham and Mildred Benham, his wife, and Kenneth Laird and Eleanor Laird, his wife, partners, doing business as Laird, Benham & Laird, does hereby grant, bargain, sell and convey to said Ivan C. Laird and Daisy B. Laird, his wife, Julius L. Benham and Mildred Benham, his wife, and Kenneth Laird and Eleanor Laird, his wife, partners, doing business as Laird, Benham & Laird, their heirs and assigns forever, the following described parcels of real estate, situate, lying and being in the County of Coos and State of Oregon, to-wit:

The North half of Section 8, Township 28 South, Range 9 West of the Willamette Meridian in Coos County, Oregon; Also

Lots one and two, and the South half of the Northeast quarter of Section 6, Township 28 South, of Range 9 West of the Willamette Meridian, in Coos County, Oregon; Also

Five acres, more or less, off the West end of the SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 12, Township 28 South of Range 10 West of the Willamette Meridian, being a parcel of land and including the county road and East Fork of North Fork of the Coquille River therein, extending ten rods East and West and 80 rods North and South; Also

The SW $\frac{1}{4}$  of Section 11 in Township 28 South of Range 11 West of the Willamette Meridian in Coos County, Oregon, containing about 160 acres, subject to the rights granted California Oregon Power Co. by instrument recorded commencing page 262 of Book 108 of Records of Deeds of said County; Also

The Northeast quarter of Section Fourteen (14), Township Twenty-eight (28) South Range Ten (10) West of the Willamette Meridian in Coos County, Oregon; Also

The Southwest quarter (SW $\frac{1}{4}$ ) of the Southeast quarter (SE $\frac{1}{4}$ ) of Section 11, Township 28 South of Range 11 West of the Willamette Meridian in Coos County, Oregon; Also

Fractional Northeast Quarter and North Half of Southeast Quarter of Section 4, Township 28 South of Range 9 West of the Willamette Meridian in Coos County, Oregon, containing 243.37 acres, more or less; Also.

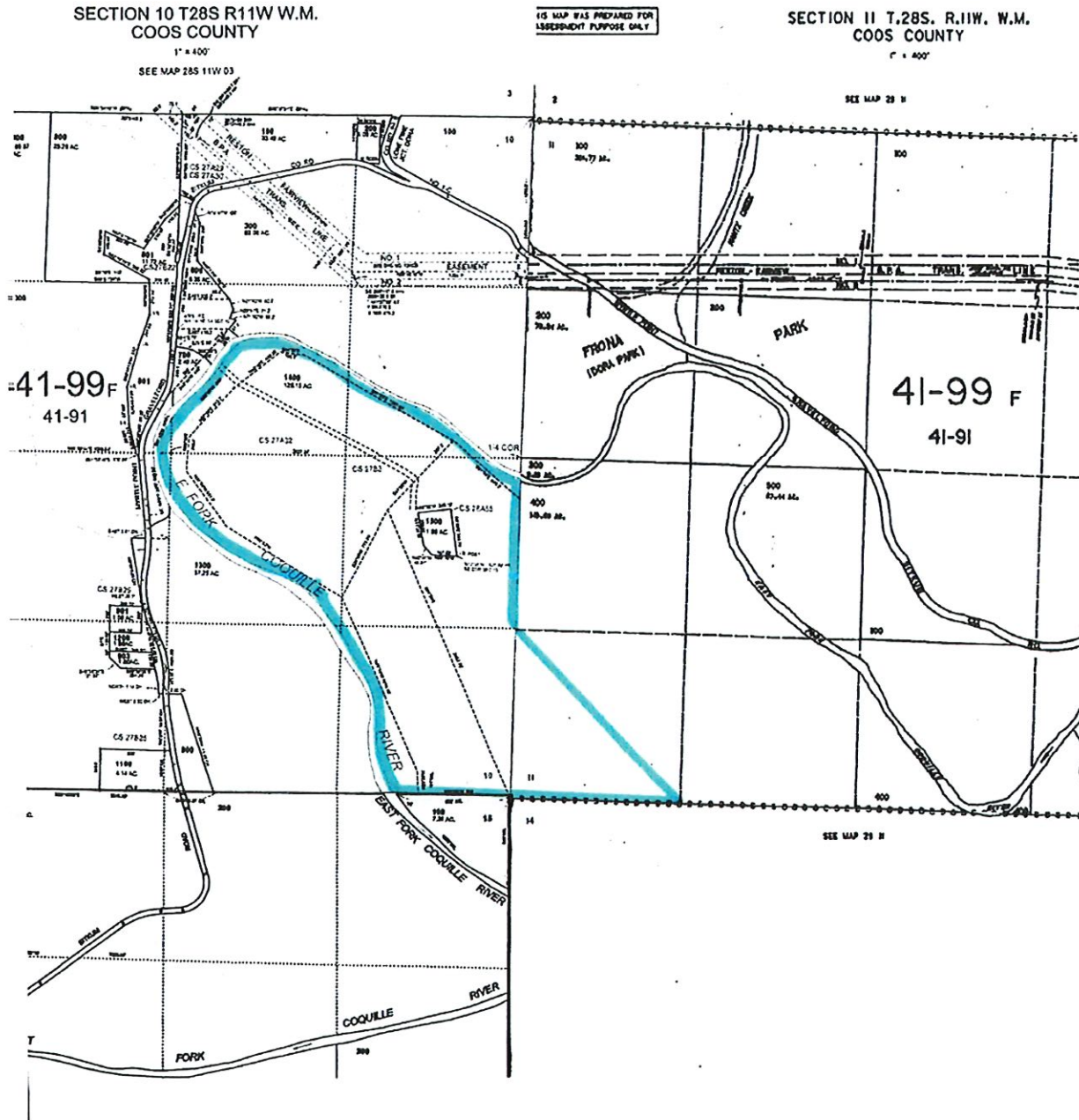
The Northwest Quarter and the Southwest quarter of Section 16 in Township 28 South of Range 9 West of the Willamette Meridian in Coos County, Oregon, containing 320 acres, more or less; Also

The Southwest quarter of the Northwest quarter, the North half of the Southwest quarter, and the Southeast quarter of the Southwest quarter, all in Section 20, Township 28 South of Range 9 West of the Willamette Meridian in Coos County, Oregon;

Also, the Northeast Quarter, North half of the Northwest Quarter, Southeast Quarter of Northwest Quarter, and Southeast Quarter of Section 20, Township 28 South of Range 9 West of the Willamette Meridian in Coos County, Oregon, containing 440.00 acres, more or less; Also

All of Section 36, Township 27 South of Range 9 West of the Willamette Meridian in Coos County, Oregon

GRANTOR: EZRA D. & JESSIE C. WATSON  
 GRANTEE: IVAN C. LAIRD, JULIUS BENHAM AND  
 KENNETH LAIRD DBA LAIRD, BENHAM & LAIRD  
 PROPERTY DESCRIBED PER  
 VOL 154 / PG'S 102 & 103



154-103

year last above written.

Recorded Dec. 29, 1944, 12 M.  
L. W. Oddy, County Clerk

J. Arthur Berg  
Notary Public for Oregon  
My Commission Expires August 17, 1945  
(Notarial seal)

14325- KNOW ALL MEN BY THESE PRESENTS, That L. B. & L. Logging Company, a corporation duly organized and incorporated under the laws of the State of Oregon, in consideration of Ten Dollars, to it paid by Ivan C. Laird and Daisy B. Laird, his wife, Julius L. Benham and Mildred Benham, his wife, and Kenneth Laird and Eleanor Laird, his wife, partners, doing business as Laird, Benham & Laird, does hereby grant, bargain, sell and convey to said Ivan C. Laird and Daisy B. Laird, his wife, Julius L. Benham and Mildred Benham, his wife, and Kenneth Laird and Eleanor Laird, his wife, partners, doing business as Laird, Benham & Laird, their heirs and assigns forever, the following described parcels of real estate, situate, lying and being in the County of Coos and State of Oregon, to-wit:

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Lots one and two, and the South half of the Northeast quarter of Section 6, Township 28 South, of Range 9 West of the Willamette Meridian, in Coos County, Oregon; Also

Five acres, more or less, off the West end of the SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 12, Township 28 South of Range 10 West of the Willamette Meridian, being a parcel of land and including the county road and East Fork of North Fork of the Coquille River therein, extending ten rods East and West and 80 rods North and South; Also

The SW $\frac{1}{4}$  of Section 11 in Township 28 South of Range 11 West of the Willamette Meridian in Coos County, Oregon, containing about 160 acres, subject to the rights granted California Oregon Power Co. by instrument recorded commencing page 262 of Book 108 of Records of Deeds of said County; Also

The Northeast quarter of Section Fourteen (14), Township Twenty-eight (28) South Range Ten (10) West of the Willamette Meridian in Coos County, Oregon; Also

The Southwest quarter (SW $\frac{1}{4}$ ) of the Southeast quarter (SE $\frac{1}{4}$ ) of Section 11, Township 28 South of Range 11 West of the Willamette Meridian in Coos County, Oregon; Also

Fractional Northeast Quarter and North Half of Southeast Quarter of Section 4, Township 28 South of Range 9 West of the Willamette Meridian in Coos County, Oregon, containing 243.37 acres, more or less; Also.

The Northwest Quarter and the Southwest quarter of Section 16 in Township 28 South of Range 9 West of the Willamette Meridian in Coos County, Oregon, containing 320 acres, more or less; Also

The Southwest quarter of the Northwest quarter, the North half of the Southwest quarter, and the Southeast quarter of the Southwest quarter, all in Section 20, Township 28 South of Range 9 West of the Willamette Meridian in Coos County, Oregon;

Also, the Northeast Quarter, North half of the Northwest Quarter, Southeast Quarter of Northwest Quarter, and Southeast Quarter of Section 20, Township 28 South of Range 9 West of the Willamette Meridian in Coos County, Oregon, containing 440.00 acres, more or less; Also

All of Section 36, Township 27 South of Range 9 West of the Willamette Meridian

134-104

forever. And the said grantor does covenant with the said grantees, and their legal representatives forever, that said corporation is lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, and that it will and its successors shall, warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims and demands of all persons whatsoever.

IN WITNESS WHEREOF, L. B. & L. Logging Company, pursuant to a resolution of its Board of Directors, duly and legally adopted, has caused these presents to be signed by its President and Secretary, and its corporate seal to be hereunto affixed this 26th day of December, 1944.

10.00 Stamp Serial #72569  
10.00 Stamp Serial #72570  
10.00 Corporate Seal

L. B. & L. LOGGING COMPANY  
By Kenneth Laird, President  
L. B. & L. LOGGING COMPANY  
By Ivan C. Laird, Secretary

STATE OF OREGON,  
COUNTY OF COOS : ss. On this 26th day of December, 1944, before me appeared Kenneth Laird and Ivan C. Laird, both to me personally known, who being duly sworn, did say, that he, the said Kenneth Laird is the President, and he, the said Ivan C. Laird is the Secretary of L. B. & L. Logging Company, the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said Kenneth Laird and Ivan C. Laird acknowledged said instrument to be the free act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this the day and year first in this, my certificate, written.

