



COOS COUNTY CONDITIONAL USE LAND USE APPLCIATION

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: 12/14/22 Receipt #: 235587 Amount: 1876.00 Received by: MB

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) John & Tarhata Shirley
Mailing address: 66550 Quail Rd, North Bend, OR 97459
Phone: 803 808 8281 Email: tarhata\_xian@yahoo.com

Township: Range: Section: 1/4 Section: 1/16 Section: Tax lots:
Select 25 13W 28 02 Select BD Select 2900

Tax Account Number(s): 711403 4178200 Zone: Select Zone Rural Center
Rural Residential-2 (RR-2)

B. Special Districts and Services

Water Coos Bay - North Bend Wat Sewage Disposal On-Site Septic
School Coos Bay Fire District North Bend RFPD

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

- Administrative Conditional Use for vacation rental
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).

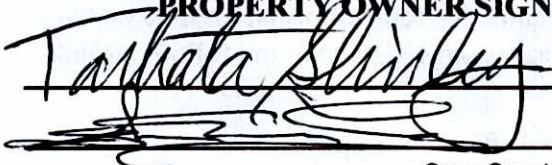
II. **PLOT PLAN OR SKETCH PLAN:** A detailed drawing delineating the following:

- 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: 66550 Quail Rd, North Bend, OR 97459

Type of Access: County Road Name of Access: Quail Rd

Is this property in the Urban Growth Boundary? No

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

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

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

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

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

Regulations regarding roads, driveways, access and parking standards can be found in Coos County Zoning and Land Development Ordinance [\(CCZLDO\) 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: Select

Sewage Disposal Type: On-site septic

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

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

Please check  if the request is for a land division.

**Coos County Environmental Health Use Only:**

Staff Reviewing Application: \_\_\_\_\_

Staff Signature: \_\_\_\_\_

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

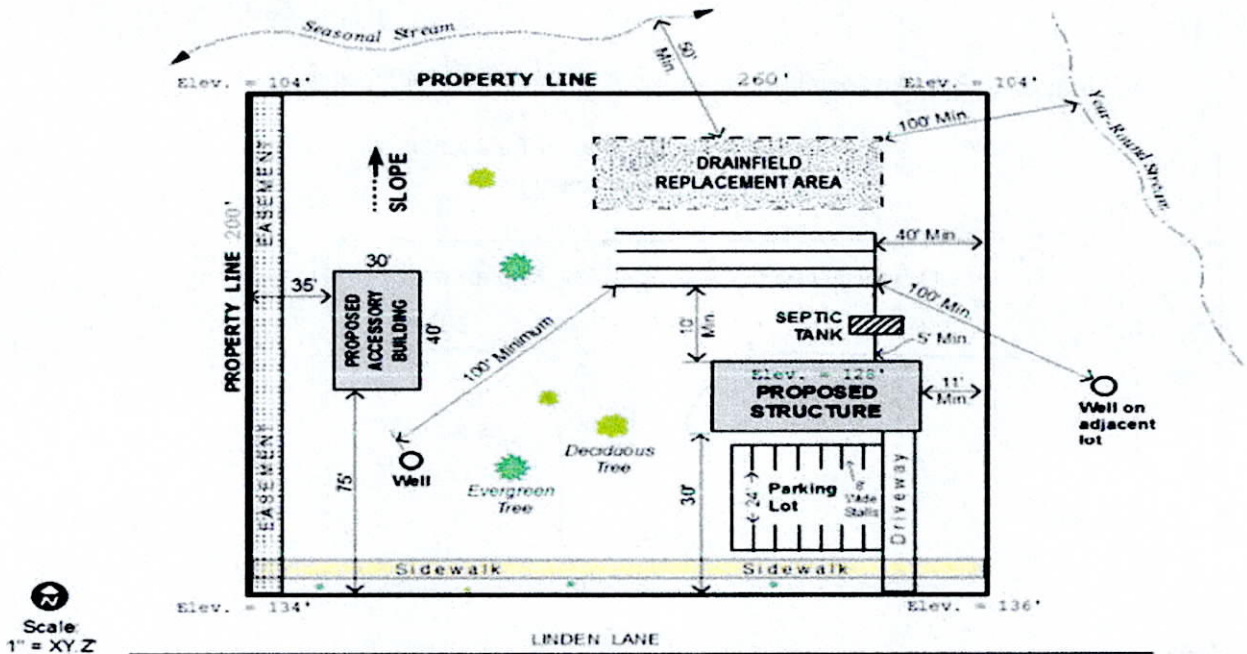
**Additional Comments:**

This is an application for a vacation rental no longer than 30 days. We do have a property in Colorado that we use to take care of my handycapped sister & see our specialist for our health. This is our retirement home that we wish to visit whenever we need to unwind. Please reconsider our plea to have this permit.



