

File Number:

ACU-23-045

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
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: 8/21/23 Receipt #: _____ Amount: 1956⁰⁰ Received by: JMB

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) Darryl T. Dunham, Gail A. Dunham

Mailing address: 1308 Susan Circle, Roseville, Calif 95661

Phone: (916) 600-6139 Email: dgfromfb@aol.com

Township:	Range:	Section:	1/4 Section:	1/16 Section:	Tax lots:
Select <u>27</u>	Select <u>14</u>	Select <u>17</u>	Select <u>00</u>	Select <u>00</u>	<u>300</u>
Select	Select	Select	Select	Select	

Tax Account Number(s):	<u>711403</u>	Zone: Select Zone	Please Select <u>RR-5</u>
Tax Account Number(s):	<u>762024</u>		Please Select <u>5403</u>

B. Special Districts and Services

Water Select type of Water Service Well
School Coos Bay Bandon

Sewage Disposal Select type of Sewage System on site Septic
Fire District Select Fire District 5403 Bandon RFPD

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

- Administrative Conditional Use for Vacation Rental 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:

Or

ARC

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

Darryl T. Robinson Gail A. Hunham

Coos County Conditional Use Land Use Application

I. Proposal and Criteria

1. We propose to create a vacation rental out of our existing residence (approx. 1500 square feet, 1 bedroom, ^{with loft} 2 bath home) at 59441 Seven Devils Road, Bandon, Oregon upon acceptance of this application and completion of the permit process. The rental will be under the supervision of a property management company, Exclusive Property Management (541 347-3790.)
2. This request complies with zoning ordinance 4.2.100
Section 4.2.100 Residential RR-5 1 acre zoned residence
Section 4.2.500 Residential RR-5 4 acre zoned forest

II. Sketch Plan Attached:

1. Owners: Darryl and Gail Dunham, Dunham Revocable Living Trust.
Mailing address: 1308 Susan circle, Roseville, Calif. 95661
Proposed rental address: 59441 Seven Devils Rd. Bandon, Oregon 97411
Map 27 14 17 (attached)
Tax Lot Number 300
2. Sketch plan uses 1/8" scale to equal 10' feet (attached)
Sketch plan shows length of property lines, dimensions of the parcel and the site location and dimensions of the home to be used as the vacation rental.
3. Attached is a map of the adjacent county public road, Seven Devils, (45 mph) which is a paved year round major collector road off of U.S. Highway 101 with year round access. (7.1.175) The residence is on Seven Devils Road one driveway past the 4 mile marker on the right side.
4. The attached sketch includes the driveway location off of Seven Devils Road and the major parking areas with the gravel driveway distance from the property line clearly marked, (7.5.150) and the parking areas clearly measured according to the diagram Figure 7.1.425 requirement. (Minimum 2 spaces). The driveway will have unobstructed views 150' from exit onto Seven Devils since it is a 45 mph road. (7.1.425). Seven Devils is a straight road without curves in this area. There is no shared access with another driveway.
5. The site map includes natural features such as:
A slope to a ravine and the distance of the slope to the house.
A drainage ditch on the opposite side of the parcel showing measurement of the ditch width and length as it feeds into a culvert onto the adjoining property.
6. The site map also shows the location and measurements of the residence, garage, shed, pump house housing the water source (well), and the sewage septic disposal system and drainage field.

ATTACHMENTS:

1. Grant Deed to the property
2. Start Card notice of well construction
3. Septic system permit, map of drainage field, and receipt for clean out on 6/22/21
4. Plot Plan and driveway widths for horizontal parking

NARRATIVE for 59441 Seven Devils Road, Bandon, Oregon 97441

We purchased this property in August, 1992, and have enjoyed using it as a vacation property for over 30 years. Darryl suffered a stroke recently and we can no longer travel to Bandon, but our children love the property and the Bandon area, and they requested we keep it in the family.

It is approximately a 1500 sq. Feet cedar built home with a kitchen, living room, pantry, one bedroom with a loft, and two bathrooms, fully furnished and self contained. It has a two car detached garage and a storage shed and a pump house for the well.

Number of occupants at one time: 4

Parking spaces for 3 cars in gravel driveway with large turn around.

There is a locked gate on the property.