Recorded Dec. 29, 1944, 12 M.  
L. W. Oddy, County Clerk

J. Arthur Berg  
Notary Public for Oregon  
My Commission Expires August 17, 1945  
(Notarial seal)

11327- QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Leonard Hartley and \_\_\_\_\_ Hartley, his wife Anna Grant and Zach Grant, her husband; Benjamin Hartley and Cecile Hartley, his wife; Alice Morgan and H. Morgan, her husband; S. J. Hartley a widower; Reuben Hartley, a widower; Edna Carter and E. E. Carter, her husband; Geneva Newell and L. W. Newell, her husband; Jesse Hayes and Fira Hayes, his wife; Harrison Hayes and Hazel Hayes, his wife; and Adolphus Hayes and Elsie Hayes, his wife, being all the heirs of William H. Hartley deceased, except the Grantees herein; of lawful age, in consideration of Ten and 00/100 Dollars to them paid by David Hartley and Florence Hartley, husband and wife, do hereby remise, release and forever Quitclaim unto the said David Hartley and Florence Hartley, husband and wife, and unto their heirs and assigns, all their rights, title and interest and estate in and to all that parcel of real estate situated in the County of Coos, State of Oregon, to-wit:

Lots 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, and 36, of Block 8 Smith's First Addition to Bandon, Coos County, Oregon, according to the plat thereof on file in the office of the County Clerk of Coos County, Oregon.

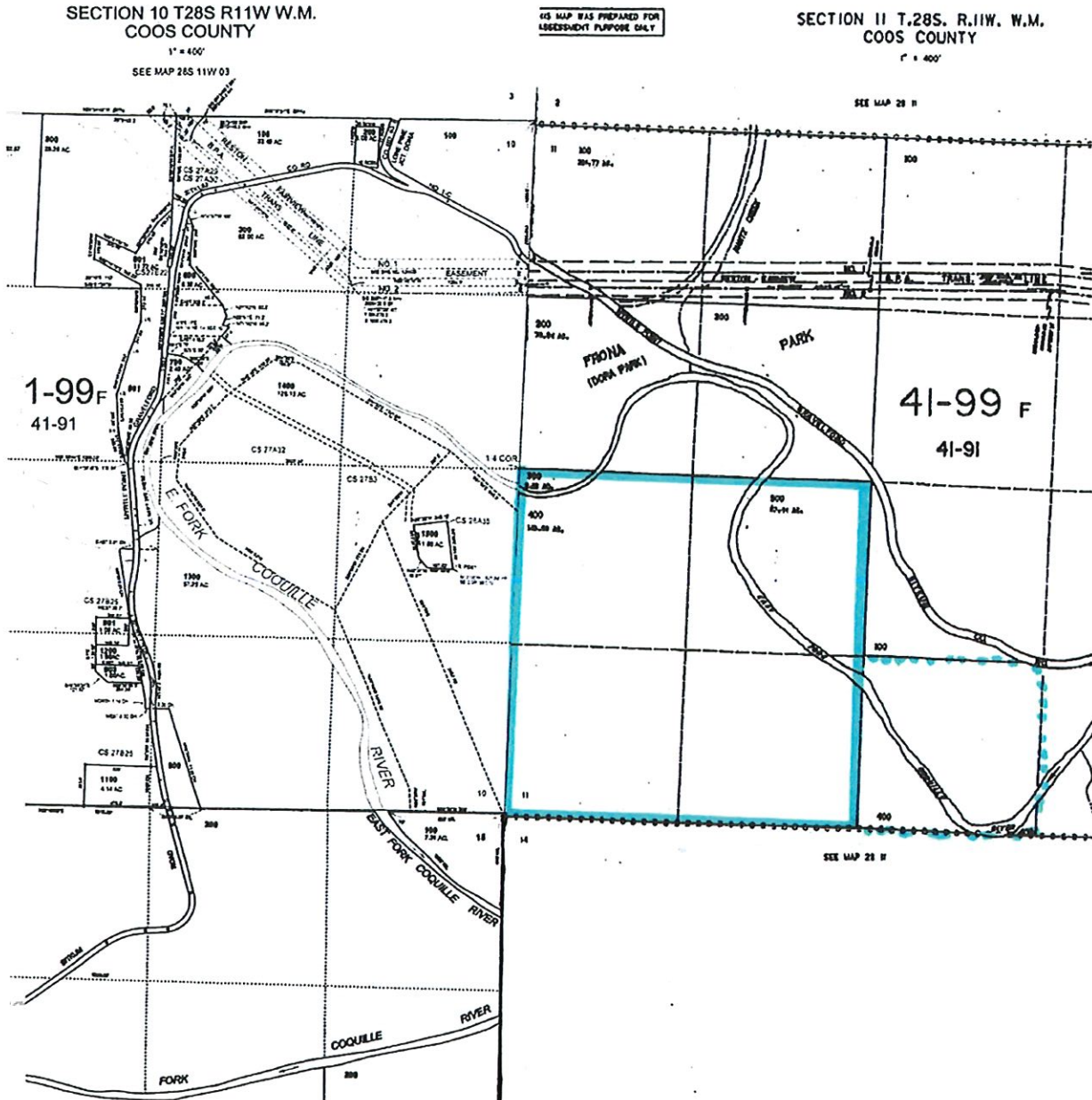
(Actual consideration less than \$100.00)

TO HAVE AND TO HOLD, the same with all the privileges and appurtenances thereunto belonging, unto the said David Hartley and Florence Hartley, and unto their heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_

GRANTOR: L.B. & L. LOGGING COMPANY  
GRANTEE: IVAN & DAISY B. LAIRD, JULIUS L. & MILDRED BENHAM, AND  
KENNETH & ELAINE LAIRD

PROPERTY DESCRIBED PER  
VOL 154, PGS 103 & 104



**After Recording Return To:**  
Foss, Whitty, Littlefield,  
McDaniel & Bodkin, LLP  
P.O. Box 1120  
Coos Bay, OR 97420

**Send Tax Statements To:**  
Laird Timberlands, LLC  
HC 86 Box 141 A  
Myrtle Point, OR 97468

**Consideration: None.**

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**DEED**

MURL W. LAIRD as to an undivided 1.2% interest, LAURA E. LAIRD as to an undivided 1.2% interest, and MURL W. LAIRD and LAURA E. LAIRD, as Trustees of the Muri and Laura Laird Trust under agreement dated August 23, 1993, as to an undivided 97.6% interest, Grantors, convey and warrant to LAIRD TIMBERLANDS, LLC, an Oregon limited liability company, Grantee, all of Grantors' interest in and to the following described real property in Coos County, Oregon:

**Parcel 1:**

North half of Northeast quarter of Section 12, Township 28 South, Range 10 West of Willamette Meridian, Coos County, Oregon.

Coos County Assessor's No. 7986.00

**Parcel 2:**

Southeast quarter of Northwest quarter, Northeast quarter of Southwest quarter, West 550 feet of Southwest quarter of Northeast quarter, West 550 feet of Northwest quarter of Southeast quarter, and that portion of West 550 feet of Southwest quarter of Southeast quarter lying North of the Coos Bay Wagon Road, all in Section 6, Township 28 South, Range 10 West, Willamette Meridian, Coos County, Oregon.

Coos County Assessor's No. 7933.01

**Parcel 3:**

That part of the Southwest quarter and the Southwest quarter of the Southeast quarter (SW¼ and SW¼SE¼), lying South of the Coquille River, in Section 11, Township 28 South, Range 11 West of the Willamette Meridian, containing 146 acres, more or less; and

All land on the East side of the East Fork of the Coquille River in the Northeast quarter (NE¼) and the Southeast quarter (SE¼) of Section 10, Township 28 South, Range 11 West of Willamette Meridian, containing 130 acres, more or less, except the parcel described as Parcel 5 in this deed.

**DEED - 1**

Coos County Assessor's Nos. 8191.00, 8191.90 and 8194.00

Parcel 4:

That part of the NE¼ NE¼ of Section 15 in Township 28 South, Range 11 West of the Willamette Meridian in Coos County, Oregon, lying North and East of the center of the stream of the E. Fork of the Coquille River, being more particularly described as follows: Beginning at the Northeast corner of said Section 15 and running thence South along the Section line 840 feet to the East bank of said Coquille River, thence continue South along said Section line 100 feet more or less to the center of the stream, thence northwesterly upstream, along the center of the stream 1200 feet more or less to the North line of Section 15, thence East along said North line 75 feet more or less to the East bank of said Coquille River, thence continue East along said North line 650 feet to the point of beginning, containing 6.8 acres excluding the river bed.

Coos County Assessor's No. 8224.01

Parcel 5:

A parcel of land in the Northeast quarter of Southeast quarter of Section 10, Township 28 South, Range 11 West of Willamette Meridian, Coos County, Oregon, being described as follows: Beginning at an iron rod post which is North 13° 55' West 1921.89 feet from the Southeast corner of said Section 10; running thence North 89° 19' West 187.63 feet to an iron rod post; thence North 42° 41' West 95.51 feet to an iron rod post; thence North 11° 32' West 250.47 feet to an iron rod post; thence North 80° 53' East 249.18 feet along a fence line; thence South 8° 58' East 361.76 feet along a fence line to point of beginning.

Together with a perpetual easement and right of way over and along the existing roadway from said parcel of land to the Sitkum Route County Road.

Subject to and excepting a life estate granted to Muri W. Laird and Laura E. Laird individually by deed dated December 10, 1998.

Coos County Assessor's No. 8191.01

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.

Dated this 10th day of December, 1998.

DEED - 2

Murl W. Laird  
MURL W. LAIRD

Laura E. Laird  
LAURA E. LAIRD

Murl W. Laird  
Murl W. Laird, Trustee of the  
Murl and Laura Laird Trust  
U/A/D 8-23-93

Laura E. Laird  
Laura E. Laird, Trustee of the  
Murl and Laura Laird Trust  
U/A/D 8-23-93

STATE OF OREGON }  
County of Coos } ss.

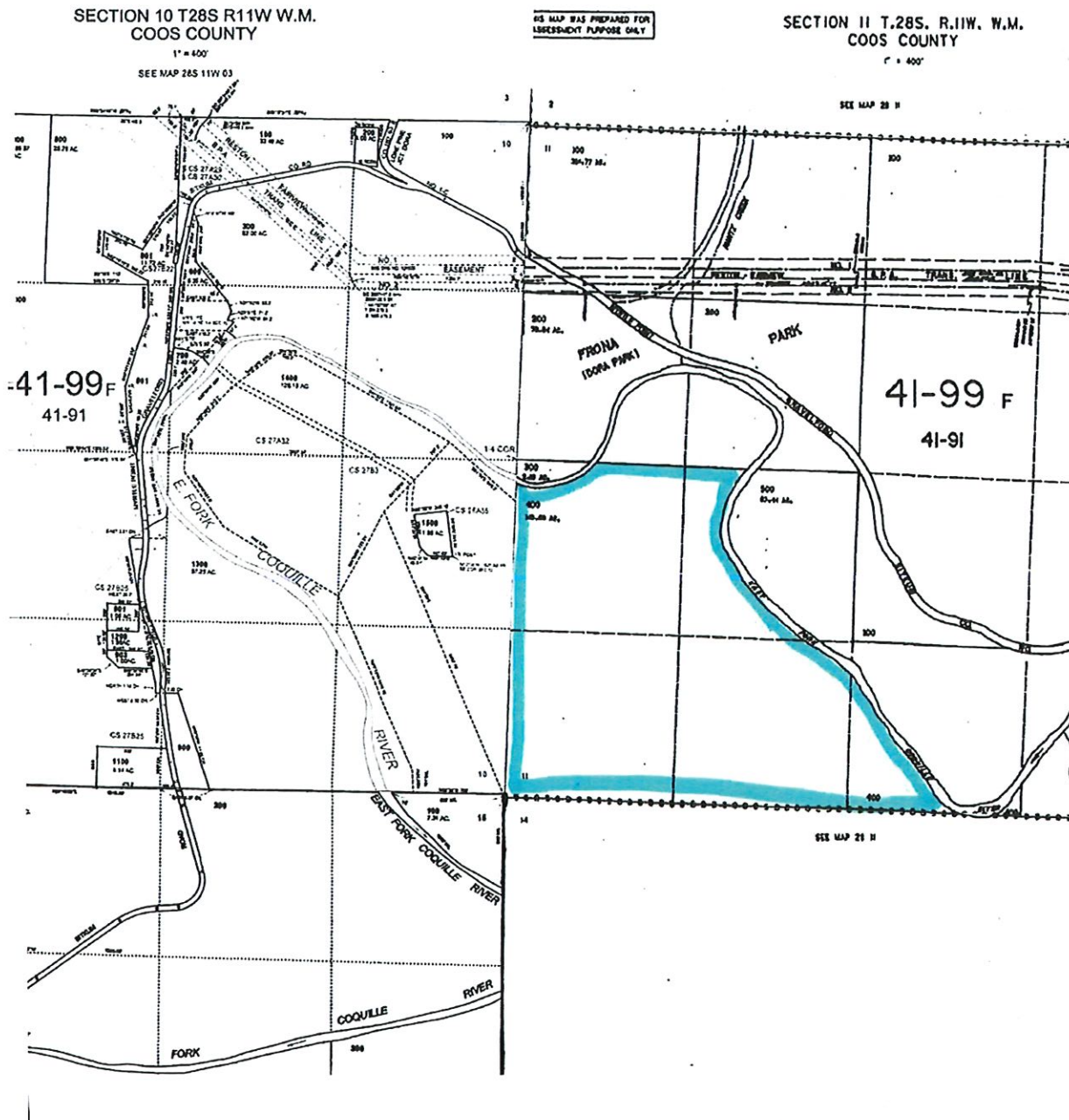
This instrument was acknowledged before me on December 10, 1998, by Murl W. Laird, individually and as Trustee of the Murl and Laura Laird Trust under agreement dated August 23, 1993, and by Laura E. Laird, individually and as Trustee of the Murl and Laura Laird Trust under agreement dated August 23, 1993.



