



COOS COUNTY CONDITIONAL USE LAND USE APPLICATION

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

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)

Date Received: 10/12/22 Receipt #: 235529 Amount: 1600⁰⁰ Received by: AMB

This application shall be filled out electronically. If you need assistance please contact staff.

Applications shall be submitted by the property owner or a purchaser under a recorded land sale contract. "Property owner" means the owner of record, including a contract purchaser.

The application shall include the signature of all owners of the property.

A legal representative may sign on behalf of an owner upon providing evidence of formal legal authority to sign.

LAND INFORMATION

A. Property Owner(s) Larry Paul and Bonnie Riley
Mailing address: Little River Rd, Glide OR 97443
Phone: (541) 733-6340 Email: werepumped@icloud.com

Township: 29S Range: 14W Section: 7 ¼ Section: 1/16 Section: 2500 Tax lots:

Tax Account Number(s): 3089701 Zone: Select Zone Exclusive Farm Use (EFU)
Tax Account Number(s):

B. Special Districts and Services

Water On-Site (Well or Spring) Sewage Disposal On-Site Septic
School Coos Bay Fire District Bandon RFPD

C. Type of Application (s) please consult with staff to determine prior to submittal

- Administrative Conditional Use for Replacement Dwelling
- Hearings Body Conditional Use for _____
- Historical, Cultural and Archaeological Resources, Natural Areas of Wilderness
- Beaches and Dunes
- Non-Estuarine Shoreland Boundary
- Significant Wildlife Habitat
- Natural Hazards
 - Flood
 - Landslide
 - Liquefaction
 - Erosion
 - Wildfires
- Airport Surfaces Overlay
- Variance to which standard _____

Include the supplemental application with all criteria addressed. If you require assistance with the criteria please contact a land use attorney or professional consultant. Property information may be obtained from a tax statement or can be found on the County Assessor's web page at the following links:

[Map Information](#) Or [Account Information](#)

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

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

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

1. Project summary and details including time limes.
2. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. This shall be addressed on the supplemental criteria page (see staff for criteria).

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

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

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

IV. **CERTIFICATION:** I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director’s decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county’s behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit. If the property owner would like staff to contact a legal representative or consultant please provide the contact information using a consent form.

PROPERTY OWNER SIGNATURES REQUIRED FOR PROCESSING



ACCESS INFORMATION

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

Property Address: 88018 Napier Ln, Bandon OR 97411

Type of Access: Private Easement - Provide Easement Name of Access: "Napier Ln" (Private Easement)

Is this property in the Urban Growth Boundary? No

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

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

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

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

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

Regulations regarding roads, driveways, access and parking standards can be found in Coos County Zoning and Land Development Ordinance **CCZLDO Article 7**

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

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: _____ Receipt # _____

File Number: DR-

SANITATION INFORMATION

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

Water Service Type: On-site Well

Sewage Disposal Type: On-site septic

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

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

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

Staff Signature: _____

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

Additional Comments:



Coos County Planning Department
Coos County Courthouse Annex, Coquille, Oregon 97423
Mailing Address: Planning Department, Coos County Courthouse, Coquille, Oregon 97423
(541) 396-7770
FAX (541) 396-1022 / TDD (800) 735-2900
Jill Rolfe, Planning Director

CONSENT

On this 22nd day of September, 2022,

I, Larry Paul and Bonnie Riley
(Print Owners Name as on Deed)

as owner/owners of the property described as Township 29S, Range 14W,

Section 7, Tax Lot 2500, Deed Reference 2011-2307

Hereby grant permission to Hailey Sheldon so that a(n)
(Print Name)

Land Use application can be submitted to the Coos
(Print Application Type)

County Planning Department.

Owners Signature/s



Larry Paul
Bonnie Riley

OVERVIEW

Applicant	Larry Paul and Bonnie Riley
Site Address	88018 Napier Ln, Bandon OR 97411
Map No.	29S14W07
Parcel No.	2500
Coos County Account No.	3089701
Size	5.01 Acres
Zoning	EFU
Special Development Considerations and Overlays	<ul style="list-style-type: none"> - Coos County Beaches and Dunes Development Suitability: Suitable for Most Uses - FEMA Flood Maps: None - DOGAMI Landslide Susceptibility: Low to Moderate - DOGAMI Liquefaction Susceptibility: Low - Coos Coastal Shorelands Boundary: N/A - National Wetland Inventory: None - Statewide Wetland Inventory: None
Proposal	Replacement of lawfully established dwelling, demolished between 2011 and 2013.
Access	Napier Ln: Private Easement (Attachment 8)
Site Description	Flat vacant land
Surrounding Zoning & Use	Approximately 0.4 miles southeast from the southeast corner of Bandon’s UGB. On west side of Ross Road. Surrounded by EFU, Forest, and Rural Residential zoning; majority of parcels used for residential use.

NARRATIVE

CCZLDO § 4.6.200 Exclusive Farm Use – Use Tables

(8) REPLACEMENT DWELLING - Dwelling that no longer meets replacement criteria as described in subsection (8)(a)(A)(i) through (iv) of this section. This determination meets the requirements for a land use decision and shall reviewed as an Administrative Conditional Use (ACU).

[...]

(b) For replacement of a lawfully established dwelling under this section:

(A) or replaced under ORS 215.283 if the county determines that:

The dwelling to be replaced (a 1979 Skyline mobile home) was lawfully established.

The Coos County Planning Department issued a zoning compliance to develop a septic system and a dwelling on the subject property May 23, 1984. (Attachment 2)

The DEQ issued a permit for the septic system May 31, 1984; the septic system was inspected May 16, 1985, reinspected June 17, 1985, permit renewed June 20, 1985, passed inspection and was issued a DEQ Certificate of Satisfactory Completion on March 19, 1986 (Attachment 3)

The dwelling (a 1979 Skyline mobile home) was installed on the property in 1986. (Attachment 4)

The dwelling was reported to the Assessor's office for tax purposes in 1986 and is still on the rolls today (Attachment 5)

(i) The dwelling to be altered, restored or replaced has, or formerly had:

- (1) Intact exterior walls and roof structure;*
- (2) Indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system;*
- (3) Interior wiring for interior lights; and*
- (4) A heating system; and*

See Attachments 5 for Coos County Assessor's records showing dwelling to be replaced formerly had intact exterior walls and roof structure, indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system, interior wiring for interior lights, and a heating system.