Vacation Rental is defined as "a furnished apartment or house rented out on a temporary basis to tourists or guests as an alternative to a hotel/motel or group cottage. The definition includes dwelling(s) or dwelling unit(s) for the purpose of being rented or occupied on a daily or weekly basis, or is available for use ,rent or occupancy on a daily or weekly basis, or is advertised, or listed by an agent as available for use, rent or occupancy on a daily or weekly basis and are predominately rented out less than 30 days. Exclusive Property Management (541) 347-3790 will provide cleaning and maintenance when the rental is vacant, once the approval is granted.

2.1.200 Single family dwelling is defined as "a single household unit of which construction is characterized by no common wall or ceiling with another unit including a mobile home unless otherwise prohibited". There are no shared walls or other dwelling units on the subject site.

Conditional use is "applied to a use which may be permitted by the issuance of a conditional use permit". The proposed use is considered permitted as an Administrative Conditional Use.

Evidence is defined as "facts, documents, data or other information offered to demonstrate compliance or noncompliance with the standards believed by the proponent to be relevant to the decision." The enclosed attachments and findings are provided as evidence that compliance with the county, state and licensing offices can be met and upheld. Evidence includes a parking and plot plan, proof of an onsite septic system and other information deemed relevant for this review.

4.2.100 Zoning District is defined as "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." This property is zoned RR-5 and the proposed use is consistent with the purpose of the zone for residential uses including short term rentals. It provides for the orderly development of rural land so as to encourage the continued existence of rural family life and to provide a transition of densities between urban development and exclusive agricultural or forestry uses. This dwelling has the potential to boost our local economy by renting to tourists and golfers. The location of the house is outstanding in regard to a short walk/drive distance to Seven Devils Wayside Park beach, Bandon Dunes golf courses, Whiskey Run bike trails. The demand for rentals in Bandon is high. The proposed use provides much needed accommodations without the intensive development that a motel/hotel provides.

4.3.200 The Table of Uses reads that vacation rental/short term rental is permitted in the RR-5 Zoning district subject to review criteria 87 and that the use takes place within an existing single family dwelling.

4..3.210 (87) A. Use shall be compatible with the surrounding area. The surrounding uses are primarily residential. As part of a Nuisance Plan, occupants will be informed that objectionable traffic, noise, smoke and litter will not be permitted and would subject them to immediate eviction. The local manager lives in Bandon and their contact information will be on file with the planning department and police department as needed or required by the conditions of approvals for the permit application. Since vacation rentals are considered a commercial use within a single-family dwelling, the use must show compatibility with the residential uses occurring within the surrounding area without discord or disharmony.

B. Shall be licensed by Coos Health and Wellness.

The proposed use will be licensed by CHW in accordance with ORS446.310-350. The owner will provide a copy of the annual license renewal to the planning department as evidence of continued use as a vacation rental dwelling.

C. Shall meet the parking, access and driveway criteria in Chapter 7 of the zoning ordinance.

The existing driveway is required to be inspected by the Coos County Road Department and will continue to conform with Chapter 7. Parking at the house consists of 3 gravel parking spaces, 2 concrete driving spaces and 2 spaces within the garage. There is adequate area for emergency vehicle turn around.

D. The use shall not be transferred to a subsequent landowner. Any new owners of the subject property will be required to submit a Compliance Determination Application showing compliance with this section of the zoning ordinance. Future owners will be notified of this condition by both the selling agent for the property and then by the title report listing the required deed restriction.

E. A deed restriction shall be recorded with the Coos County Clerk's office acknowledging that the vacation rental status is an accessory use to the main residential use.

5.2.100. Conditional uses are discretionary reviews that involve judgment or discretion in determining compliance with the ordinance. It is understood that discretion can be made when approving this use and that additional conditions may be placed on the permit.

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: 59441 Seven Devils, Barndon, Oregon 97411

Type of Access: Select Public Road Driveway Name of Access: _____

Is this property in the Urban Growth Boundary? Select No

Is a new road created as part of this request? Select 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

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 *On Site Well* Sewage Disposal Type: Select *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? *4*
- Will food be offered as part of the an on-site business? *No*
- Will overnight accommodations be offered as part of an on-site business? *Yes, The request is for a vacation rental*
- What will be the hours of operation of the business? *By reservation only*