**Plot Plan**  
The grid for the plot plan is found on the next page

**SAMPLE PLOT PLAN**



**ITEMS THAT MUST BE ON THE PLOT PLAN:**

At a minimum, the site plan should provide information on the following items:

- Existing and proposed lot lines, lot or parcel numbers, and acreage/square footage of lots.
- Dimensions of all illustrated features (i.e. all structures, septic systems, driveways, roads, etc.)
- Significant natural features (slopes greater than 20%, geologic hazards, wetlands, drainage ways, rivers, streams, and the general location of existing trees, etc.).
- Existing easements (access, storm drainage, utility, etc.).
- Existing and proposed (structures, outbuildings, septic, etc.) on site and on adjoining properties.
- Existing and proposed road locations including widths, curbs, and sidewalks.
- Existing and proposed driveway approach locations on site, existing driveway approaches on adjoining properties on the same side of the street, and existing driveway approaches across the street from the site.
- Contiguous properties under the same ownership.
- General predevelopment topographical information (minimum 10' contour intervals).
- Location of utilities.
- If redevelopment is viable in the future, a redevelopment plan should be included.
- Preliminary site utility plan.
- Please add any additional Road or parking items from the parking form.



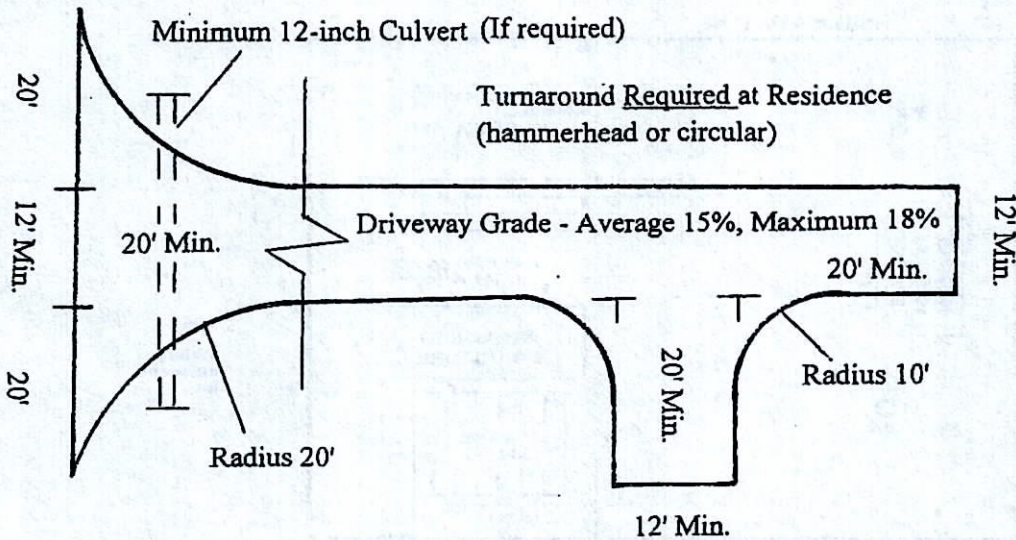
**ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS  
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE**

Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100' both directions
- Speed greater than 35mph – 150' both directions

All Weather Surface – minimum 4 – inches aggregate base or as required by Roadmaster.

Figure 7.1.425



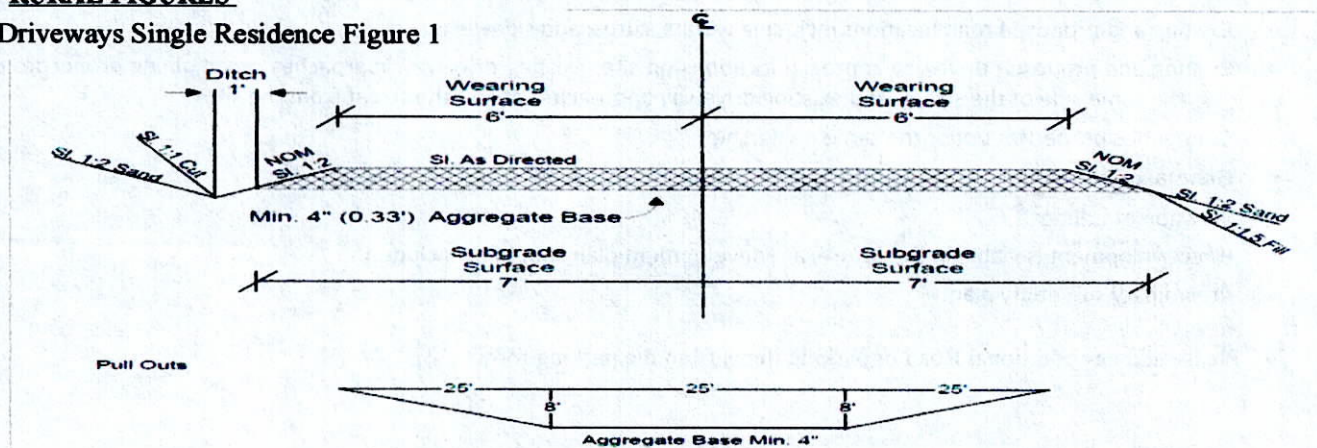
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

If driveway is over 1,000 ft., a pullout is required every 600 ft.