(ii) (1) If the dwelling was removed, destroyed or demolished:

(a) The dwelling's tax lot does not have a lien for delinquent ad valorem taxes; and

The dwelling's tax lot does not have a lien for delinquent taxes (see Attachment 5).

(b) Any removal, destruction or demolition occurred on or after January 1, 1973;

Demolition occurred between 2011 and 2013, as evidenced by Google Earth.

(2) If the dwelling is currently in such a state of disrepair that the dwelling is unsafe for occupancy or constitutes an attractive nuisance, the dwelling's tax lot does not have a lien for delinquent ad valorem taxes; or

N/A

(3) A dwelling not described in subparagraph [(1) or (2)]¹ of this subsection was assessed as a dwelling for purposes of ad valorem taxation:

(i) For the previous five property tax years; or

¹ CCZLDO text corrected to be consistent with ORS 215.291 Alteration, restoration or replacement of lawfully established dwelling.

CCZLDO currently reads: "(3) A dwelling not described in subparagraph (A)(i)(1) or (A)(i)(2) of this subsection was assessed as a dwelling for purposes of ad valorem taxation." Where (A)(i)(1) is "Intact exterior walls and roof structure" and (A)(i)(2) is "Indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system"

ORS 215.291, on which this section of the CCZLDO was modeled, reads: "(C) A dwelling not described in subparagraph (A) or (B) of this paragraph was assessed as a dwelling for purposes of ad valorem taxation." Where (A) is "If the dwelling was removed, destroyed or demolished" and (B) is "If the dwelling is currently in such a state of disrepair that the dwelling is unsafe for occupancy or constitutes an attractive nuisance, the dwelling's tax lot does not have a lien for delinquent ad valorem taxes."

(ii) From the time when the dwelling was erected upon or affixed to the land and became subject to assessment as described in ORS 307.010.

N/A. Dwelling is described in subparagraph (1): the dwelling was removed, destroyed, or demolished (and the dwellings tax does not have a lien for delinquent ad valorem taxes and the removal, destruction or demolition occurred on or after January 1, 1973).

(B) For deferred replacement of a lawfully established dwelling under this section:

The applicant is not requesting deferred replacement; the former dwelling on subject property has already been demolished.

A deferred placement permit allows the construction of the replacement dwelling at a future date; it does not apply to a dwelling which was demolished in the past.

(30) The County governing body or its designate shall require as a condition of approval of a single-family dwelling under 215.283 or 215.284 or otherwise in a farm or forest zone, that the landowner for the dwelling sign and record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under 30.936 or 30.937.

CCZLDO § 4.6.210 Development and Use Standards for the Exclusive Farm Use Zone

Development Standards All dwellings and structures approved shall be sited in accordance with this section.

1. Minimum Lot Size: [...]

N/A

1. Setbacks

a. Road: All buildings or structures with the exception of fences shall be setback a minimum of thirty five (35) feet from any road right-of-way centerline or five (5) feet from any right-of-way line, whichever is greater.

b. Firebreak: New or replacement dwellings on lots, parcels, or tracts abutting the "Forest" zone shall establish and maintain a firebreak for a distance of at least 30 in all directions. Vegetation within this firebreak may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with more than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet from the ground) branches. Accumulated needles, limbs, and other dead vegetation should be removed from beneath trees.

See Attachment 1 Site Plan – all structures are set back more than 35 feet from road centerline of Alder Street right of way and Napier Ln private easement and at least 30 feet from the property lines.

3. Structure Height: Farm-related structures are exempt from height limits unless subject to Airport Overlay zone or Urban Growth Boundary requirements.

4. Lot Coverage: No requirements.

5. Fences, Hedges and Walls: No requirement except for vision clearance provisions of § 7.1.525 apply.

No fences, hedges, or walls are proposed.

6. Off-street parking and Loading: See Chapter VII.

Subject property contains at least 2 off-street parking spaces.

7. Minimum Road Frontage/Lot Width unless waived by the Planning Director in consultation with the County Surveyor due to creating an unsafe or irregular configuration:

a. Within UGB's – 50 feet

b. Outside UGB's – 20 feet

8. Access: Access to new dwellings shall meet road design standards in Chapter VII.

The driveway off the Napier easement is pre-existing. No driveway improvements are proposed. This application includes the Coos County Road Department's Access Information form, for their review.

9. Minimizing Impacts: in order to minimize the impacts of dwellings in agricultural lands, all applicants requesting a nonfarm dwelling shall acknowledge and file in the deed records of Coos County, a Farm Practices Management Easement. The Farm Practices Easement shall be recorded in the deed records of the county prior to any final county approval for a single family dwelling. [OR96-06-007PL 9/4/96]

The applicant understands that if their replacement dwelling request is approved, they'll be required to file in the deed records of Coos County, a Farm Practices Management Easement.

10. Riparian Vegetation Protection within 50 feet of a wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife Habitat Inventory maps shall be maintained except that:[...]

No riparian area exists on subject property.