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

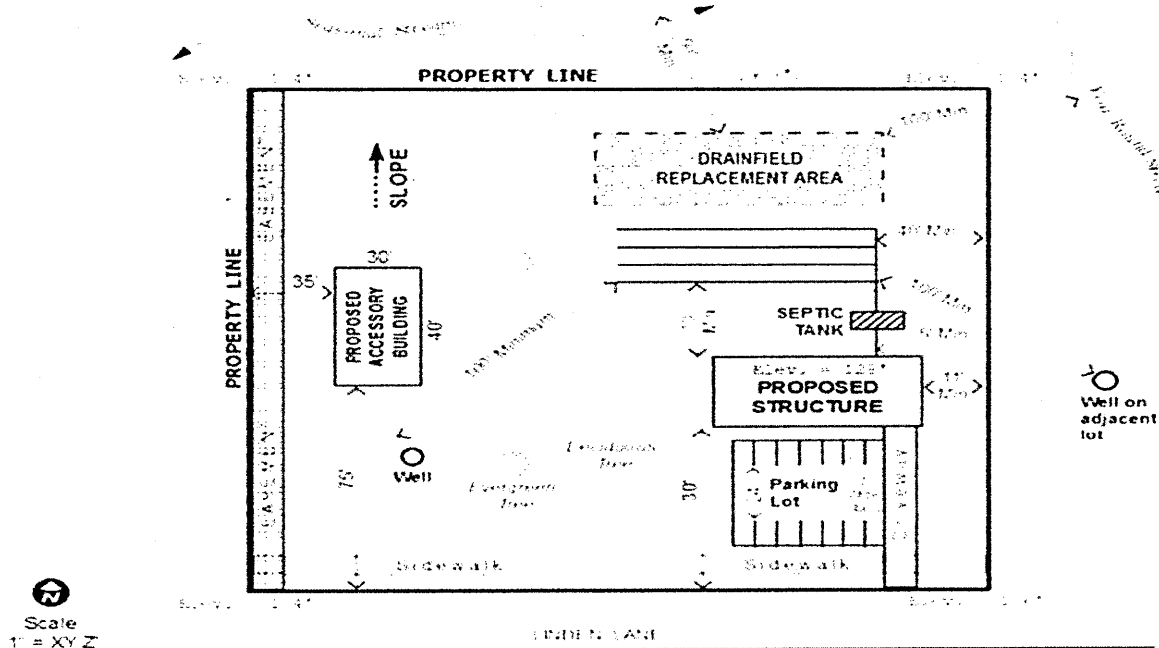
Staff Signature: _____

- 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:

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

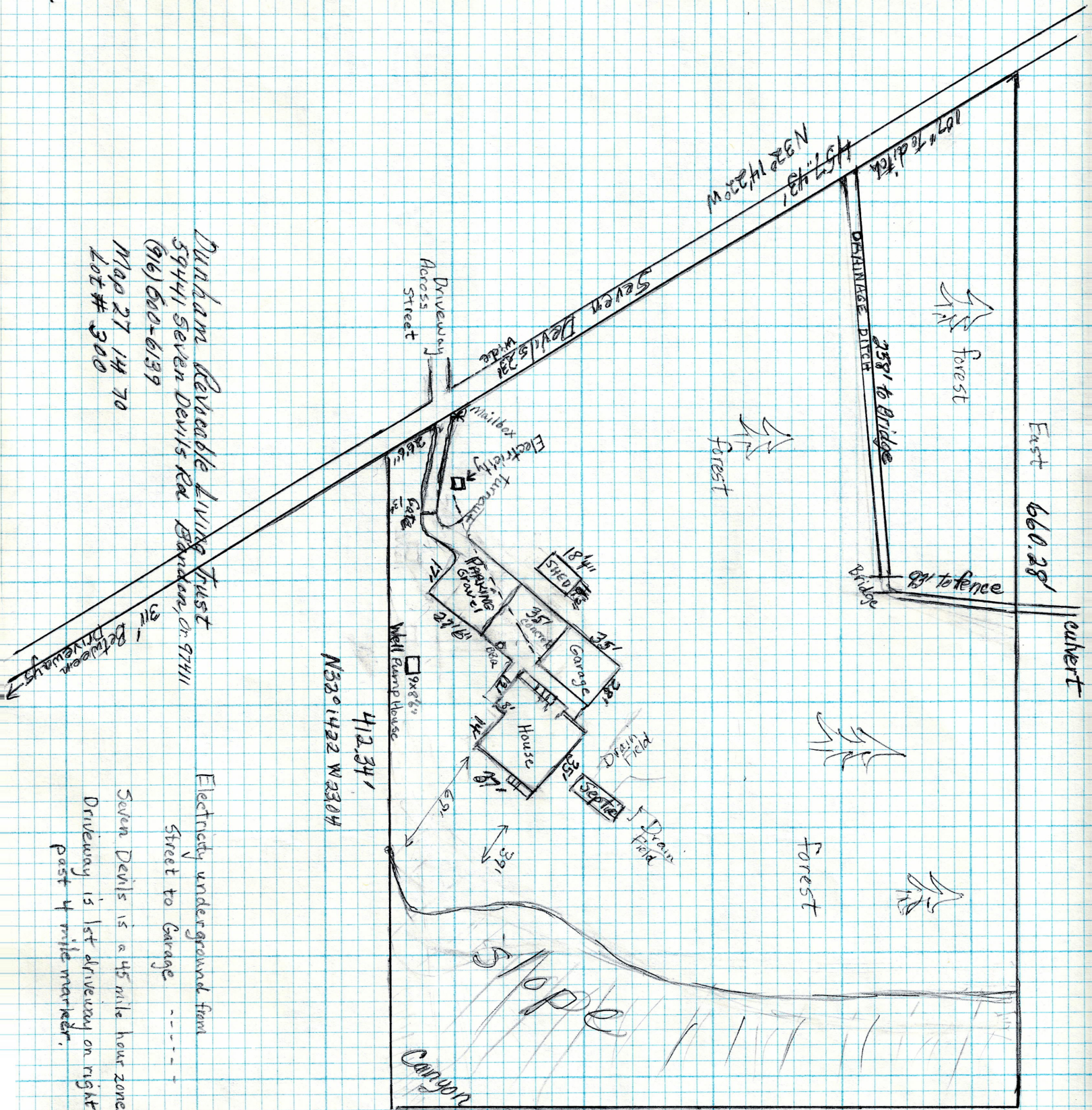
SAMPLE PLOT PLAN



ITEMS THAT MUST BE ON THE PLOT PLAN:

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

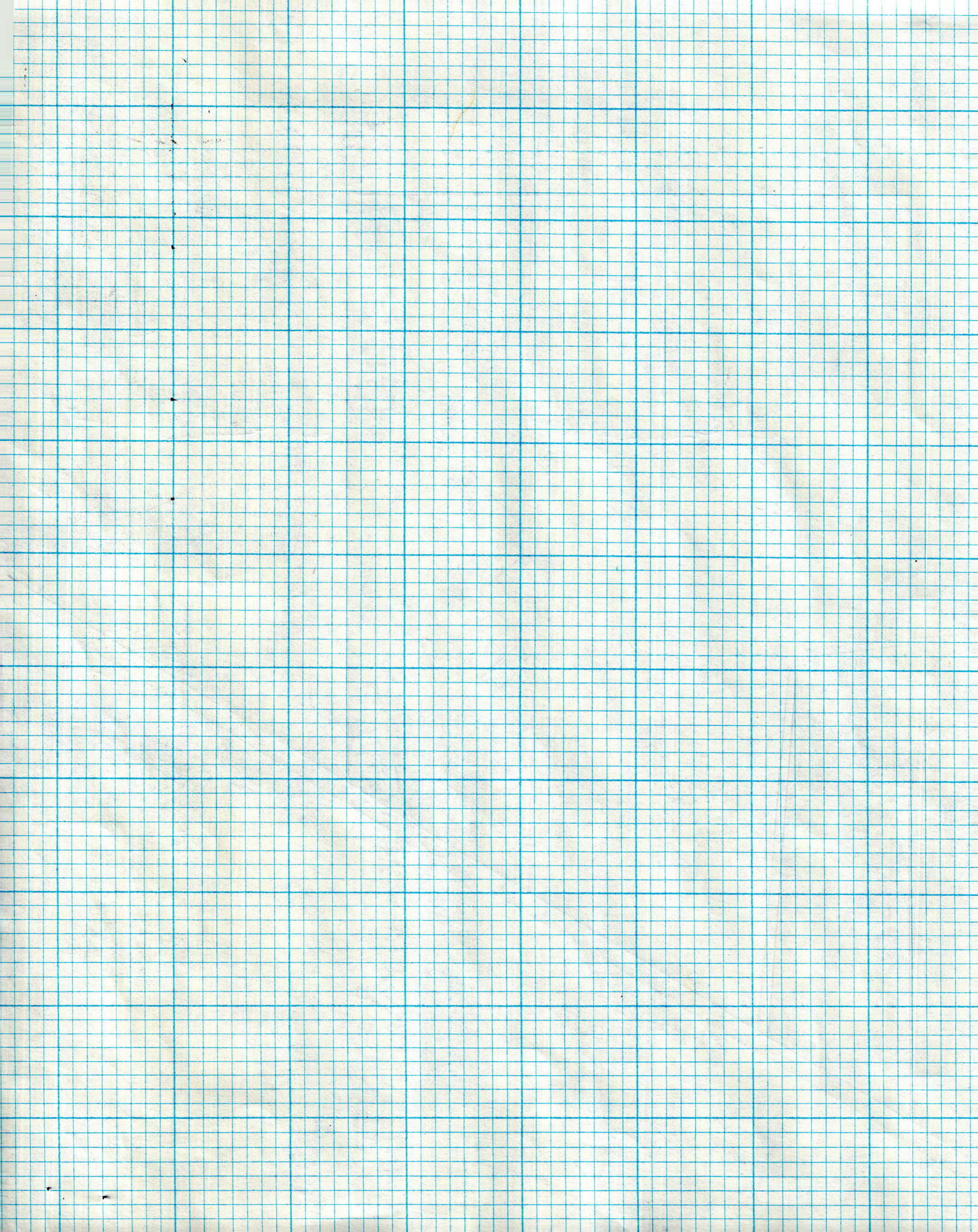
- Existing and proposed lot lines, lot or parcel numbers, and acreage/square footage of lots.
- Dimensions of all illustrated features (i.e. all structures, septic systems, driveways, roads, etc.)
- Significant natural features (slopes greater than 20%, geologic hazards, wetlands, drainage ways, rivers, 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. *electric underground - - - - -*
- 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.