Alyce M. Schell  
Notary Public for Oregon

DEED - 3

INST No 1998-60655



After Recording Return To:  
Laird Timberlands, LLC  
99041 Laird Lane  
Myrtle Point, OR 97468

Coos County, Oregon 2021-06811  
\$91.00 08/21/2021 09:03 AM  
Page=2

Send Tax Statements To:  
Laird Timberlands, LLC  
99041 Laird Lane  
Myrtle Point, OR 97468



Debbie Heller, CCC, Coos County Clerk

Grantor/Grantee:  
Laird Timberlands, LLC

Consideration: The true and actual consideration for this conveyance is \$00.00.

### Bargain and Sale Deed

Laird Timberlands, LLC, an Oregon Limited Liability Company, Grantor, conveys to Laird Timberlands, LLC, an Oregon Limited Liability Company, Grantee, the following described property in Coos County, Oregon:

All the land on the East side of the East Fork of the Coquille River in the Northeast quarter and the Southeast quarter of Section 10, Township 28 South, Range 11 West of the Willamette Meridian, Coos County, Oregon.

Except that parcel of land in the Northeast quarter of the southeast quarter of Section 10, Township 28 South, Range 11 West of the Willamette Meridian, Coos County, Oregon, described as follows: Beginning at an Iron rod post which is North 13° 55' West 1921.89 feet from the Southeast corner of said Section 10; running thence North 89° 19' West 187.63 feet to an Iron rod post; thence North 42° 41' West 95.51 feet to an Iron rod post; thence North 11° 32' West 250.47 feet to an Iron rod post; thence North 80° 53' East 249.16 feet along a fence line; thence South 8° 58' East 361.78 feet along a fence line to the point of beginning.

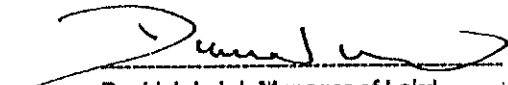
Coos County assessor's Account No. 819100

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. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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

Bargain and Sale Deed - 1

OWNERS, IF ANY, UNDER ORS 196.300, 196.301 AND 196.305 TO 196.338 AND SECTIONS 6 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 856, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 18 day of JUNE, 2021.

  
David J. Laird, Manager of Laird  
Timberlands, LLC

STATE OF OREGON     )  
                                  ) ss.  
County of Coos        )

This instrument was acknowledged before me on June 18, 2021 by  
David J. Laird, Manager of Laird Timberlands, LLC.

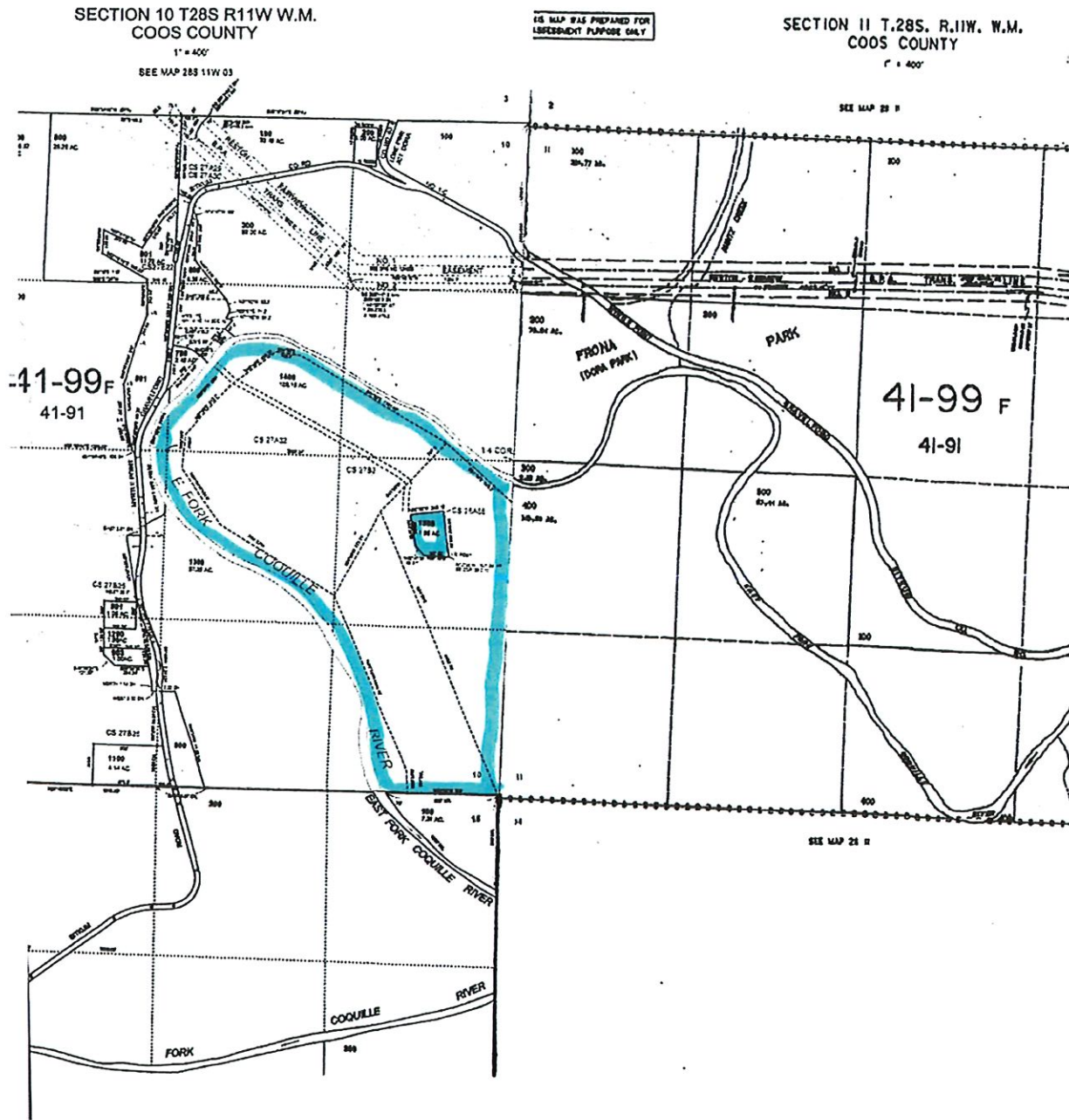


*Notary Seal*

  
Notary Public for Oregon

Bargain and Sale Deed - 2

INST. No. 2021-6811





**PROPERTY LINE ADJUSTMENT**  
 SUBMIT TO COOS COUNTY PLANNING DEPT. AT 225 N. ADAMS STREET OR MAIL TO:  
 COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL  
 PLANNING@CO.COOS.OR.US PHONE: 541-396-7770



FILE NUMBER: PLA- 21 - 003

Date Received: 2/18/21 Receipt #: 224228 Received by: A. Dibble

This application shall be filled out electronically. If you need assistance please contact staff. If the fee is not included the application will not be processed.  
 (If payment is received on line a file number is required prior to submittal)

**LAND INFORMATION**

**A. Land Owner(s)** LAIRD TIMBERLANDS, LLC  
 Mailing address: 99041 LAIRD LANE, MYRTLE POINT, OR 97458  
 Phone: 541-527-5901 Email:  davidjlaird@yahoo.com

Township: Range: Section: ¼ Section: 1/16 Section: Tax lot:  
 28S 11W 10 Select Select 1400

Tax Account Number(s): 819100 Zone: Select Zone Exclusive Farm Use (EFU)  
 Acreage Prior to Adjustment: 128.15 Acreage After the Adjustment 2.60

**B. Land Owner(s)** LAIRD TIMBERLANDS, LLC  
 Mailing address: 99041 LAIRD LANE, MYRTLE POINT, OR 97458  
 Phone: 541-527-5901 Email:  davidjlaird@yahoo.com

Township: Range: Section: ¼ Section: 1/16 Section:  
 28S 11W 15 Select Select 100

Tax Account Number(s) 822401 Zone Forest (F)  
 Acreage Prior to Adjustment: 7.31 Acreage After the Adjustment 132.86

**C. Surveyor** CLYDE F. MULKINS  
 Mailing Address P.O. BOX 809, NORTH BEND, OR 97459  
 Phone #: 541-751-8900 Email: mandrllc@frontier.com

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



**PROPERTY LINE ADJUSTMENT**  
 SUBMIT TO COOS COUNTY PLANNING DEPT. AT 225 N. ADAMS STREET OR MAIL TO:  
 COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL  
 PLANNING@CO.COOS.ORS PHONE: 541-396-7770

FILE NUMBER: PLA-21 - 025

Date Received: 6/21/21 Receipt #: 226252 Received by: A. Dibble

This application shall be filled out electronically. If you need assistance please contact staff. If the fee is not included the application will not be processed.  
 (If payment is received on line a file number is required prior to submittal)

**LAND INFORMATION**

**A. Land Owner(s)** Laird Timberlands, LLC  
 Mailing address: 99041 Laird Lane, Myrtle Point, OR 97458  
 Phone: 541-572-5901 Email: davidjlaird@yahoo.com

Township: Range: Section: ¼ Section: 1/16 Section: Tax lot:  
 28S 11W 10 Select Select 1400

Tax Account Number(s): 819100 Zone: Select Zone Exclusive Farm Use (EFU)  
 Acreage Prior to Adjustment: 128.15 Acreage After the Adjustment 76.89

**B. Land Owner(s)** Laird Timberlands, LLC  
 Mailing address: 99041 Laird Lane, Myrtle Point, OR 97458  
 Phone: 541-572-5901 Email: davidjlaird@yahoo.com

Township: Range: Section: ¼ Section: 1/16 Section:  
 28S 11W 15 Select Select 100

Tax Account Number(s) 822401 Zone Forest (F)  
 Acreage Prior to Adjustment: 7.31 Acreage After the Adjustment 58.57

**C. Surveyor** Clyde F. Mulkins  
 Mailing Address P.O. Box 809, North Bend, OR 97459  
 Phone #: 541-751-8900 Email: mandrllc@frontier.com

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: Map Information Or Account Information See PLA-003

Please check off that all the required documents have been submitted with the application. Failure to submit documents will result in an incomplete application or denial.