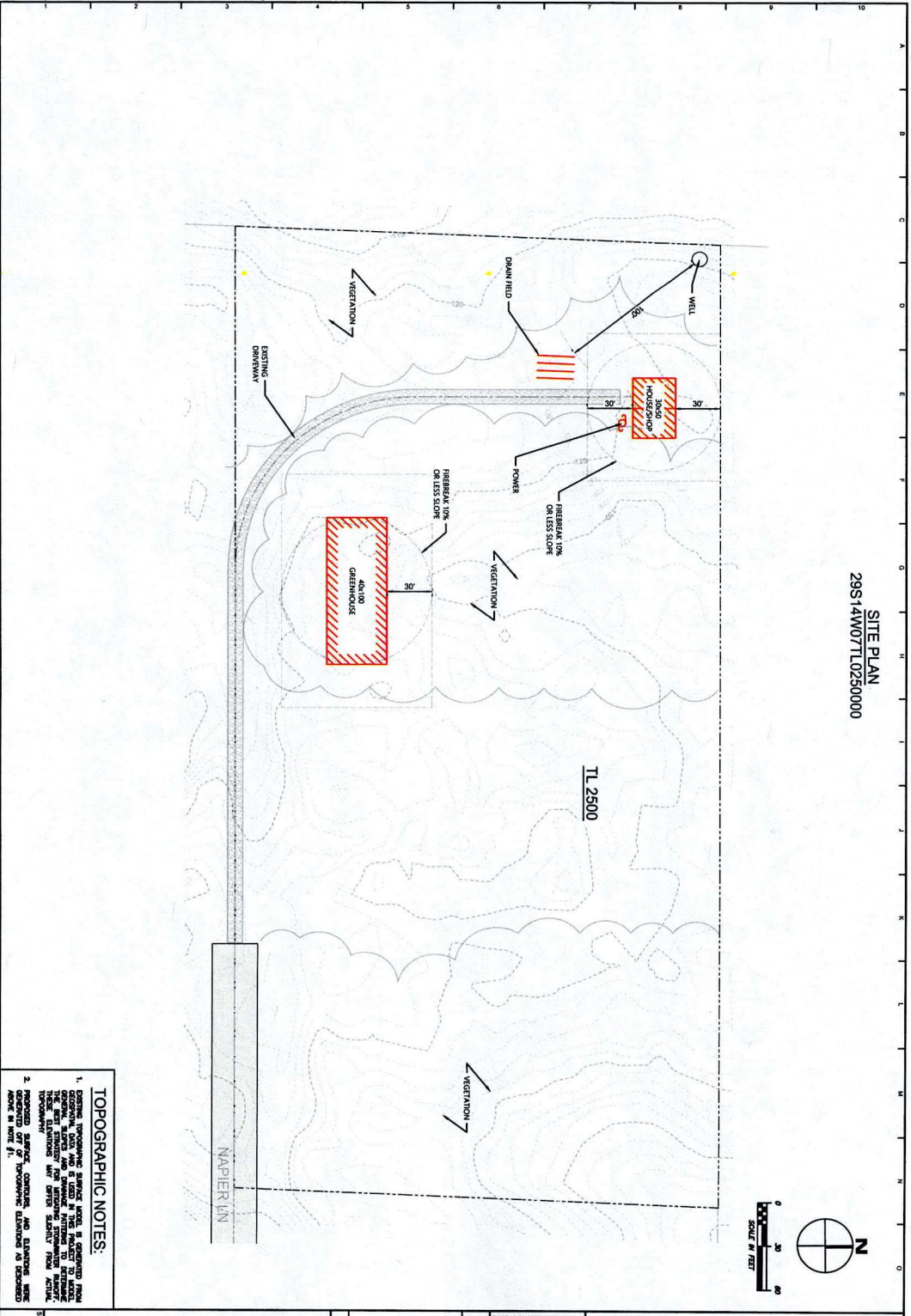
ATTACHMENTS

1. Site Plan
2. 1984 Zoning Compliance Letter for Siting Dwelling
3. 1986 DEQ Certificate of Satisfactory Completion for Septic System
4. Assessor's Valuation Summary for Dwelling Sited 1986
5. Assessor's Summary Report and Improvement Summary
6. Assessor's Map
7. Deed (2011-2307)
8. Access Easement (Napier Ln) & Approximate Easement and Property Boundary Map
9. 2004 Existing System Evaluation Report of Septic System

Additional documentation regarding subject property, including Coos County Planning, Coos County Assessor, and DEQ records, is available here:

https://www.dropbox.com/sh/03ae57t5zl1mh1o/AADow_G0hMHXJZsIbt-9oSRna?dl=0

NOTE: In 1986, the Coos County Planning Department and the DEQ investigated a complaint regarding travel trailers parked on subject property (AV-86-22 Closed 12/86). These travel trailers are not the 1979 Skyline mobile home which this application requests to be replaced. These records are located in the Dropbox file linked above.



SITE PLAN
29S14W07TL0250000

TOPOGRAPHIC NOTES:

1. ORIGINAL TOPOGRAPHIC SURFACE MODEL IS DERIVED FROM AERIAL PHOTOGRAPHS AND FIELD SURVEY DATA. THESE DATA ARE THE BASIS FOR THE TOPOGRAPHIC MODEL AND SHOULD BE USED AS A GUIDE ONLY. THE TOPOGRAPHIC MODEL IS NOT A SUBSTITUTE FOR A FIELD SURVEY.
2. ELEVATIONS OF SPOTS, CORNERS, AND ELEVATIONS SHOWN ABOVE IN NOTE #1.

SHEET:
SP



DSR DRAFTING & DESIGN, LLC
COOS BAY, OR 97420
DSRDRAFTING@GMAIL.COM
P: (541) 290-7142

SYM	REVISION	DATE
		DATE: 9/20/2022 11:42 AM
		SCALE: AS SHOWN
		DESIGNED BY: DSR
		DRAWN BY: DSR
		CHECKED: X
		REVIEW: CITY

SITE PLAN
NAPIER SITE PLAN
88018 NAPIER LN, BANDON OR
CLIENT

COOS COUNTY ZONING CLEARANCE LETTER

OWNER'S NAME Robert & Faye Harris DATE 5-23-84
 ADDRESS P.O. Box 734, Galden, OR. PHONE 347-3078
 AGENT'S NAME AJR PHONE _____

PROPERTY IDENTIFICATION:
 TOWNSHIP 29, RANGE 14, SECTION 7 TAX LOT 2520/30897
 APPROVED SUBDIVISION NAME Wallows Acreage Tracts
 DATE APPROVED _____ LOT 001 OF 576 BLOCK _____
 EXISTING STRUCTURES OR OTHER IMPROVEMENTS NONE

PUBLIC WATER NO, PUBLIC SEWER NO, ZONING RR-5, ACREAGE 5.01
 PARCEL PRE-EXISTING ORD. YES
 NATURAL HAZARDS IDENTIFIED BY COMPREHENSIVE PLAN SPECIAL CONSIDERATIONS:
 FLOODING YES, WIND EROSION/DEPOSITION NO, EARTH FLOW/SLUMP NO,
 CRITICAL STREAM BANK EROSION NO, FLASH FLOODING NO, ROCK/FALL/
 DEBRIS-FLOW NO, NONE IDENTIFIED NO.