If a driveway cannot meet the maximum 18% grade then a legal agreement may be signed and recorded at the County Clerk's office releasing the County from any liability from such driveway development. This document must be referenced on the property deed to allow future purchasers know that the driveway does meet standard. A sign shall be placed at the bottom of the driveway to warn any users of the driveway that it is not built to standard. Proof must be filed with the Planning and Road Department that the documents have been filed and a sign has been placed. The form located on the following page must be completed, signed and recorded prior to any land use authorizations.

**RURAL FIGURES**

Driveways Single Residence Figure 1



**FORESTRY, MINING OR AGRICULTURAL ACCESS:**



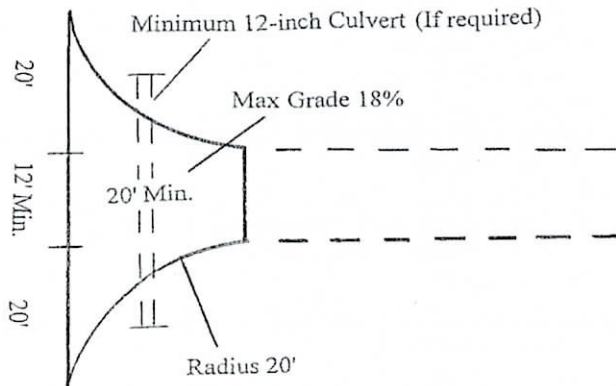
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways reviewable by the County. However, all new and re-opened forestry, mining or agricultural roads shall meet the access standards listed in this section.

**Forestry, Mining or Agricultural Access Standard drawing**  
Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100’ both directions
- Speed greater than 35 mph – 150’ both directions

All Weather Surfaces – minimum aggregate base as required by the Roadmaster  
The access will be developed from the edge of the developed road.

Figure 7.1.450

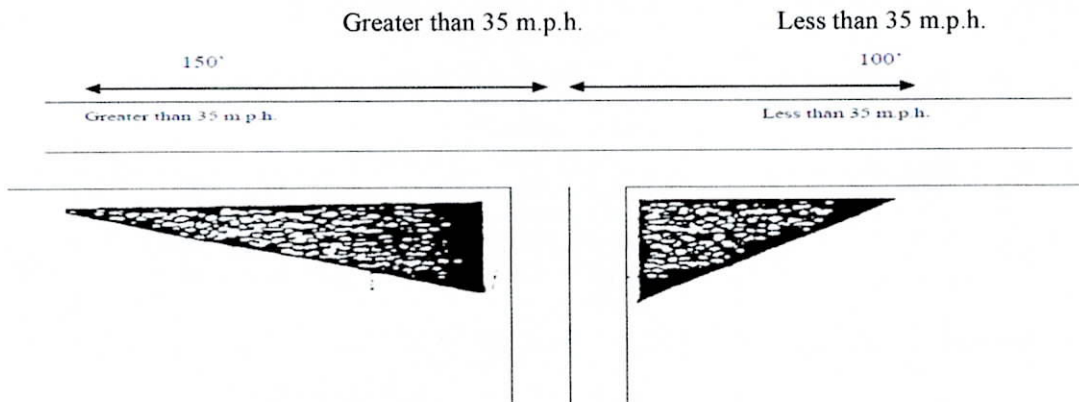


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

**VISION CLEARANCE TRIANGLE:**

The following regulations shall apply to all intersections of streets and roads 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. In addition to street or road intersections, the provisions of this section shall also apply to mobile home park, recreational vehicle park, and campground accesses (entrances or exists).

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.; and not less than 150 feet where the speed limit is greater 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.