Durham Reveable Living Trust
 59441 Seven Devils Rd Brandon, Or 97411
 (916) 600-6139
 Map 27 14 70
 Lot # 300

Electricity underground from Street to Garage ---

Seven Devils is a 45 mile hour zone
 Driveway is 1st driveway on right past 4 mile marker.



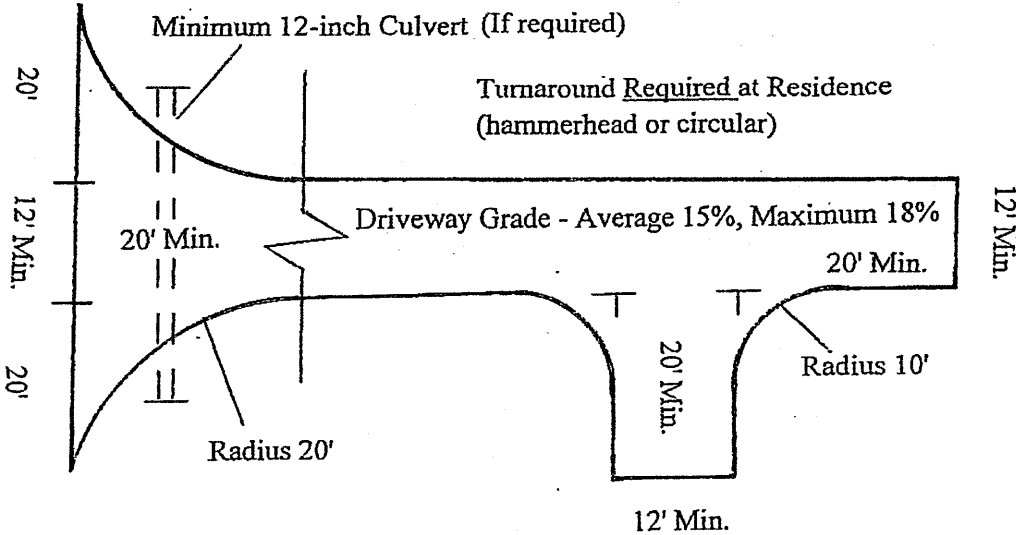
**ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE**