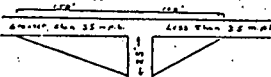
NO identified archaeological or Historical sites

ZONING DISTRICT REQUIREMENTS

1. SETBACKS:

- A. YES All buildings or structures within rural areas with the exception of fences shall be setback a minimum of thirty-five (35) feet from any road right-of-way centerline, or five (5) feet from the right-of-way line, whichever is greater.
- NO Fire break; New residential structures on lots abutting F-160 and FF-40 shall:
- 1) Construct and maintain a firebreak of at least a 30 foot radius around the structure if the subject parcel is not within an established rural fire protection district; or
 - 2) be annexed to an established R.F.P.D.
- B. NO Within Urban Growth Boundaries, the setback shall be; front yard 20 feet, rear yard 5 feet, side yards 5 feet (except) side yards adjacent to a street or road (corner lot) shall require a minimum setback of 15 feet.
- C. NO The subject property is zoned C-1 / Industrial and abutts a residential or controlled development zone. The proposed structure shall be setback 5 feet from edge of any property line.
- D. NO VISION CLEARANCE TRIANGLE: The following regulations shall apply to all street and road intersections, MOBILE HOME PARK, RECREATIONAL VEHICLE PARK, AND CAMPGROUND ACCESSED (entrances or exits) within all districts in order to provide adequate visibility for vehicular traffic. There shall be no visual obstructions over thirty-six (36) inches in height within the clear vision area established herein. The clear vision area shall extend along the right-of-way of the street for a minimum of 100 feet where the speed limit is less than 35 m.p.h. The clear vision area shall be effective from a point in the center of the access not less than 25 feet back from the street right-of-way line.

EXAMPLE:



2. HEIGHT REQUIREMENTS:

YES NONE

NO The subject property is zoned C-1/Industrial and abutts a residential or controlling development zone and shall have a maximum height of 35 feet (except applicant may add one additional foot in height for each foot of setback exceeding 5 feet).

3. MINIMUM LOT SIZE: 5 acres MINIMUM LOT WIDTH: 20 feet

ZONING CLEARANCE

Applicant has received county clearance for the following:

- i) DEQ PERMIT: YES construction of new system
- NO repair of existing system
- NO reconnect to existing system

ii) BUILDING PERMITS:

- YES construction of conventional dwelling
- NO site mobile home
- NO repair of existing dwelling
- NO construction of an accessory to a residential dwelling
- NO other: _____

EXPLANATORY NOTES: Subject property within committed area
this letter voids letter issued in 1982

The zoning, partitioning or permitted uses of this parcel are subject to appeal before The Board of Commissioners though N/A. The evaluation of the land parcels outlined above is based on the information presented at this time and as shown on the zoning/comprehensive plan maps.

Pertaining to the subject property described, I hereby consent that I am the legal owner of record, or an agent having consent of the legal owner of record, and am authorized to make the application for a verification letter so as to obtain the necessary building or DEQ permits. The statements within this application are true and correct to the best of my knowledge and belief. I verify that this is a legally created lot, tract, or parcel of land. I understand that I have the right to an attorney for verification as to the legal creation of the subject property. I understand that any permit authorized by the Planning Department may be revoked if it is determined that the permit authorization was issued on account of false statements or misrepresentations.

As a condition for issuing this zoning clearance letter the undersigned hereby agrees that he/she will hold Coos County harmless from and indemnify the county for any liability for damage which may occur to the undersigned on his/her property whatsoever as a result of the undersigned's failure to build, improve or maintain roads which serve as access to the subject property.

The applicant further agrees that the normal intensive management practices occurring on adjacent resource land will not conflict with the rural residential landowner's enjoyment of his/her property.

IT IS SO AGREED THIS 23 DAY OF May, 1984.

SIGNATURE Faye Estabrook

The Coos County Planning Department finds the proposed use(s) complies with the Coos County Comprehensive Plan, which complies with the State-Wide Planning Goals.

[Signature]
(SIGNATURE) COOS COUNTY PLANNING DEPT.

13977
Control No.
\$ 15.00 (FILE REVIEW
Fee RENEWAL)

STATE OF OREGON
DEPARTMENT OF ENVIRONMENTAL QUALITY

PERMIT NO. 685-132

New Construction Repair Other _____

Permit Issued To HARRIS, Robert and Faye 29 14 07 2500/30897.01 Coos
(Property Owner's Name) (Township) (Range) (Section) (Tax Lot / Acct. No.) (County)
Rosa Road Bandon Ruben Kretzschmar 06-20-85
(Road Location) (City) (Issued by - Signature) (Date Issued)

PERMITS ARE NOT TRANSFERABLE

ALL WORK TO CONFORM TO OREGON ADMINISTRATIVE RULES, CHAPTER 340. WORK SHALL BE DONE BY PROPERTY OWNER OR BY LICENSED SEWAGE DISPOSAL SERVICE. (MAKE NO CHANGES IN LOCATION OR SPECIFICATIONS WITHOUT WRITTEN APPROVAL) SPECIFICATIONS

EXPIRATION DATE May 31, 1986* TYPE OF SYSTEM Serial

*To coincide with expiration date of previous permit. Design Sewage Flow 450 Gal's/Day

Tank Volume 1,000 Gallons Disposal Trenches Seepage Bed(s) _____ Square Feet
Maximum Depth 30 inches. Minimum Depth 24 inches. _____ 250 Linear Feet
Equal Loop Serial Pressurized Minimum Distance Between Trenches 10 feet.