**PARKING STANDARDS**

USE	STANDARD
Retail store and general commercial except as provided in subsection b. of this section.	1 space per 200 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Retail store handling bulky merchandise (furniture, appliances, automobiles, machinery, etc.)	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Bank, general office, (except medical and dental).	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Medical or dental clinic or office.	1 ½ space per examination room plus 1 space per employee. 1 Bicycle space
Eating or drinking establishment.	1 space per 200 square feet of floor area, plus 1 space for every 4 seats. 1 Bicycle space
Bowling Alley	5 spaces per alley plus 1 space per 2 employees. 1 Bicycle space
Dance hall, skating rink, lodge hall.	1 space per 100 square feet of floor area plus 1 space per 2 employees. 1 Bicycle space
Stadium, arena, theater, race track	1 space per 4 seats or every 8 feet of bench length or equivalent capacity if no seating is provided. 1 Bicycle space
Storage warehouse, manufacturing establishment, or trucking freight terminal	1 space per employee. 1 Bicycle space
Wholesale establishment.	1 space per employee plus 1 space per 700 square feet of patron serving area. 1 Bicycle space
Welfare or correctional institution	1 space per 5 beds for patients or inmates, plus 1 space per employee. 1 Bicycle space
Convalescent hospital, nursing home, sanitarium, rest home, home for the aged.	1 space per 5 beds for patients or residents, plus 1 space per employee. 1 Bicycle space
Church, mortuary, sports arena, theater.	1 space for 4 seats or every 8 feet of bench length in the main auditorium. 1 Bicycle space
Library, reading room.	1 space per 400 square feet of floor area plus 1 space per employee. 1 Bicycle space
Preschool nursery, kindergarten.	2 spaces per teacher; plus off-street loading and unloading facility. 1 Bicycle space per 20 students
Elementary or junior high school.	1 space per classroom plus 1 space per administrative employee or 1 space per 4 seats or every 8 feet of bench length in the auditorium or assembly room whichever is greater. 1 Bicycle space per 10 students
High school	1 space per classroom plus 1 space per administrative employee plus 1 space for each 6 students or 1 space per 4 seats or 8 feet of bench length in the main Auditorium, whichever is greater. 1 Bicycle space per 20 students



Other auditorium, meeting room.	1 space per 4 seats or every 8 feet of bench length. 1 Bicycle space
Single-family dwelling.	2 spaces per dwelling unit.
Two-family or multi- family dwellings.	1 ½ spaces per dwelling unit. 1 bicycle space per unit for buildings with 4 or more units.
Motel, hotel, rooming or boarding house.	1 space per guest accommodation plus 1 space per employee.
Mobile home or RV park.	1 ½ spaces per mobile home or RV site.

Parking lot standards – Use the table above along with the area available to calculate the number of spaces required and determine the type of parking lot that needs to be created. The table below explains the spacing and dimensions to be used.

Minimum Horizontal Parking Widths for Standard Automobiles					
	One-way Parallel	30 deg	45 deg	60 deg	90 deg
<b>Figures</b>	A	B	C	D	E
<b>Single row of Parking</b>					
Parking Aisle	9'	20'	22'	23'	20'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	21'	36'	39'	43'	44'
<b>Figures #'s</b>	F	G	H	I	J
<b>Two Rows of Parking</b>					
Parking Aisle	18'	40'	44'	46'	40'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	30'	56'	61'	66'	64'

For figures please see Coos County Zoning and Land Development Ordinance (CCZLDO) § 7.5.175.

**Please note: If you are developing in any wetlands or floodplain please contact Department of State Lands to ensure you are not required to obtain a state permit.**



Tarhata Sturgeon <tarhata\_xian@yahoo.com>

11/22/2022 8:33 PM

## Fw: Stream Layer

To Papa <youngyack@comcast.net>

----- Forwarded Message -----

**From:** VANTASSEL Linda \* DEQ <[linda.vantassel@deq.oregon.gov](mailto:linda.vantassel@deq.oregon.gov)>

**To:** Tarhata Sturgeon <tarhata\_xian@yahoo.com>

**Sent:** Thursday, November 17, 2022, 12:05:51 PM MST

**Subject:** FW: Stream Layer

Hello, Tarhata. I have forwarded the response of Bryan Duggan who is the South Coast Basin Coordinator. I hope this helps resolve the issue about the creek. Have a great day! Linda

Linda Van Tassel  
465 Elrod, Suite 201  
Coos Bay, OR 97420  
541-972-5518

[Linda.VanTassel@deq.oregon.gov](mailto:Linda.VanTassel@deq.oregon.gov)

**From:** DUGGAN Bryan \* DEQ <[Bryan.DUGGAN@deq.oregon.gov](mailto:Bryan.DUGGAN@deq.oregon.gov)>

**Sent:** Thursday, November 17, 2022 11:00 AM

**To:** VANTASSEL Linda \* DEQ <[Linda.VANTASSEL@deq.oregon.gov](mailto:Linda.VANTASSEL@deq.oregon.gov)>

**Subject:** Stream Layer

Hi Linda,

In response to the question of jurisdictional streams on the property of 665509 Quail Road in North Bend, I have attached a map of the Quail Road property with a stream layer. The map was generated from the Oregon State University Oregon Explorer web-based mapping tool and the stream layer is based on the National Hydrography Dataset. Any suggestion that there is a stream under the house would be based on subjective observations and would not stand up under state and federal jurisdiction standards.

Oregon DEQ and Department of State Lands recognize no streams in that area other than Grange Creek to the east of the property and Coos Bay proper south of the property line. The federal agency responsible for "waters of the state" would be the U.S. Army Corp of Engineers and given the data for the area, it is my best professional judgement that they would recognize no jurisdiction for any drainage issues at 66550 Quail Road in North Bend Oregon.