Purpose of the Property Line Adjustment:

This property line adjustment is the first part of a two part property line adjustment to isolate the dwelling on Tax Lot 1400 on to a smaller parcel.

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A before and after vicinity map locating the proposed line adjustment or elimination in relocation to adjacent subdivisions, partitions, other units of land and roadways.

A plot plan showing the existing boundary lines of the lots or parcels affected by the line adjustment and the approximate location for the proposed adjustment line. The plot plan needs reflect structures as follows:

- 1. Within Farm and Forest at least within 30 feet of the property boundaries.
- 2. Within Rural Residential at least 10 feet of the property boundaries.
- 3. Within Controlled Development at least within 20 feet of the boundaries.
- 4. Within Estuary Zones at least within 10 feet of the boundaries.
- 5. Within Commercial and Industrial within 10 feet of the boundaries.

If there is no development within distance listed above the plan needs to indicate not development within the required distance.

A current property report (less than 6 months old) indicating any taxes, assessment or liens against the property, easements, restrictive covenants and rights-of-way, and ownerships of the property. A title report is acceptable. ***This shall be for both properties.*** At the minimum a deed showing the current lien holders, reference to easements, covenants and ownership will be accepted for both properties. A notice will be provided to any lien holder as part of this process.

Please list all Lien Holders names and addresses:

Property 1: none

Property 2: none

Please answer the following:

- |  |   |  |
|--|---|--|
| Will the adjustment create an additional Unit of land?       | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |
| Does property 1 currently meet the minimum parcel/lot size ? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>            |
| Does property 2 currently meet the minimum parcel/lot size?  | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |

- Was property one created through a land division? Yes  No
- Was property two created through a land division? Yes  No
- Are there structures on the property? Yes  No
- If there are structures please provide how far they are in feet from the adjusted boundary line:  
32 feet and 35 feet
- Is there a sanitation system on the one or both properties, if so, please indicate the type of system  
Yes  No   
Onsite Septic System  Public Sewer
- Is property one going to result in less than an acre and contain a dwelling? Yes  No
- Is property two going to result in less than an acre and contain a dwelling? Yes  No
- Is one or both properties zoned Exclusive Farm Use or Forest? Yes  No
- Will the property cross zone boundaries? If so, a variance request will be required. Yes  No
- Will the property line adjustment change the access point? Yes  No

Section 5.0.150 Application Requirements: Applications for development (includes land divisions and relocation of property boundary) or land use actions shall be filled on forms prescribed by the County and shall include sufficient information and evidence necessary to demonstrate compliance with the applicable criteria and standards of this ordinance and be accompanied by the appropriate fee.

It shall be the duty of the Planning Director or his/her authorized representative to enforce the provisions of the Coos County Zoning and Land Development Ordinance pertaining to zoning, land use, the construction, erection, location or enlargement of any structure and land divisions including the relocation of boundary lines within Coos County under the jurisdiction of this Ordinance. Therefore, if any violations of the ordinance are found to exist the application will not be processed unless other resolutions are possible.

**Acknowledgment Statement: I hereby declare that I am the legal owner of record or an agent having consent of the legal owner of record and I am authorized to obtain land use approvals. The statements within this form and submittal information provided are true and correct to the best of my knowledge and belief. I understand that any authorization for land use approval may be revoked if it is determined that it was issued based on false statements, misrepresentation or in error.**

**Property Owner**

  
David J. Dard

6/18/21  
DATE



**PROPERTY LINE ADJUSTMENT**  
 SUBMIT TO COOS COUNTY PLANNING DEPT. AT 225 N. ADAMS STREET OR MAIL TO:  
 COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL  
 PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

See p/a-21-003

FILE NUMBER: PLA- -

Date Received: \_\_\_\_\_ Receipt #: \_\_\_\_\_ Received by: \_\_\_\_\_  
 This application shall be filled out electronically. If you need assistance please contact staff. If the  
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 (If payment is received on line a file number is required prior to submittal)

**LAND INFORMATION**

**A. Land Owner(s)** Laird Timberlands, LLC

Mailing address: 99041 Laird Lane, Myrtle Point, OR 97458

Phone: 541-572-5901 Email: davidjlaird@yahoo.com

Township: Range: Section: ¼ Section: 1/16 Section: Tax lot:  
 28S 11W 10 Select Select 1400

Tax Account Number(s): 819100 Zone: Select Zone Exclusive Farm Use (EFU)

Acreage Prior to Adjustment: 76.89 Acreage After the Adjustment 2.60

**B. Land Owner(s)** Laird Timberlands, LLC

Mailing address: 99041 Laird Lane, Myrtle Point, OR 97458

Phone: 541-572-5901 Email: davidlaird@yahoo.com

Township: Range: Section: ¼ Section: 1/16 Section:  
 28S 11W 15 Select Select 100

Tax Account Number(s) 822401 Zone Forest (F)

Acreage Prior to Adjustment: 58.57 Acreage After the Adjustment 132.86

**C. Surveyor** Clyd F. Mulkins

Mailing Address P.O. Box 809, North Bend, OR 97459

Phone #: 541-751-8900 Email: mandrllc@frontier.com

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

Please check off that all the required documents have been submitted with this application. Failure to submit documents will result in an incomplete application or denial.

Purpose of the Property Line Adjustment:

This property line adjustment is the second part of a two property line adjustment. The overall goal is to isolate a 2.60 acre homesite. The larger property is to be managed as a farm/forest operation by the current owners.

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- A before and after vicinity map locating the proposed line adjustment or elimination in relocation to adjacent subdivisions, partitions, other units of land and roadways.
- A plot plan showing the existing boundary lines of the lots or parcels affected by the line adjustment and the approximate location for the proposed adjustment line. The plot plan needs reflect structures as follows:
1. Within Farm and Forest at least within 30 feet of the property boundaries.
  2. Within Rural Residential at least 10 feet of the property boundaries.
  3. Within Controlled Development at least within 20 feet of the boundaries.
  4. Within Estuary Zones at least within 10 feet of the boundaries.
  5. Within Commercial and Industrial within 10 feet of the boundaries.

If there is no development within distance listed above the plan needs to indicate not development within the required distance.

- A current property report (less than 6 months old) indicating any taxes, assessment or liens against the property, easements, restrictive covenants and rights-of-way, and ownerships of the property. A title report is acceptable. ***This shall be for both properties.*** At the minimum a deed showing the current lien holders, reference to easements, covenants and ownership will be accepted for both properties. A notice will be provided to any lien holder as part of this process.

Please list all Lien Holders names and addresses:

Property 1: none

Property 2: none

Please answer the following:

- |  |   |  |
|--|---|--|
| Will the adjustment create an additional Unit of land?       | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |
| Does property 1 currently meet the minimum parcel/lot size ? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>            |
| Does property 2 currently meet the minimum parcel/lot size?  | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |

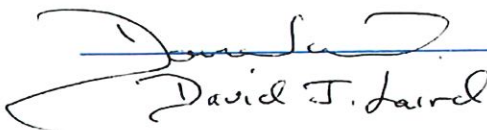
- Was property one created through a land division? Yes  No
- Was property two created through a land division? Yes  No
- Are there structures on the property? Yes  No
- If there are structures please provide how far they are in feet from the adjusted boundary line:  
more than 35 feet
- Is there a sanitation system on the one or both properties, if so, please indicate the type of system  
Yes  No   
Onsite Septic System  Public Sewer
- Is property one going to result in less than an acre and contain a dwelling? Yes  No
- Is property two going to result in less than an acre and contain a dwelling? Yes  No
- Is one or both properties zoned Exclusive Farm Use or Forest? Yes  No
- Will the property cross zone boundaries? If so, a variance request will be required. Yes  No
- Will the property line adjustment change the access point? Yes  No

Section 5.0.150 Application Requirements: Applications for development (includes land divisions and relocation of property boundary) or land use actions shall be filled on forms prescribed by the County and shall include sufficient information and evidence necessary to demonstrate compliance with the applicable criteria and standards of this ordinance and be accompanied by the appropriate fee.

It shall be the duty of the Planning Director or his/her authorized representative to enforce the provisions of the Coos County Zoning and Land Development Ordinance pertaining to zoning, land use, the construction, erection, location or enlargement of any structure and land divisions including the relocation of boundary lines within Coos County under the jurisdiction of this Ordinance. Therefore, if any violations of the ordinance are found to exist the application will not be processed unless other resolutions are possible.

**Acknowledgment Statement: I hereby declare that I am the legal owner of record or an agent having consent of the legal owner of record and I am authorized to obtain land use approvals. The statements within this form and submittal information provided are true and correct to the best of my knowledge and belief. I understand that any authorization for land use approval may be revoked if it is determined that it was issued based on false statements, misrepresentation or in error.**