Total Rock Depth 12 Inches. Below Pipe _____ Inches. Above Pipe _____ Inches. Rake Sidewall

Special Conditions (Follow Attached Plot Plan) Install serial system in area approved by DEQ only. Keep Drainfield and repair area must be kept free of all development, traffic, compactions, soil modifications. System sized for NO MORE THAN FOUR BEDROOMS.

PRE-COVER INSPECTION REQUIRED - CONTACT DEQ 269-2721

CERTIFICATE OF SATISFACTORY COMPLETION

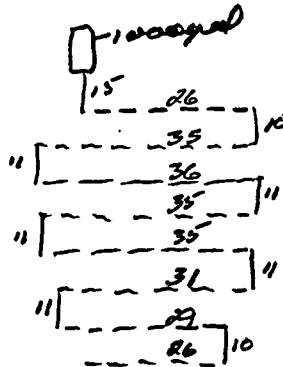
As-Built Drawing
with Reference Locations

Installer Self

Final Insp. Date 3-19-86

Issued by Operation of Law

Pre-cover inspection waived
pursuant to OAR 340-71-170(2)



RSB L.F.

In accordance with Oregon Revised Statute 454.665, this Certificate is issued as evidence of satisfactory completion of an on-site sewage disposal system at the location identified above.

Rubén Kretzschmar
(Authorized Signature)

R. Harris
(Title)

3-19-86
(Date)

CRB
(Office)



29-14-7 712500

X-166374

54.01
9.00

MOBILE HOME

79 Skyline 14 x 60

ACCOUNT NUMBER

CODE AREA NO

VALUATION SUMMARY OF REAL PROPERTY

ASS'MT YEAR	APPRAISAL DATA					TOTAL ACRES	PROPERTY CLASS	APPRAISED VALUES			CODE	APPRAISE INITIAL OR J.V., NO
	SUB CLASS	STAT CLASS	YEAR BUILT	YEAR LAND	APP. IMP.			MM	IMPROVEMENTS (BLDG. ETC.)	TOTAL		
36	PP					8,089.00	Homestead					1986 113
								<i>Added to Roll 86 From Lane Co.</i>				
							All Other	10,220		10,220		
86	X-166374						OPR MO		OPR MS			TOTAL VALU
	3	9.00	244				OTH MO	10,220	OTH MS			10,220
87	PP					30897.01	Homestead					
							All Other	8,600		8,600		
88	X-166374						OPR MO		OPR MS			TOTAL VALU
		54.03	144				OTH MO	8,600	OTH MS			8,600
89	X-166374						OPR MO		OPR MS			TOTAL VALU
		54.03	144				OTH MO	8,600	OTH MS			8,600
							All Other					
							Homestead					
90							All Other	9,300		9,300		
90	X-166374						OPR MO		OPR MS			TOTAL VALU
		54.03	144				OTH MO	9,300	OTH MS			9,300
91	RP	X- 00166374								9,300		9,300
		.00	54.03	144M								
92	RP	X- 00166374								9,490		9,490
		.00	54.03	144M								
93	RP	X- 00166374								10,544		10,544
		.00	54.03	144M								
95	RP	X- 00166374					Homestead			10,544		10,544
		.00	54.03	244M			All Other					
							Homestead					
96							All Other	6,251		6,251		
96	RP	X- 00166374					Homestead			6,251		6,251
		.00	54.03	244M			All Other					
97	RP	X- 166374					TAV		6,251			6,251
		.00	54.03	244M			All Other	6,251				
							Homestead					
							All Other					

ACCESSORY IMPROVEMENTS OREGON MOBILE HOME TITLE TRANSFER

OREGON MANUFACTURED STRUCTURE TRANSFER REPORT COOS

OREGON MANUFACTURED STRUCTURE TRANSFER REPORT COOS
INTRA COUNTY MOVEMENT

OREGON MANUFACTURED STRUCTURE TRANSFER REPORT COOS
INTRA COUNTY MOVEMENT

PLATE NUMBER		TITLE NUMBER		PROCESS DATE	EXPIRATION DATE	FUEL TYPE	EQUIPMENT NO.
X166374		0420808517		072604	PERM		
YEAR	MAKE	STYLE	MODEL	VEHICLE IDENTIFICATION NUMBER			WEIGHT/LENGTH
1979	SKYLI	HT		01950728M			
TITLE BRANDS				ODOMETER READING		ODOMETER DATE	
				ODOMETER MESSAGE			

OWNER/
LESSEE

SALIN, KARSTEN JUST
SALIN, YIENA LING
1212 1ST ST
LOS OSOS CA 93402

TRAN CD 12 VTYPE W
COUNTY OF RESIDENCE 60
COUNTY OF USE COOS

NEW
ADDRESS

SITUS 88018 NAPIER LANE
BANDON OR 97411

NO.	TYPE	USE	DATE	STY	MISC	DIMENSIONS	ADJ. BASE	TOTAL	% MGR.	COST	% GOOD	% DEPR.	COST
-----	------	-----	------	-----	------	------------	-----------	-------	--------	------	--------	---------	------



IMPROVEMENTS DIAGRAM



Assessment and Taxation

Account Query

[Back](#) [Forward](#) [Search Page](#) [Logoff](#)

Account #	3089701	Tax Status	ASSESSABLE
Map #	29S14070002500	Account Status	ACTIVE
Code - Tax #	5401-3089791 5403-3089701	Subtype	NORMAL
Owner	PAUL, LARRY; ET AL		
Agent			
Mailing Address	13830 LITTLE RIVER RD GLIDE, OR 97443-9770		