Sincerely,

**Bryan Duggan**

South Coast Basin Coordinator  
Oregon Department of Environmental Quality  
Western Region, Coos Bay  
Cell: (503) 367-3400



Office #1: 541-972-5530

Office #2: 541-972-5518

[Bryan.duggan@deq.oregon.gov](mailto:Bryan.duggan@deq.oregon.gov)

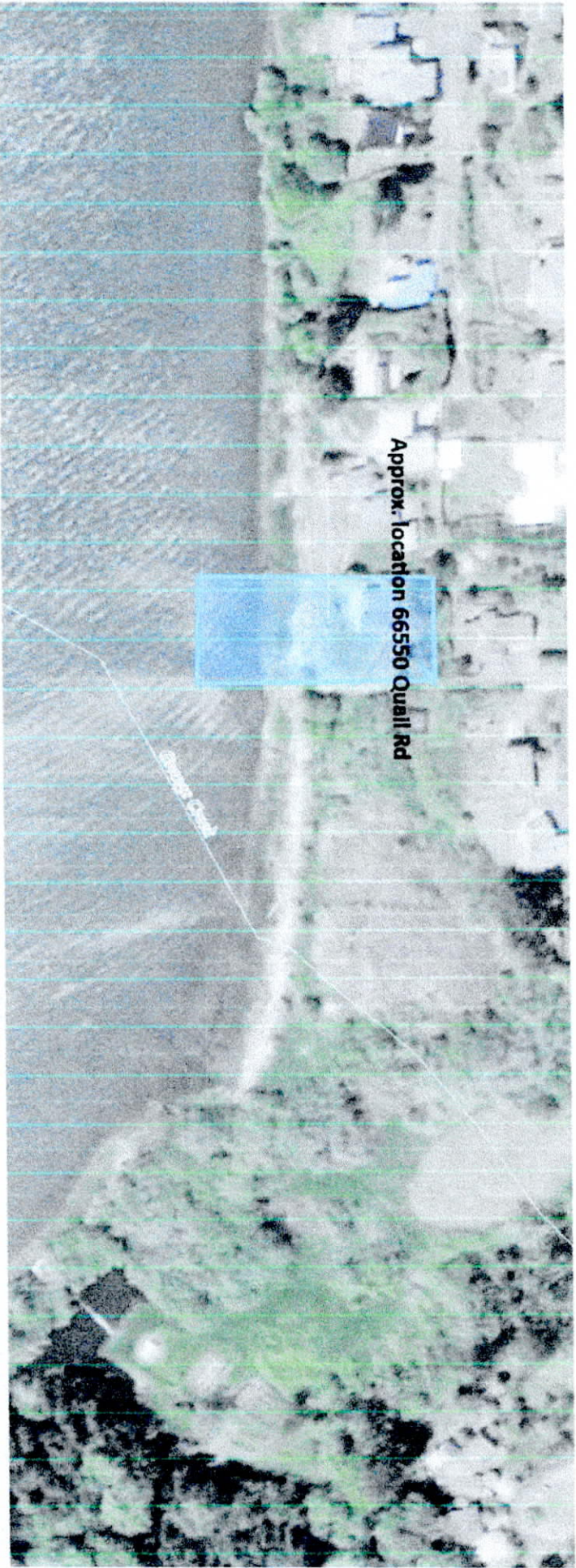
If you have an Environmental Complaint, please contact DEQ's hotline:

**1-888-997-7888**

or, online: <http://www.oregon.gov/deq/Get-Involved/Pages/File-Pollution-Complaint.aspx>

- 66550.Quail\_streams.pdf (609 KB)





Approx. location 66550 Quail Rd

66550 Quail Rd



Order No: 360621038375  
Revision 1 (Amend vesting)

**EXHIBIT "A"**  
Legal Description

The East 15 feet of Lot 14, all of Lots 15 through 18, inclusive, and the East 15 feet of Lot 19, Block 6, Plat of Glasgow, Coos County, Oregon, together with any portion of the vacated Michigan Avenue, which was vacated by Order recorded July 27, 1949, in Book 191, Page 269, Deed Records of Coos County, Oregon, which would inure thereto by reason of the vacation thereof and together with any portion of the vacated Central Avenue, which was vacated by Order, recorded June 4, 1936, in Book 126, Page 23, Deed Records of Coos County, Oregon, which would inure thereto by reason of the vacation thereof.

Preliminary Report

Printed: 12/01/21 02:59 PM  
OR—SP51-21-360621038376



Coos Permit:Description 1.jpeg

Download



**Applicants Response:**  
**We use the city's water.**

(c) Shall meet parking access, driveway and parking standards as identified in Chapter VII;

The Coos County Road Department will evaluate you parking and access. This requires that an applicant submitted a traffic plan that addresses the access, driveway and parking.

The driveway and access shall meet the minimum standards. The parking standards shall be drawn to show 1 space per guest accommodation plus, 1 space per employee. The guest accommodations are viewed by the number of bedrooms in the dwelling.