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



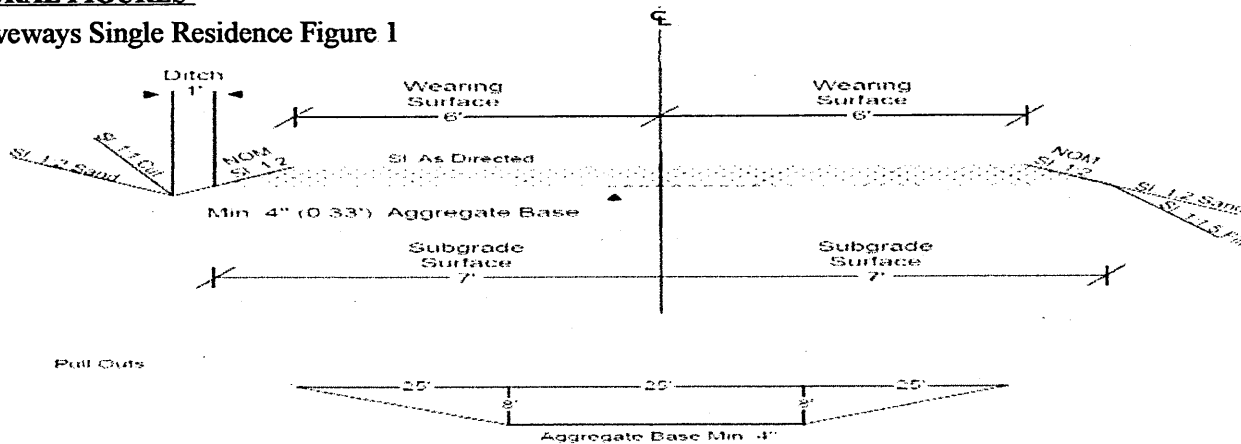
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