Reports

- [Summary Report](#)
- [Ledger Report](#)
- [Tax Summary Report](#)
- [Names](#)

Improvements

Link	Site	Bldg #	Stat Class	Code Area	Year Built	Eff Year Built	Description	Livable Size
I		1	196	5403	0	0	Garden Shed	0
I	10	2	474	5403	1979	1979	MH PP 14 WIDE CLASS 4	840

Help

Coming Soon

Improvement Summary

COOS County

For Assessment Year 2022

Account ID 3089701

Map 29S1407-00-02500

Situs 88018 NAPIER LN BANDON OR 97411

Mailing PAUL, LARRY; ET AL
13830 LITTLE RIVER RD
GLIDE OR 97443-9770

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
2	5403	474	1979	100	474 - MH PP 14 WIDE CLASS 4	840

Rooms: 2 - BD, 1 - FB, 1 - LR, 1 - KT

Floors

Description	Class	Comp %	OR %	Sqft
First Floor	4	100		840

Improvement Inventory

Description	Qty/Size	Description	Qty/Size
1003 Fndtn - Pier/Piling	0	5007 Partitions - Panel	0
2001 MFS - Metal siding	0	6002 IntComp - Fair Built-Ins	0
3210 Roof - Hip - Conc Tile	0	8001 Plumb'g - Full Bath	1
4001 Floor - 1st Flr - Carpet/Vinyl	0	9003 Heat'g - F/A	0

Total RMV \$4,840

STATEMENT OF TAX ACCOUNT
COOS COUNTY TAX COLLECTOR
COOS COUNTY COURTHOUSE
COQUILLE, OREGON 97423
(541) 396-7725

18-Aug-2022

PAUL, LARRY; ET AL
13830 LITTLE RIVER RD
GLIDE OR 97443-9770

Tax Account #	3089701	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	5403
Situs Address	88018 NAPIER LN BANDON OR 97411	Interest To	Sep 15, 2022

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$919.64	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$877.14	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$837.98	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$817.15	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$797.31	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$773.30	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$759.13	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$757.12	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$66.70	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$66.69	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$66.69	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$66.71	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$66.69	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$92.56	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$56.43	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$56.43	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$56.43	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$56.45	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$56.43	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$7,246.98	

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
UNKNOWN ADDRESS	19-Mar-2020	



After recording return to:
Larry Paul and Bonnie Riley
13830 Little River Road
Glide, OR 97443

Until a change is requested all tax statements
shall be sent to the following address:
Larry Paul and Bonnie Riley
13830 Little River Road
Glide, OR 97443

File No.: 7132-1693536 (kad)
Date: March 18, 2011

THIS SPACE RESERVED FOR RECORDER'S USE

RECORDED BY
FIRST AMERICAN TITLE

STATUTORY WARRANTY DEED

Karsten Just Salin and Yiena L. Salin, as Trustees of The Karsten Just Salin and Yiena L. Salin Joint Living Trust dated April 01, 2003, Grantor, conveys and warrants to Larry Paul as to an undivided 50% and Bonnie Riley as to an undivided 50% as tenants in common, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$112,500.00**. (Here comply with requirements of ORS 93.030)

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 7 T29S R14W W.M.
COOS COUNTY

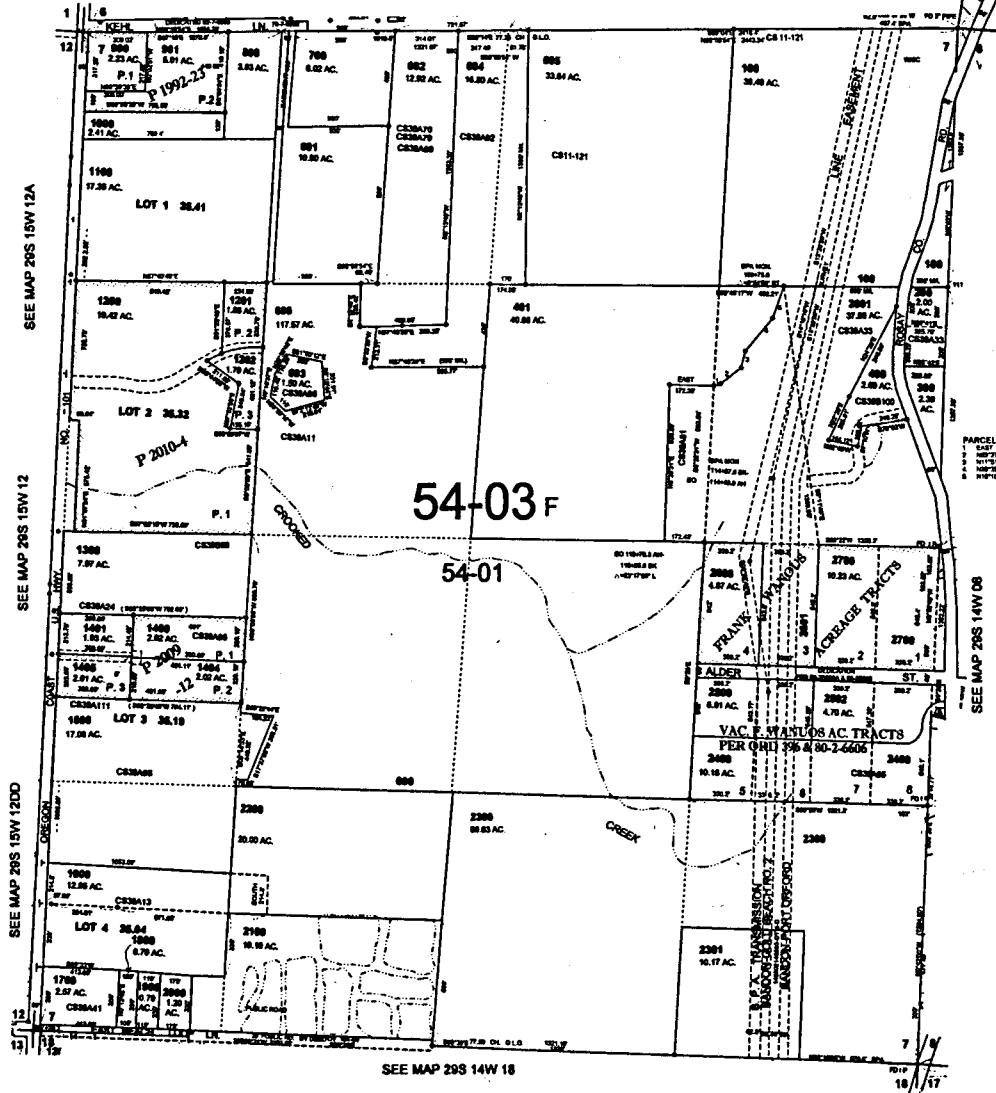
1" = 400'