**Applicants Response:**

- (d) Shall not be conveyed or otherwise transferred to a subsequent landowner without a the new property owner submitting a Compliance Determination Application showing compliance with this section; and
- (e) A deed restriction shall be recorded with the Coos County Clerk's Office acknowledging that this is an accessory use to the approved residential use. If located within Urban Growth Boundary further restrictions may be required based on comments from the City.

This criterion just required acknowledgment that an applicant/property that in the event of sale of the property a review is required to continue the approved short term/vacation real use. A deed restriction will be required to be recorded as a condition of approval.

**Applicants Response:**



## **SUPPLEMENTAL APPLICATION REQUIREMENTS FOR VACATION/SHORT TERM RENTALS.**

Below are the criteria for a Vacation Rental/Short Term Rentals. This type of use may be allowed in Urban and Rural Residential Zones through an Administrative Conditional Use (ACU) process.

In summary, an Administrative Conditional Use is a use or activity with similar compatibility or special conservation problems within a zoning district. A Conditional Use may be initiated by filing an application with the Planning Department using forms prescribed by the Department. An application for an Administrative Conditional use requires review by the Planning Director to insure compliance with approval criteria. This type of review is considered a "Discretionary" review that contains approval criteria. Approval criteria are listed with a specific review and findings must be made to address such criteria. The criteria are a set of rules that a proposal shall comply with in order to receive approval. A proposal that can comply with the criteria with mitigation measures or limitations will be approved with conditions. A proposal that cannot comply with the criteria outright or cannot comply with mitigation measures will be denied. An application for a conditional use or an Administrative Conditional Use shall be approved only if it is found to comply with this Article and the applicable review criteria, development standards and special development consideration and/or overlays set forth in the zoning regulations and any other applicable requirements of this Ordinance. Once the process has started for review refunds will not be processed. The burden of proof rest on the applicant to show that the request meets all criteria.

- Proposals shall contain a general scope of work for the proposal. At the minimum the proposal for a short term/vacation rental shall include:
  - Number of occupants at one time;
  - Number of vehicles;
  - Large gatherings;
  - Property manager including contact details;
  - Security;
  - The layout of the property, does the property have sight obscuring (from neighboring properties) fencing or landscaping;
  - Services such as cleaning and property maintenance (parking should include a one space dedicated to service worker); and
  - Any other details that may be important to this review process.
  
- Required Criteria to be addressed to receive approval. Under the criteria staff has included some additional guidance to help applicants understand how or what is meant/required to be addressed. The guidance is not meant to provide legal advice but does provide components of other successful application requests. It is helpful if an applicant approaches criteria as a series of questions. For example, how will this use be compatible



and then present evidence to back up the answer. This could be drawings, photos, contracts, maps or any other item that shows you understand and will follow the criteria.

Criteria and Responses:

Chapter IV – Coos County Zoning and Land Development Ordinance.

Section 4.3.210 Categories and Review Standards (87) Vacation rental/short term rental:

(a) Shall be found to be compatible with the surrounding area.

COMPATIBILITY: Means that the proposed use is capable of existing together with the surrounding uses without discord or disharmony. The test is where the proposed use is compatible with the existing surrounding uses, and not potential or future uses in the surround area. The surrounding area consists of the notification area for the project as set out in § 5.0.900.

In summary, the criteria are asking how the use of a vacation rental which is considered a commercial use will be compatible with the existing surrounding uses. For Rural Residential the study area is 250 feet from the boundary of the subject tract (contiguous properties within one ownership) and in Urban Residential the study area is 100 feet from the boundary of the subject tract.

There are many ways to provide evidence but one example would be to identify the properties within the study area on a map and explain what use is occurring on each of them and how the proposal will not interfere with such uses. The surrounding zoning would be another way to explain how the use is compatible. How will you control the vacation rental so that it is similar to a residential use through quiet times, parking, limitation on guest and etc.

**Applicants Response:**

**The maximum number of people we are requesting for the rental will be only 6 people to 8 at the most including children. There will be no large gatherings. Vehicles are limited to only 3 cars. Our Driveway acan accommodate RV's, Trailers, SUV's, etc, but we have this limited to only Coupes & vans.**

(b) Shall be licensed by the Coos Health & Wellness (CHW) in accordance with ORS 446.310-350;

Please contact CHW to understand the licensing requirements. If the current dwelling is using surface water it may not qualify under the health standards.



Title Order No.: 360621038375  
Escrow No.: 360621038375  
LOAN #: 012111106395

[Space Below This Line For Acknowledgment]

### DEED OF TRUST

MIN 1003922-0000083366-5  
MERS PHONE #: 1-888-679-6377

#### DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated **December 17, 2021**, together with all Riders to this document.
- (B) "Borrower" is: **JOHN SHIRLEY AND TARHATA SHIRLEY, AS TENANTS BY THE ENTIRETY.**

Borrower is the trustor under this Security Instrument.