**Property Owner**

  
David J. Laird

6/18/21  
DATE

Coos County Property Line Adjustment Application  
3

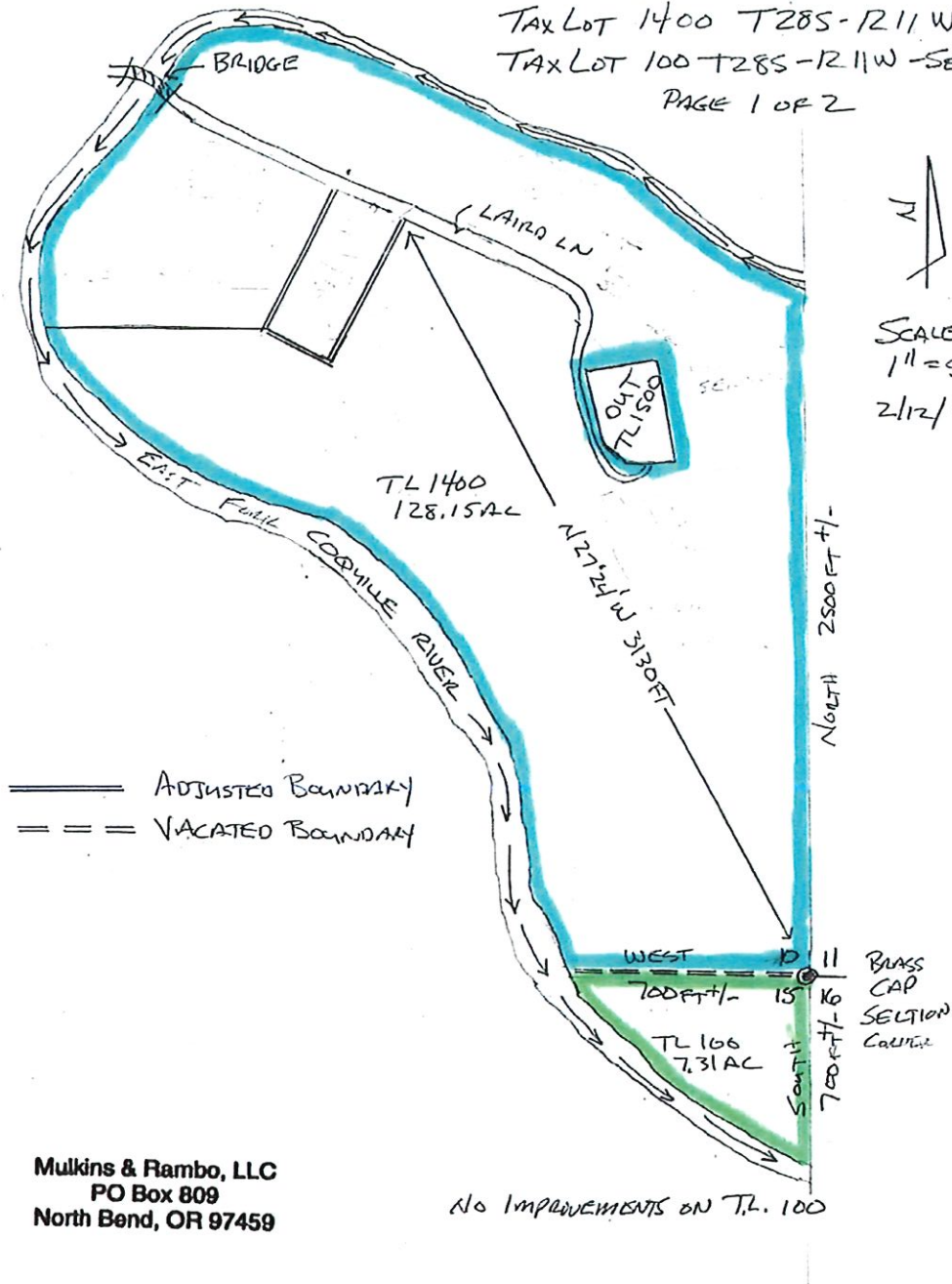
BEFORE ADJUSTMENTS

PLOT PLAN

TAX LOT 1400 T28S-1211W SEC 10

TAX LOT 100 T28S-1211W SEC 15

PAGE 1 OF 2



—— ADJUSTED BOUNDARY  
 - - - - VACATED BOUNDARY

Mulkins & Rambo, LLC  
 PO Box 809  
 North Bend, OR 97459

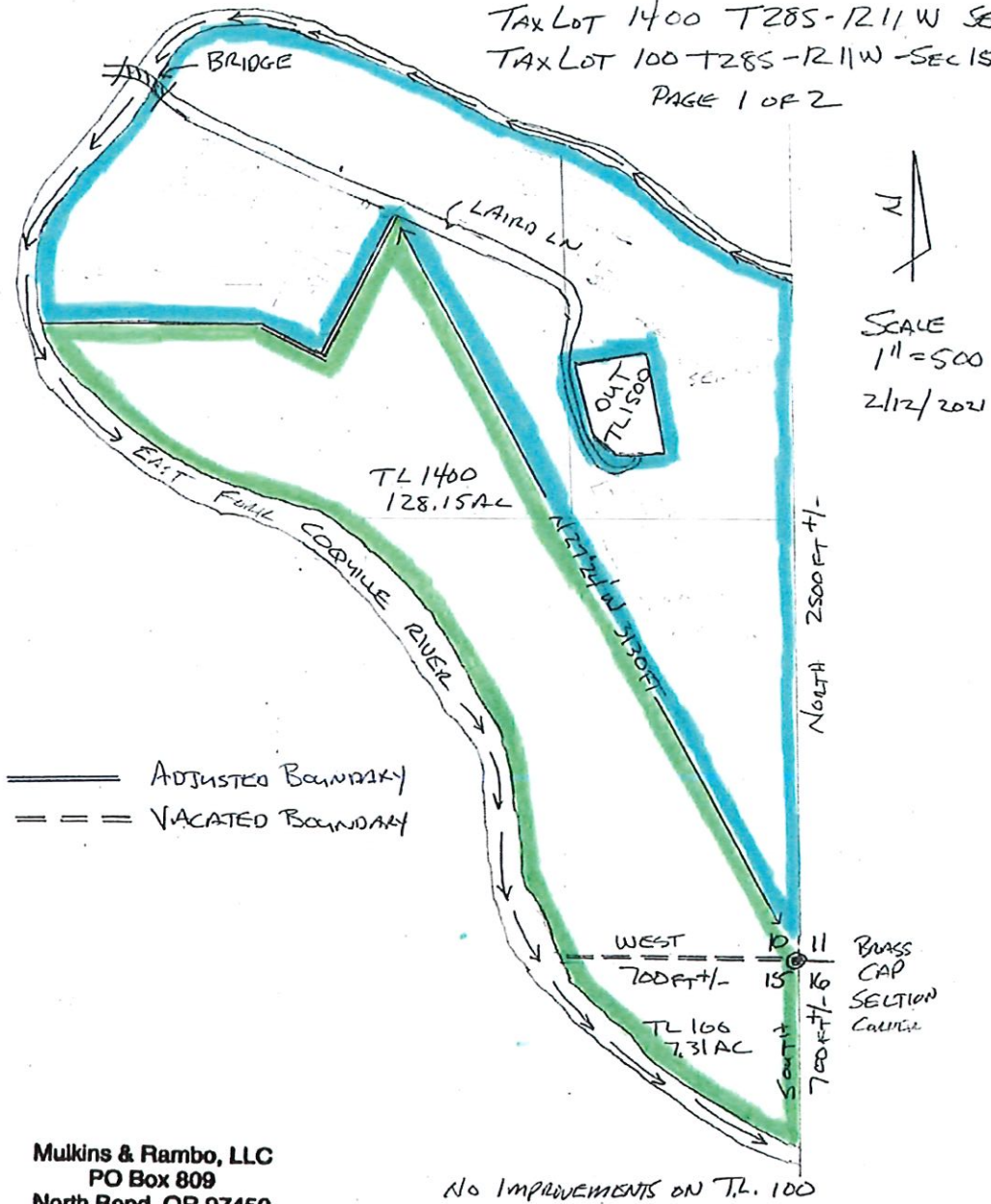
NO IMPROVEMENTS ON TL. 100

AFTER FIRST ADJUSTMENT PLOT PLAN

TAX LOT 1400 T285-1211 W SEC 10

TAX LOT 100 T285-1211 W - SEC 15

PAGE 1 OF 2



Mulkins & Rambo, LLC  
PO Box 809  
North Bend, OR 97459

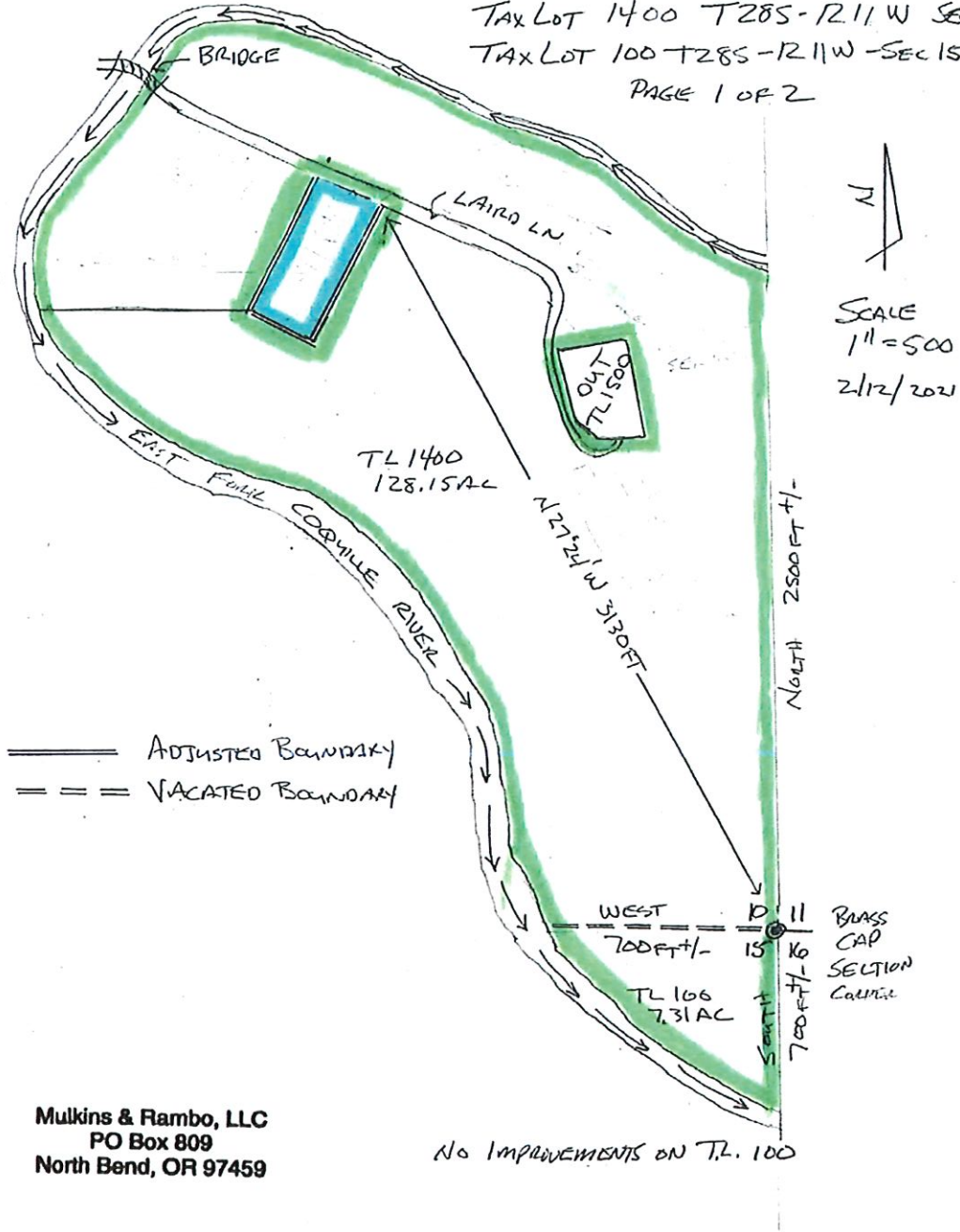
No IMPROVEMENTS ON TL. 100

# AFTER SECOND ADJUSTMENT PLOT PLAN

TAX LOT 1400 T28S-1211W SEC 10

TAX LOT 100 T28S-1211W-SEC 15

PAGE 1 OF 2

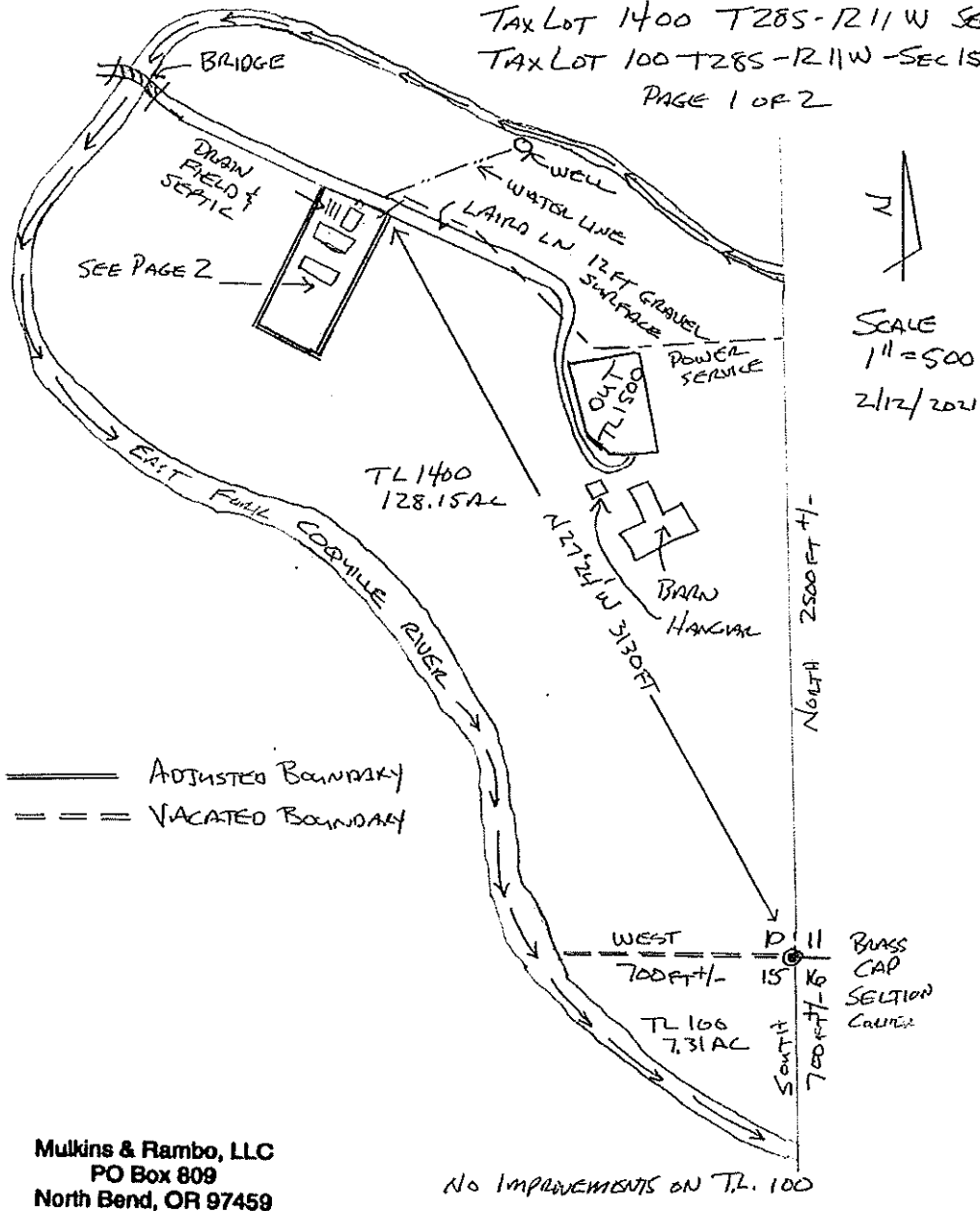


==== ADJUSTED BOUNDARY  
 - - - - VACATED BOUNDARY

Mulkins & Rambo, LLC  
 PO Box 809  
 North Bend, OR 97459

NO IMPROVEMENTS ON T.L. 100

PLOT PLAN  
 TAX LOT 1400 T285-1211 W SEC 10  
 TAX LOT 100 T285-1211 W SEC 15  
 PAGE 1 OF 2

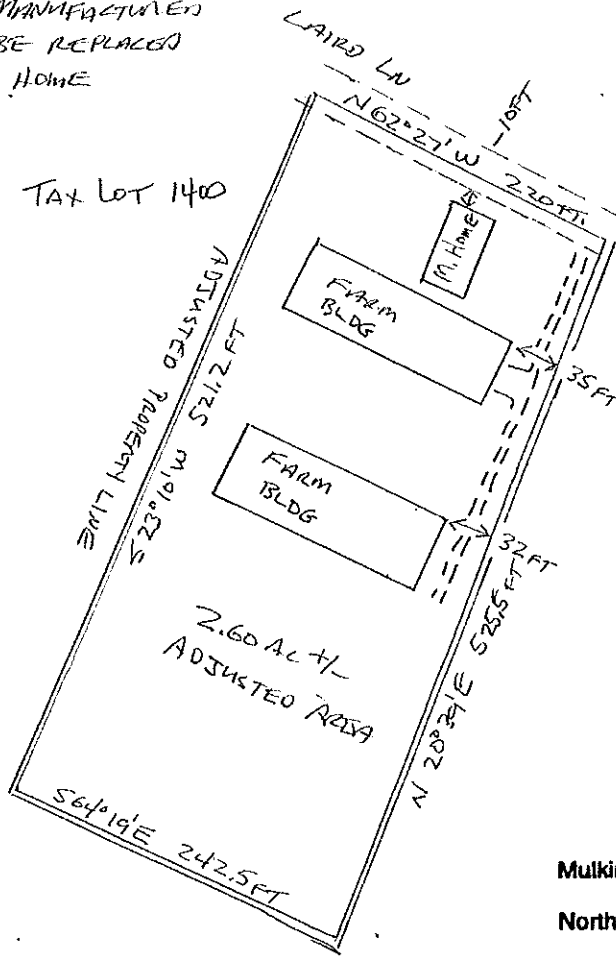


Mulkins & Rambo, LLC  
 PO Box 809  
 North Bend, OR 97459

PLOT PLAN  
 TAX LOT 1400 (Poreston)  
 PAGE 2 of 2

NOTE: THE MANUFACTURED HOME WILL BE REPLACED WITH A NEW HOME STRUCTURE.

SCALE 1" = 100'  
 2/12/2021



Mulkins & Rambo, LLC  
 PO Box 809  
 North Bend, OR 97459

After Recording Return To:  
Foss, Whitty, Littlefield,  
McDaniel & Bodkin, LLP  
P.O. Box 1120  
Coos Bay, OR 97420

Send Tax Statements To:  
Laird Timberlands, LLC  
HC 86 Box 141 A  
Myrtle Point OR 97458

Consideration: None

DEED

MURL W. LAIRD as to an undivided 1.2% interest, LAURA E. LAIRD as to an undivided 1.2% interest, and MURL W. LAIRD and LAURA E. LAIRD as Trustees of the Murl and Laura Laird Trust under agreement dated August 23, 1993, as to an undivided 97.6% interest, Grantors, convey and warrant to LAIRD TIMBERLANDS, LLC, an Oregon limited liability company, Grantee, all of Grantors' interest in and to the following described real property in Coos County, Oregon:

Parcel 1:  
North half of Northeast quarter of Section 12, Township 28 South, Range 10 West of Willamette Meridian, Coos County, Oregon.

Coos County Assessor's No. 7986.00

Parcel 2:  
Southeast quarter of Northwest quarter, Northeast quarter of Southwest quarter, West 550 feet of Southwest quarter of Northeast quarter, West 550 feet of Northwest quarter of Southeast quarter, and that portion of West 550 feet of Southwest quarter of Southeast quarter lying North of the Coos Bay Wagon Road, all in Section 6, Township 28 South, Range 10 West, Willamette Meridian, Coos County, Oregon.

Coos County Assessor's No. 7933.01

Parcel 3:  
That part of the Southwest quarter and the Southwest quarter of the Southeast quarter (SW¼ and SW¼SE¼), lying South of the Coquille River, in Section 11, Township 28 South, Range 11 West of the Willamette Meridian, containing 146 acres, more or less; and

All land on the East side of the East Fork of the Coquille River in the Northeast quarter (NE¼) and the Southeast quarter (SE¼) of Section 10, Township 28 South, Range 11 West of Willamette Meridian, containing 130 acres, more or less, except the parcel described as Parcel 5 in this deed.

TL 1400  
T28S-R11W  
SE-10

DEED - 1

Coos County Assessor's Nos. 8191.00, 8191.00 and 8194.00

*TL 100  
T285-R11W-  
S5-15*

**Parcel 4:**

That part of the NE 1/4 NE 1/4 of Section 15 in Township 28 South, Range 11 West of the Willamette Meridian in Coos County, Oregon, lying North and East of the center of the stream of the E. Fork of the Coquille River, being more particularly described as follows: Beginning at the Northeast corner of said Section 15 and running thence South along the Section line 840 feet to the East Bank of said Coquille River, thence continue South along said Section line 100 feet more or less to the center of the stream; thence northwesterly upstream, along the center of the stream 1200 feet more or less to the North line of Section 15; thence East along said North line 75 feet more or less to the East bank of said Coquille River, thence continue East along said North line 650 feet to the point of beginning, containing 6.8 acres excluding the river bed.