SEE MAP 29S 14W 06

29S 14W 07

CANCELLED NO.

2501
600A1
1402
1403
500
501
402
403



SEE MAP 29S 14W 18

6-8-2010
29S 14W 07

APN: 30897.01

Statutory Warranty Deed
- continued

File No.: 7132-1693536 (lead)
Date: 03/18/2011

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Coos, State of Oregon, described as follows:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 14 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY BOUNDARY OF ALDER STREET, POINT BEING NORTH 0° 28' WEST A DISTANCE OF 651.91 FEET AND SOUTH 88° 59' WEST A DISTANCE OF 682 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7; THENCE SOUTH 0° 24' EAST A DISTANCE OF 340 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF A PARCEL DEEDED TO JOE BOLDOC AND IS SHOWN ON A MINOR PARTITIONING MAP (DATED MARCH 21, 1980) AS PARCEL NO. 1; THENCE SOUTH 88° 16' WEST A DISTANCE OF 638.8 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 0° 25' WEST A DISTANCE OF 348 FEET ALONG SAID WEST LINE TO THE SOUTH BOUNDARY OF ALDER STREET; THENCE NORTH 88° 59' EAST A DISTANCE OF 638.8 FEET ALONG SAID SOUTH BOUNDARY TO THE POINT OF BEGINNING.

EXCEPTING A 30 FOOT BY 100 FOOT EASEMENT TO BE GRANTED TO SAID PARCEL NO. 1, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF ABOVE DESCRIBED PROPERTY; THENCE SOUTH 88° 16' WEST ALONG THE SOUTH LINE OF SAID PROPERTY A DISTANCE OF 100 FEET; THENCE NORTH 0° 24' WEST A DISTANCE OF 30 FEET; THENCE NORTH 88° 16' EAST PARALLEL AND 30 FEET FROM SAID SOUTH LINE A DISTANCE OF 100 FEET TO THE EAST LINE OF SAID PROPERTY; THENCE SOUTH 0° 24' EAST A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING.

Page 3 of 3

COOS COUNTY CLERK, OREGON
TERRI L. TURI, CCC, COUNTY CLERK
TOTAL \$61.00

03/25/2011 01:47:02PM
PAGE 3 OF 3

2011 2307

76 10 14802

EASEMENT

We, Norman C. Bolduc, Linda R. Bolduc, Joseph J. Bolduc and Dixie J. Bolduc, grant and create a perpetual easement for ingress, egress and utilities attaching and appurtenant to all parts of Lots Five (5), Six (6), Seven (7) and Eight (8), Frank Wanous Acreage Tracts, Coos County, Oregon, over and across a strip 15 feet on either side of the line down the middle of Lots Five (5), Six (6), Seven (7) and Eight (8).

Witness our hands this 6th day of October ~~September~~, 1976.

Norman C. Bolduc
Norman C. Bolduc

Joseph J. Bolduc
Joseph J. Bolduc

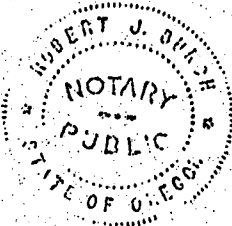
Linda R. Bolduc
Linda R. Bolduc

Dixie J. Bolduc
Dixie J. Bolduc

STATE OF OREGON)
County of Coos)ss

On the 6th day of October, 1976, there appeared before me the aforementioned Norman C. Bolduc, Linda R. Bolduc, Joseph J. Bolduc and Dixie J. Bolduc who personally acknowledged to me that they executed the foregoing instrument freely and voluntarily for the uses and purposes therein set forth.

WITNESS my hand and official seal the day and year last above written.



Robert J. Oakes
Notary Public for Oregon
My Commission expires: 1-15-80

State of Oregon } 76 10 14802
County of Coos }
I hereby certify that the within instrument
was filed for record