- (C) "Lender" is: **Mortgage Express, LLC.**

Lender is an **Oregon Limited Liability Company**, organized and existing under the laws of **Oregon**.  
Lender's address is: **10260 Southwest Groenburg Road, Suite 830, Portland, OR 97223.**

- (D) "Trustee" is: **Ticor Title Company of Oregon.**


(E) "MERS" is the Mortgage Electronic Registration Systems, Inc. Lender has appointed MERS as the nominee for Lender for this Loan, and attached a MERS Rider to this Security Instrument, to be executed by Borrower, which further describes the relationship between Lender and MERS, and which is incorporated into and amends and supplements this Security Instrument.

(F) "Note" means the promissory note signed by Borrower and dated **December 17, 2021**. The Note states that Borrower owes Lender **FOUR HUNDRED NINETY FIVE THOUSAND AND NO/100** ..... Dollars (U.S. **\$495,000.00** )

plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **January 1, 2052**.

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

Initials:   
PREDEED 0518  
OREDEED (CLS)  
12/14/2021 02:53 PM PST



Coos Permit:Deed.jpeg

Download



Coos Permit:Satellite 1.jpeg

Download

11/15/21, 3:19 PM

RMLSweb

RMLSweb Map

MLS#: 21666377

Price: \$625,000

Address: 66550 QUAIL RD, North Bend, 97459



Map by RMLSweb

Map controls: Status, Full, Print, Home, etc.

status ACT

21666377 66550 QUAIL RD, North Bend, OR 97459

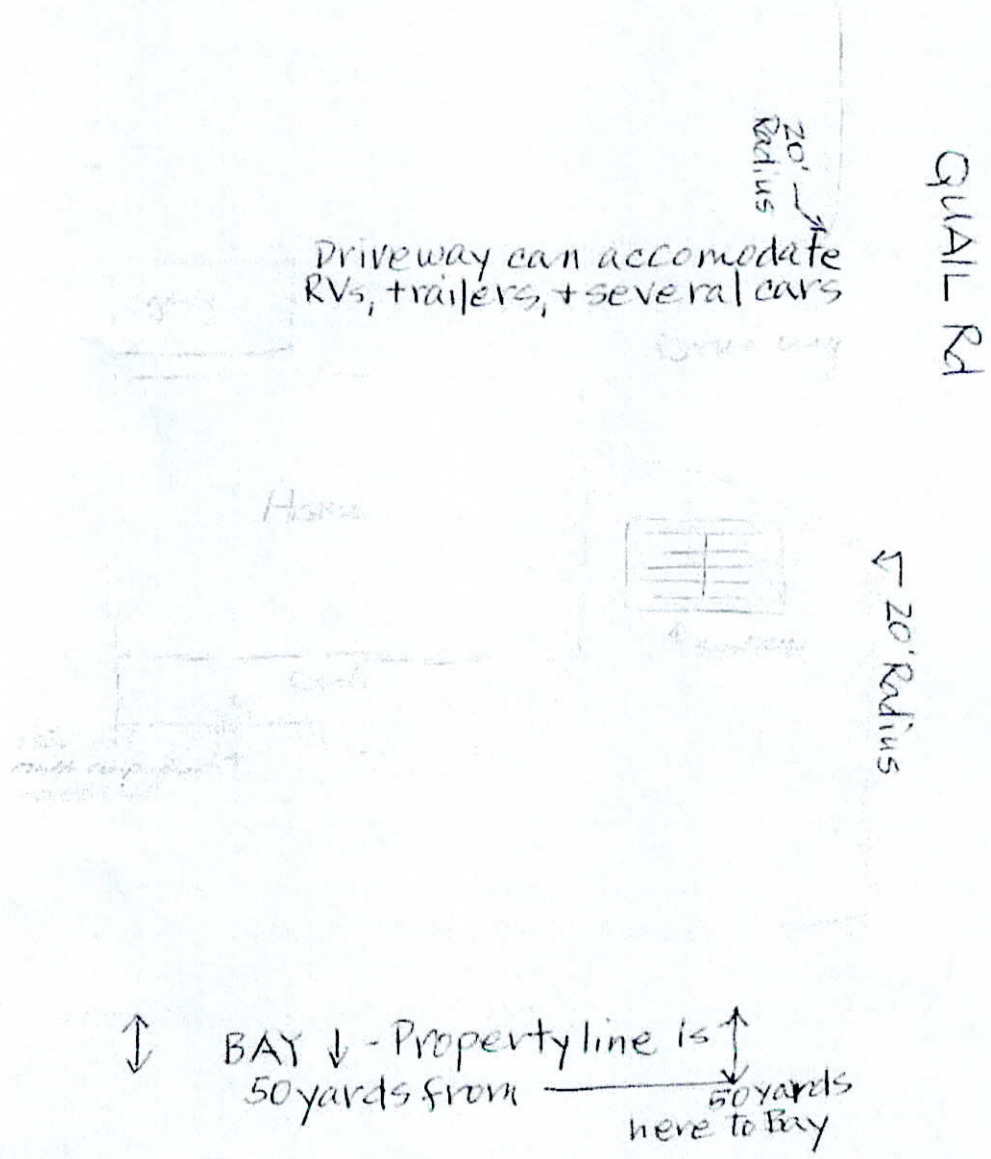
ACT RES 261 925,000

Map navigation icons: back, forward, home, etc.