Coos County Assessor's No. 9224.01

*OUT  
TL 1500  
T285-R11W-  
S5-10*

**Parcel 5:**

A parcel of land in the Northeast quarter of Southeast quarter of Section 10, Township 28 South, Range 11 West of Willamette Meridian, Coos County, Oregon, being described as follows: Beginning at an iron rod post which is North 13° 55' West 1921.89 feet from the Southeast corner of said Section 10; running thence North 89° 19' West 187.83 feet to an iron rod post; thence North 42° 41' West 95.51 feet to an iron rod post; thence North 11° 32' West 250.47 feet to an iron rod post; thence North 80° 53' East 249.16 feet along a fence line; thence South 8° 58' East 361.78 feet along a fence line to point of beginning.

Together with a perpetual easement and right of way over and along the existing roadway from said parcel of land to the Sitkum Route County Road.

Subject to and excepting a life estate granted to Murl W. Laird and Laura E. Laird individually by deed dated December 10, 1998.

Coos County Assessor's No. 8191.01

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.

Dated this 10th day of December, 1998.

DEED - 2

1998 60655 0002 0000 0000

*Murl W. Laird*  
MURL W. LAIRD

*Laura E. Laird*  
LAURA E. LAIRD

*Murl W. Laird*  
Murl W. Laird, Trustee of the  
Murl and Laura Laird Trust  
U/A/D 8-23-93

*Laura E. Laird*  
Laura E. Laird, Trustee of the  
Murl and Laura Laird Trust  
U/A/D 8-23-93

STATE OF OREGON )  
County of Coos ) ss.

This instrument was acknowledged before me on December 10, 1998, by Murl W. Laird, individually and as Trustee of the Murl and Laura Laird Trust under agreement dated August 23, 1993, and by Laura E. Laird, individually and as Trustee of the Murl and Laura Laird Trust under agreement dated August 23, 1993.



*Alyce M. Schell*  
Notary Public for Oregon

DEED - 3

1998 60655 0003 0000 0000

**COPY**

After Recording Return To:  
Laird Timberlands, LLC  
99041 Laird Lane  
Myrtle Point, OR 97458

Coos County, Oregon      2021-06811  
\$91.00      06/21/2021 09:03 AM  
Pgs=2

Send Tax Statements To:  
Laird Timberlands, LLC  
99041 Laird Lane  
Myrtle Point, OR 97458



Debbie Heller, CCC, Coos County Clerk

Grantor/Grantee:  
Laird Timberlands, LLC

Consideration: The true and actual consideration for this conveyance is \$00.00.

**Bargain and Sale Deed**

Laird Timberlands, LLC, an Oregon Limited Liability Company, Grantor, conveys to Laird Timberlands, LLC, an Oregon Limited Liability Company, Grantee, the following described property in Coos County, Oregon:

All the land on the East side of the East Fork of the Coquille River in the Northeast quarter and the Southeast quarter of Section 10, Township 28 South, Range 11 West of the Willamette Meridian, Coos County, Oregon.

Except that parcel of land in the Northeast quarter of the southeast quarter of Section 10, Township 28 South, Range 11 West of the Willamette Meridian, Coos County, Oregon, described as follows: Beginning at an iron rod post which is North 13° 55' West 1921.89 feet from the Southeast corner of said Section 10; running thence North 89° 19' West 187.63 feet to an iron rod post; thence North 42° 41' West 95.51 feet to an iron rod post; thence North 11° 32' West 250.47 feet to an iron rod post; thence North 80° 53" East 249.16 feet along a fence line; thence South 8° 58' East 361.76 feet along a fence line to the point of beginning.

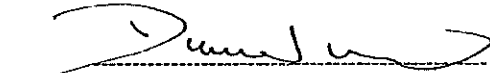
Coos County assessor's Account No. 819100

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. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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

Bargain and Sale Deed - 1

OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 6 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 18 day of JUNE, 2021.

  
David J. Laird, Manager of Laird  
Timberlands, LLC

STATE OF OREGON     )  
                                  ) ss.  
County of Coos        )

This instrument was acknowledged before me on June 18, 2021 by  
David J. Laird, Manager of Laird Timberlands, LLC.