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

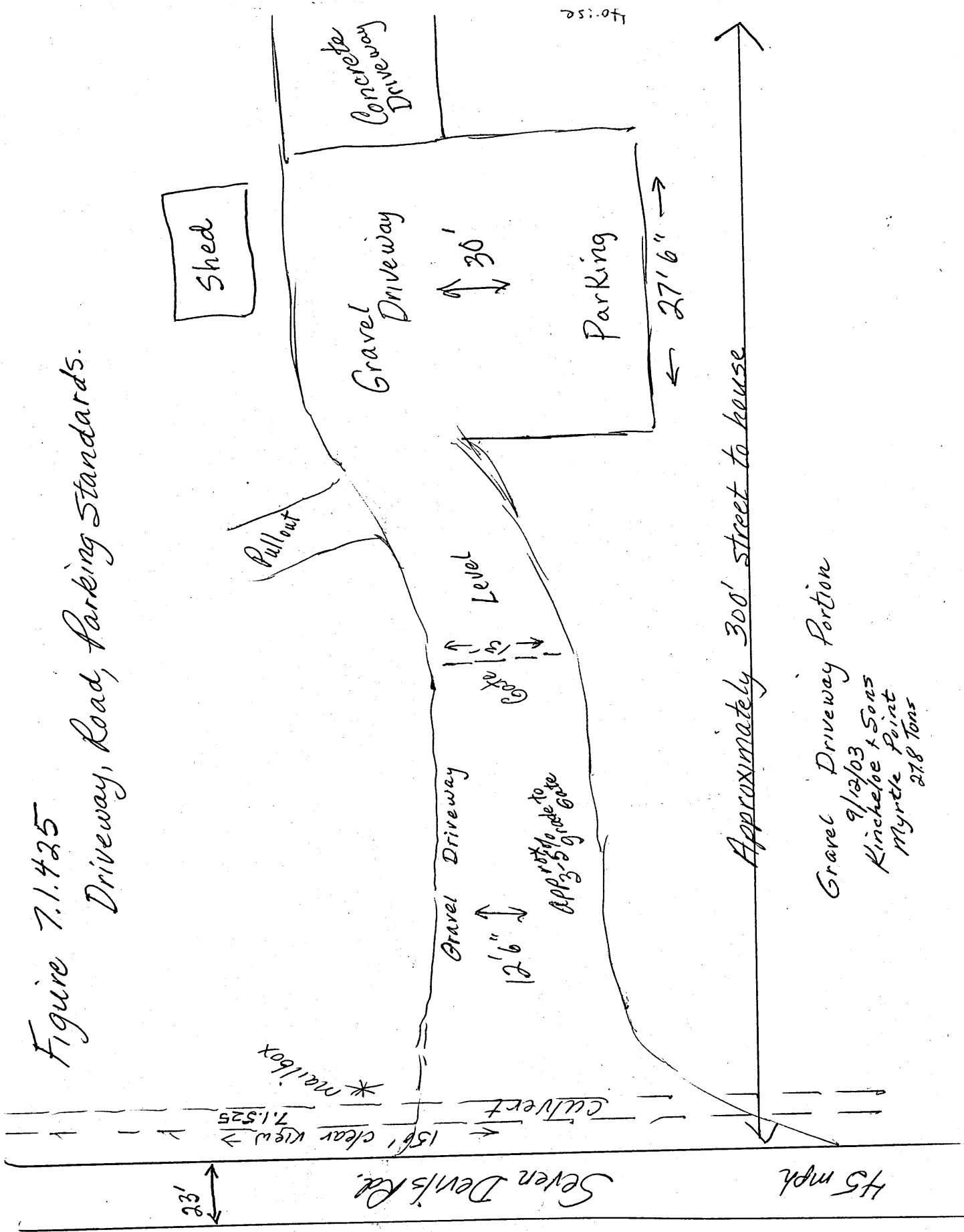
Driveways Single Residence Figure 1



FORESTRY, MINING OR AGRICULTURAL ACCESS:

Figure 7.1.425

Driveway, Road, Parking Standards.



Gravel Driveway Portion
9/12/03
Kinchebe & Sons
Myrtle Point
278 tons

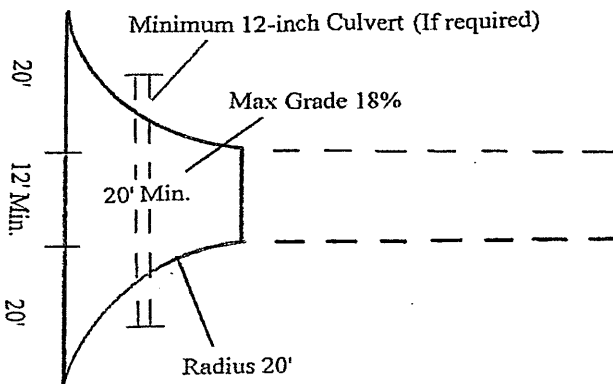
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways 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

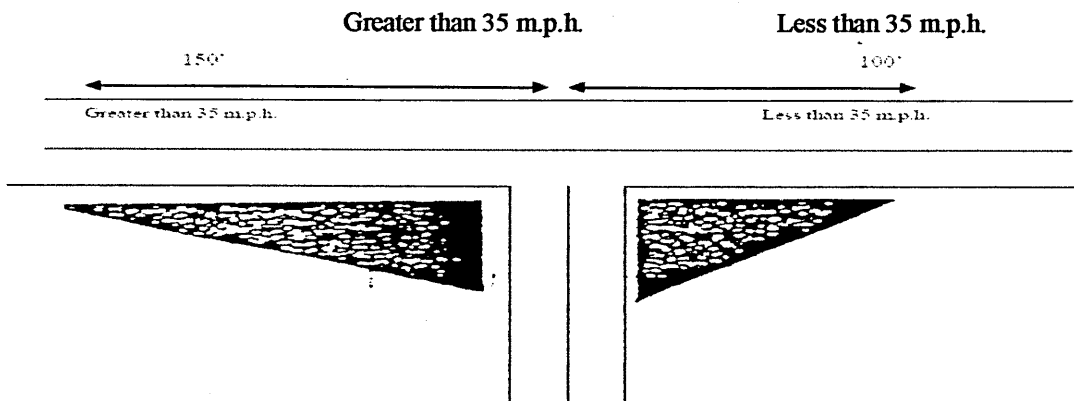


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

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
X 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
Figures	A	B	C	D	E
Single row of Parking					
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'
Figures #'s	F	G	H	I	J
Two Rows of Parking					
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.