OCT 7 1:30 PM '76
8175 ✓

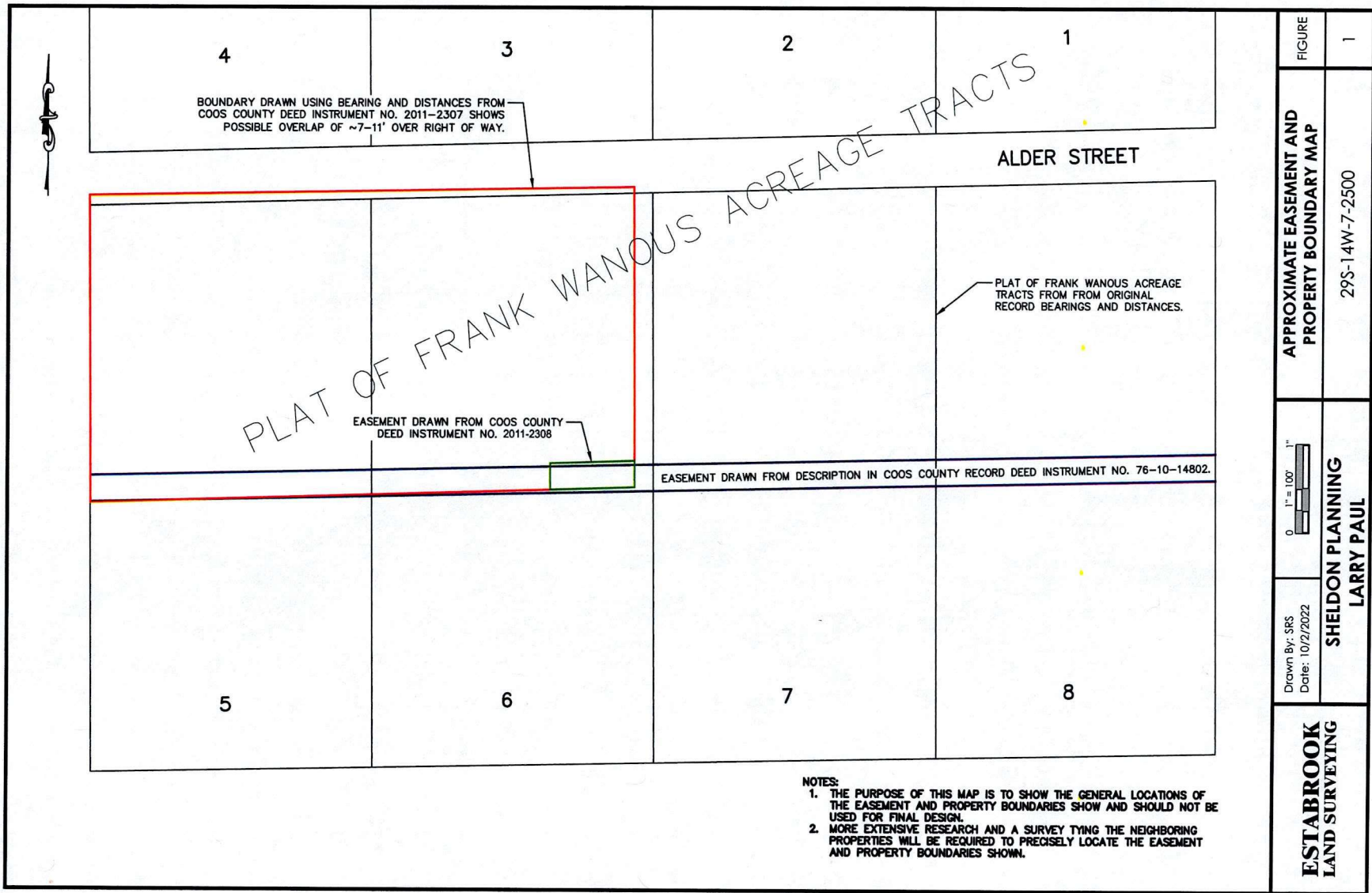
and recorded in Book of Records
Microfilm Reel No.

of said County.
WITNESS my hand and Seal of County
affixed.

Evelyn M. Elliott, Coos County Clerk
By [Signature] Deputy

Return to M. Lynn Spady

Fee 3.00



NOTES:

1. THE PURPOSE OF THIS MAP IS TO SHOW THE GENERAL LOCATIONS OF THE EASEMENT AND PROPERTY BOUNDARIES SHOW AND SHOULD NOT BE USED FOR FINAL DESIGN.
2. MORE EXTENSIVE RESEARCH AND A SURVEY TYING THE NEIGHBORING PROPERTIES WILL BE REQUIRED TO PRECISELY LOCATE THE EASEMENT AND PROPERTY BOUNDARIES SHOWN.

EXISTING SYSTEM EVALUATION REPORT

NAPIER
(Property Owner's Name)

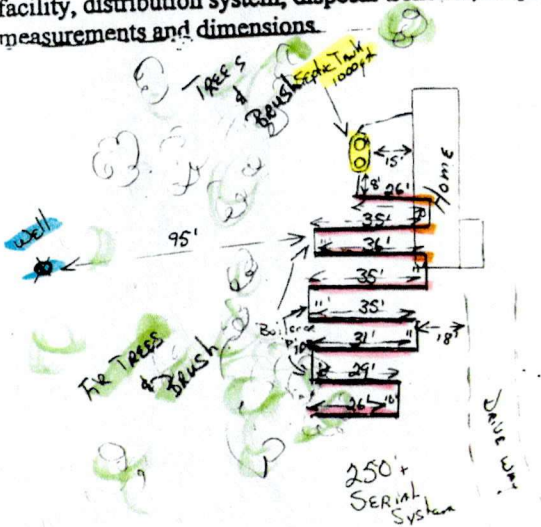
88018 Napier Lane
(Property Address) BANDON

Legal Description of property 29 14 07 2500 COOS
(Township) (Range) (Section) (Tax Lot) (County)
30897-01
91

The Existing sewage disposal system consists of (check one):

- Septic Tank Disposal Trenches Seepage Bed Cesspool or Pit
- Other (explain) Septic Tank 1000gal Plastic
- Disposal Trenches Conventional stone and pipe Serial 250+

Sketch of on-site sewage disposal system. Show system components (septic tank, treatment facility, distribution system, disposal trenches, seepage bed etc.) and corresponding measurements and dimensions.



State of Oregon
Department of Environmental Quality

RECEIVED

MAR 31 2004

COOS BAY OFFICE

Brown & Son
Septic Systems Installed
Septic Systems Inspected
30 Years Experience
Tom Brown Lic #37354

This on-site system [] is [] is not discharging sewage onto the ground surface on this date and [] appears [] does not appear to be functioning satisfactorily at the time of inspection.

Remarks Septic Tank Doesn't need pumped at This Time 3-27-04 Scum Level 2-3'
Disposal Trenches appear to be functioning satisfactorily at Time of
Inspection - END of 1-2-3 lines under Home

This report does not guarantee continuous satisfactory operation of the on-site sewage system identified herein nor does it certify the exact location of the on-site sewage disposal system.

Tom Brown
(Signature)

3-27-04
(Date of inspection)