  
Notary Public for Oregon

Bargain and Sale Deed - 2

Please check off that all the required documents have been submitted with the application. Failure to submit documents will result in an incomplete application or denial.

**Purpose of the Property Line Adjustment:**

THE PROPERTY OWNERS WISH TO SEPERATE THE HOME ON TAX LOT 1400 FROM  
THE REST OF THE PROPERTY.

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- A before and after vicinity map locating the proposed line adjustment or elimination in relocation to adjacent subdivisions, partitions, other units of land and roadways.
- A plot plan showing the existing boundary lines of the lots or parcels affected by the line adjustment and the approximate location for the proposed adjustment line. The plot plan needs reflect structures as follows:
1. Within Farm and Forest at least within 30 feet of the property boundaries.
  2. Within Rural Residential at least 10 feet of the property boundaries.
  3. Within Controlled Development at least within 20 feet of the boundaries.
  4. Within Estuary Zones at least within 10 feet of the boundaries.
  5. Within Commercial and Industrial within 10 feet of the boundaries.

If there is no development within distance listed above the plan needs to indicate not development within the required distance.

- A current property report (less than 6 months old) indicating any taxes, assessment or liens against the property, easemnts, restrictive covenants and rights-of-way, and ownerships of the property. A title report is acceptable. ***This shall be for both properties.*** At the minimum a deed showing the current lien holders, reference to easements, covenants and ownership will be accepted for both properties. A notice will be provided to any lien holder as part of this process.

Please list all Lien Holders names and addresses:

Property 1: NONE

Property 2: NONE

**Please answer the following:**

- |  |   |  |
|--|---|--|
| Will the adjustment create an additional Unit of land?       | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |
| Does property 1 currently meet the minimum parcel/lot size ? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>            |
| Does property 2 currently meet the mimimum parcel/lot size?  | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> |

Was property one created through a land division? Yes  No

Was property two created through a land division? Yes  No

Are there structures on the property? Yes  No

If there are structures please provide how far they are in feet from the adjusted boundary line:

Is there a sanitation system on the one or both properties, if so, please indicate the type of system

	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Onsite Septic System <input checked="" type="checkbox"/>		Public Sewer <input type="checkbox"/>

Is property one going to result in less than an acre and contain a dwelling? Yes  No

Is property two going to result in less than an acre and contain a dwelling? Yes  No

Is one or both properties zoned Exclusive Farm Use or Forest? Yes  No

Will the property cross zone boundaries? If so, a variance request will be required. Yes  No

Will the property line adjustment change the access point? Yes  No

Section 5.0.150 Application Requirements: Applications for development (includes land divisions and relocation of property boundary) or land use actions shall be filled on forms prescribed by the County and shall include sufficient information and evidence necessary to demonstrate compliance with the applicable criteria and standards of this ordinance and be accompanied by the appropriate fee.

It shall be the duty of the Planning Director or his/her authorized representative to enforce the provisions of the Coos County Zoning and Land Development Ordinance pertaining to zoning, land use, the construction, erection, location or enlargement of any structure and land divisions including the relocation of boundary lines within Coos County under the jurisdiction of this Ordinance. Therefore, if any violations of the ordinance are found to exist the application will not be processed unless other resolutions are possible.

**Acknowledgment Statement: I hereby declare that I am the legal owner of record or an agent having consent of the legal owner of record and I am authorized to obtain land use approvals. The statements within this form and submittal information provided are true and correct to the best of my knowledge and belief. I understand that any authorization for land use approval may be revoked if it is determined that it was issued based on false statements, misrepresentation or in error.**

**Property Owner**

LAIRD TIMBERLANDS, LLC

David J. Laird  
MANAGER David J. Laird

1/30/21  
DATE

BEFORE MAP

TAX LOT 1400, 28S-11W-10

TAX LOT 100, 28S-11W-15

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

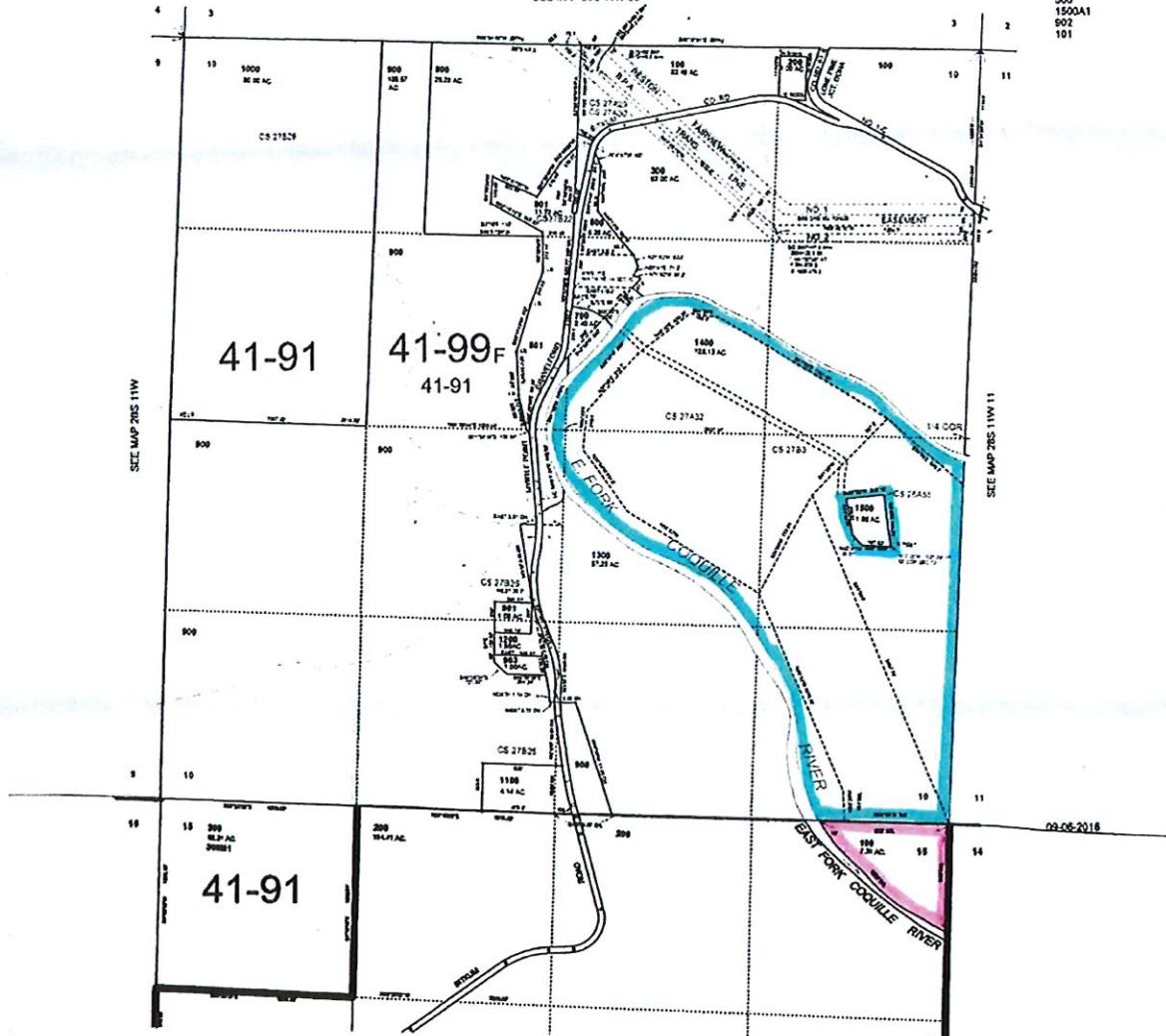
SECTION 10 T28S R11W W.M.  
COOS COUNTY

28S 11W 10

1" = 400'