Oregon Department of Environmental Quality

**Provide a Site Plan in the space below:** Show the actual or best estimate measurements of components that were confirmed during this evaluation; septic tank, soil absorption system, property lines (if known), easements (if known), existing structures, driveways, and water supply (water lines and wells). **Draw to scale and indicate the direction north.**





Coos Permit:DrivewayDesc.jpeg

Download



### Features and Utilities:

**Kitchen:** Built-in Oven, Cooktop, Built-in Dishwasher, Free-Standing Range  
**Interior:** Central Vacuum, Garage Door Opener, Laundry, Soaking Tub, Vaulted Ceiling(s), Vinyl Floor, Wood Floors, Wall to Wall Carpet  
**Exterior:** Covered Deck, Deck, Tool Shed, Yard

**Cool:**  
**Water:** Public  
**Heat:** Zoned  
**Security:**

**Sewer:** Septic Tank  
**Hot Water:** Electricity  
**Fuel:** Electricity, Other  
**Internet:**  
**Windows:** Double Pane Windows, Vinyl Frames

### Accessibility:

### Financial:

**Property Tax/Yr:** \$3,006.56 / 2020

**Rent, If Rented:**  
**Dues:**

**Short Sale:** N  
**Other Dues:**

**Bank Owned/Real Estate Owned:** N

**HOA:** N

**Association Amenities:**

**Terms Considered:** Cash, Conventional

### Comparable Information:

**Original Price:** \$625,000

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 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS. - CONSULT BROKER FOR INFO.  
 SCHOOL AVAILABILITY SUBJECT TO CHANGE



Coos Permit:RealEstate2 1.jpeg

Download



ON-SITE SEWAGE DISPOSAL SYSTEM INSPECTION REQUEST FORM

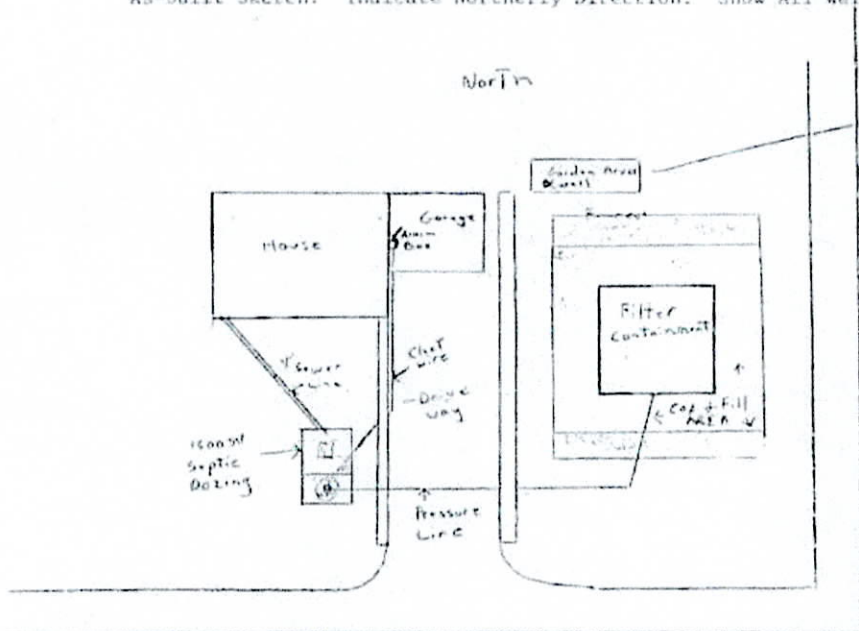
Satisfies ORS 454.665

Property Owner Stamp

Permit No. 687-240

Township 25 Range 13 Section 01B Tax Account/Lot No. 2400

As-built Sketch. Indicate Northerly Direction. Show All Wells



MUST BE APPROVED. AK

NOT DEPICTED RIGHT

Signature of Installer or Representative Daniel M. Sch

State of Oregon  
DEPARTMENT OF ENVIRONMENTAL QUALITY

Installer's Name & Address:  
Roto Rooter  
201 Carlisle St  
Coos Bay OR 97420

Date Received by DEQ: **RECEIVED**  
**MAR 21 1988**

By COOS BAY BRANCH OFFICE







WE DO NOT ALLOW A LOT OF VEHICLES OR BIG TRAILERS  
1/2 ACRE PROPERTY  
(BIG ENOUGH FOR ALL TRAILERS + ANY VEHICLES)

NOT TO SCALE