SEE MAP 28S 11W 03

CANCELLED NO.  
400  
500  
1500A1  
902  
101



ARTER MAP

Tax Lot 1400, 28S-11W-10

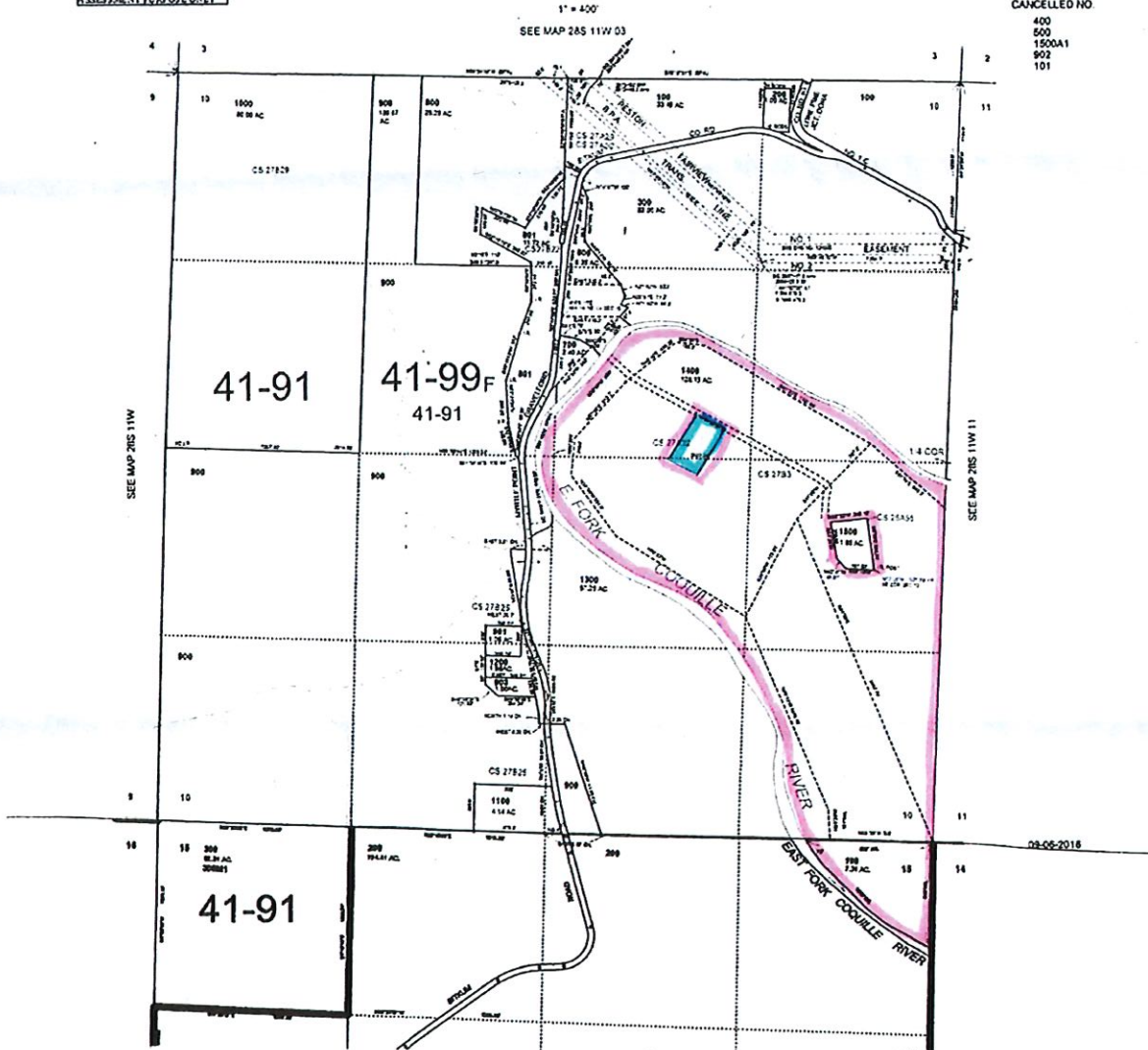
Tax Lot 100, 28S-11W-10

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

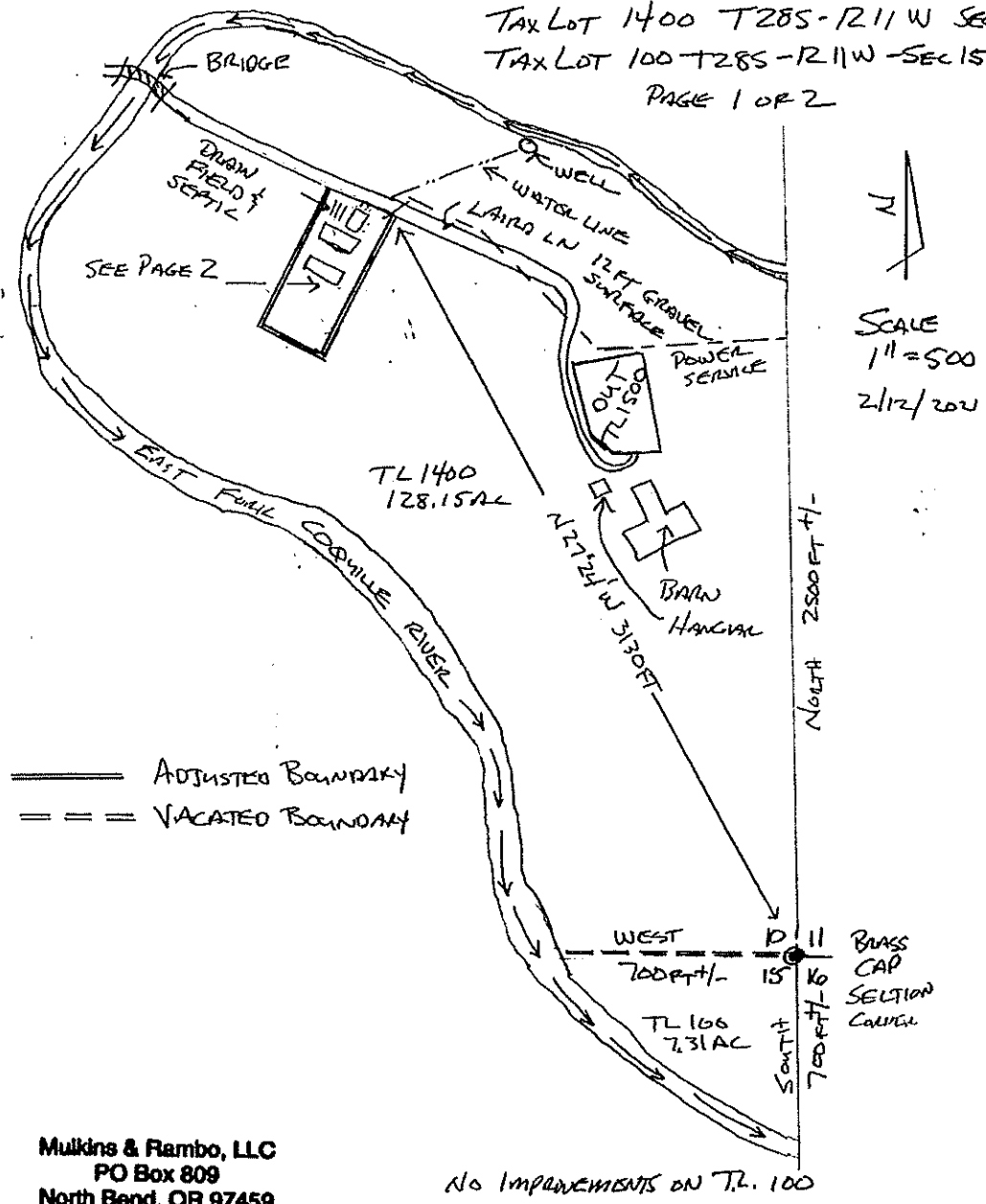
SECTION 10 T28S R11W W.M.  
COOS COUNTY

28S 11W 10

CANCELLED NO.  
400  
500  
1500A1  
902  
101



PLOT PLAN  
 TAX LOT 1400 T285-1211 W SEC 10  
 TAX LOT 100 T285-1211 W SEC 15  
 PAGE 1 OF 2

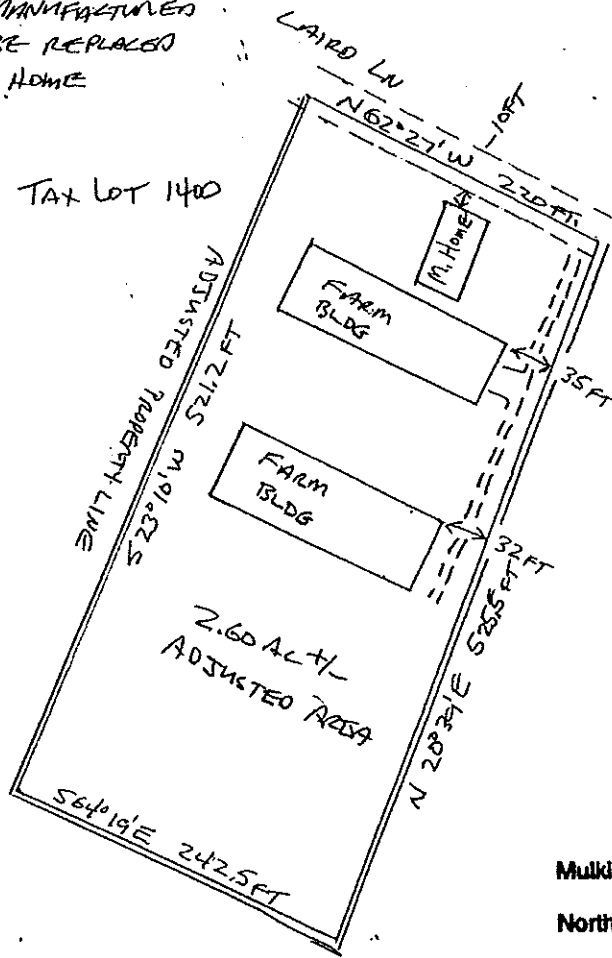


Mulkins & Rambo, LLC  
 PO Box 809  
 North Bend, OR 97459

PLOT PLANS  
 TAX LOT 1400 (PORTION)  
 PAGE 2 OF 2

NOTE: THE MANUFACTURED HOME WILL BE REPLACED WITH A NEW HOME STRUCTURE.

SCALE 1" = 100'  
 2/12/2021



Mulkins & Rambo, LLC  
 PO Box 809  
 North Bend, OR 97459

After Recording Return To:  
Foss, Whitty, Littlefield,  
McDaniel & Bodkin, LLP  
P.O. Box 1120  
Coos Bay, OR 97420

Send Tax Statements To:  
Laird Timberlands, LLC  
HC 88 Box 141 A  
Myrtle Point, OR 97468

Consideration: None

**DEED**

MURL W. LAIRD as to an undivided 1.2% interest, LAURA E. LAIRD as to an undivided 1.2% interest, and MURL W. LAIRD and LAURA E. LAIRD, as Trustees of the Murl and Laura Laird Trust under agreement dated August 23, 1993, as to an undivided 97.6% interest, Grantors, convey and warrant to LAIRD TIMBERLANDS, LLC, an Oregon limited liability company, Grantee, all of Grantors' interest in and to the following described real property in Coos County, Oregon:

Parcel 1:  
North half of Northeast quarter of Section 12, Township 28 South, Range 10 West of Willamette Meridian, Coos County, Oregon.

Coos County Assessor's No. 7986.00

Parcel 2:  
Southeast quarter of Northwest quarter, Northeast quarter of Southwest quarter, West 550 feet of Southwest quarter of Northeast quarter, West 550 feet of Northwest quarter of Southeast quarter, and that portion of West 550 feet of Southwest quarter of Southeast quarter lying North of the Coos Bay Wagon Road, all in Section 6, Township 28 South, Range 10 West, Willamette Meridian, Coos County, Oregon.

Coos County Assessor's No. 7933.01

Parcel 3:  
That part of the Southwest quarter and the Southwest quarter of the Southeast quarter (SW¼ and SW¼SE¼), lying South of the Coquille River, in Section 11, Township 28 South, Range 11 West of the Willamette Meridian, containing 146 acres, more or less; and

All land on the East side of the East Fork of the Coquille River in the Northeast quarter (NE¼) and the Southeast quarter (SE¼) of Section 10, Township 28 South, Range 11 West of Willamette Meridian, containing 130 acres, more or less, except the parcel described as Parcel 5 in this deed.

DEED - 1

1998 60655 0001 0000 0000

TL 1400  
T28S-1211W  
Sec 10

Coos County Assessor's Nos. 8191.00, 8191.80 and 8194.00

TL 100  
T28S-R11W-  
SE-4-15

Parcel 4:

That part of the NE 1/4 NE 1/4 of Section 15 in Township 28 South, Range 11 West of the Willamette Meridian in Coos County, Oregon, lying North and East of the center of the stream of the E. Fork of the Coquille River, being more particularly described as follows: Beginning at the Northeast corner of said Section 15 and running thence South along the Section line 840 feet to the East bank of said Coquille River; thence continue South along said Section line 100 feet more or less to the center of the stream; thence northwesterly upstream, along the center of the stream 1200 feet more or less to the North line of Section 15; thence East along said North line 75 feet more or less to the East bank of said Coquille River; thence continue East along said North line 650 feet to the point of beginning, containing 6.8 acres excluding the river bed.

Coos County Assessor's No. 8224 01

OUT  
TL 1500  
T28S-R11W  
SEC 10

Parcel 5:

A parcel of land in the Northeast quarter of Southeast quarter of Section 10, Township 28 South, Range 11 West of Willamette Meridian, Coos County, Oregon, being described as follows: Beginning at an iron rod post which is North 13° 55' West 1921.89 feet from the Southeast corner of said Section 10; running thence North 89° 19' West 187.83 feet to an iron rod post; thence North 42° 41' West 95.51 feet to an iron rod post; thence North 11° 32' West 250.47 feet to an iron rod post; thence North 80° 53' East 249.16 feet along a fence line; thence South 8° 58' East 361.76 feet along a fence line to point of beginning.

Together with a perpetual easement and right of way over and along the existing roadway from said parcel of land to the Sitkum Route County Road.

Subject to and excepting a life estate granted to Muri W. Laird and Laura E. Laird individually by deed dated December 10, 1998.

Coos County Assessor's No. 8191.01

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.

Dated this 10th day of December, 1998.

DEED - 2

*Muri W. Laird*  
MURI W. LAIRD

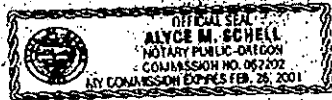
*Laura E. Laird*  
LAURA E. LAIRD

*Muri W. Laird*  
Muri W. Laird, Trustee of the  
Muri and Laura Laird Trust  
U/A/D 8-23-93

*Laura E. Laird*  
Laura E. Laird, Trustee of the  
Muri and Laura Laird Trust  
U/A/D 8-23-93

STATE OF OREGON )  
                          ) ss  
County of Coos     )

This instrument was acknowledged before me on December 10, 1998, by Muri W. Laird, individually, and as Trustee of the Muri and Laura Laird Trust under agreement dated August 23, 1993, and by Laura E. Laird, individually and as Trustee of the Muri and Laura Laird Trust under agreement dated August 23, 1993.



*Alyce M. Schell*  
Notary Public for Oregon

DEED - 3

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