RECORDING REQUESTED BY:
CALIFORNIA WILLS & TRUSTS, INC.
426 Folsom Road
Roseville, CA 95678

96 04 0654

96040654

WHEN RECORDED MAIL TO:

DARRYL T. DUNHAM and
GAIL A. DUNHAM
117 ROCK CANYON COURT
FOLSOM, CA 95630

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



10:32 AM ON 04/15/1996
J. WILSON

By _____ Deputy
pages 2 Fee \$ 38.00

MAIL TAX STATEMENTS TO:

DARRYL T. DUNHAM and
GAIL A. DUNHAM
117 ROCK CANYON COURT
FOLSOM, CA 95630

COPY

The transfer is to revocable living trust Consideration Less Than \$100.00 (R&T 11911) Conveyance not The Result of a Sale: Deed to a Trustee Not Pursuant to a Sale

DOCUMENTARY TRANSFER TAX \$ EXEMPT
.....Computed on the consideration or value of property conveyed: OR
.....Computed on the consideration or value less liens or encumbrances remaining at time of sale.

Darryl T. Dunham
Signature of Declarant or Agent determining tax - Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
DARRYL T. DUNHAM and GAIL ANN DUNHAM, husband and wife
hereby GRANT(S) to DARRYL T. DUNHAM and GAIL A. DUNHAM as Trustees of the DUNHAM REVOCABLE LIVING TRUST dated APRIL 5, 1996,

the real property in the City of BANDON, County of COOS, State of Oregon, described as:

SEE ATTACHED LEGAL DESCRIPTION

Tax Account: 7620.24
2281 SEVEN DEVILS ROAD, BANDON, OREGON

Dated APRIL 5, 1996

Darryl T. Dunham
DARRYL T. DUNHAM
Gail A. Dunham
GAIL A. DUNHAM

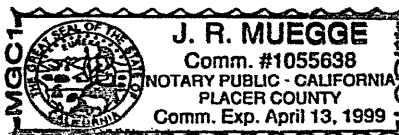
STATE OF CALIFORNIA }
COUNTY OF PLACER }SS

On APRIL 5, 1996, before me, J. R. MUEGGE, personally appeared DARRYL T. DUNHAM and GAIL A. DUNHAM, personally know to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

J. R. Muegge



SEE MAP 27 14 17

CS 26A64

(N 89° 25' 28" W)

119.97'

N 89° 22' 23" W

652.34'

71.00'

581.54'

MI
AC.

301
300MI
5.00 AC.

100
100MI
15.00 AC.

HT 68102
D: 12-26-87
SEVEN

EAST 660.28'

300
5.00 AC.

CS26A70
CS26A83

272.40'

388.50'

S 00° 34' 36" W
900.34'

N 0° 08' 09" E

636.85'

853.1'

N 32° 12' 22" W

N 89° 26' 27" W
412.24'

603
5.55 AC.

S 88° 30' E 297.2'

30.02'

HT 68898
D: 10-10-82

N 32° 24' 25" W

145.72'

N 89° 36' 36" W
805.92'

200
200MI
5.15 AC.

318.43'

54-03F

54-01

DEVILS

2100
2100MI
9.68 AC.

KEY TITLE COMPANY

THIS COPY OF ASSESSOR'S MAP IS PROVIDED SOLELY TO ASSIST IN LOCATING SUBJECT PROPERTY. NO LIABILITY IS ASSUMED BY KEY FOR DISCREPANCIES IN THIS MAP AS OUTLINED AND THE ACCOMPANYING LEGAL DESCRIPTION.

1700
1700MI
4.20 AC.

1600
1600MI
1.99 AC.

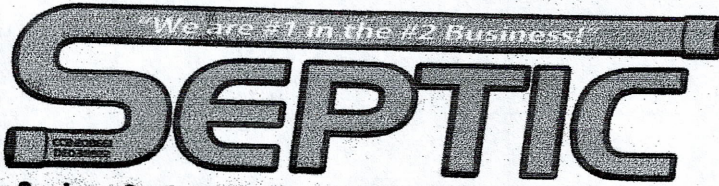
282.05'

EXHIBIT "A"

That portion of the Northeast quarter of the Northwest quarter of the Southeast quarter and the Northwest quarter of the Northeast quarter of the Southeast quarter of Section 17, Township 27 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, that is situated East of the East boundary of Seven Devils County Road, plus the following described parcel: Beginning at the Northwest corner of the Northeast quarter of the Northeast quarter of the Southeast quarter of Section 17, Township 27 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence South 89° 22' 23" East along the North line of said Northeast quarter of the Northeast quarter of the Southeast quarter, 71.00 feet; thence South 00° 34' 56" West 658.90 feet; thence North 89° 56' 27" West 412.34 feet to the East edge of Seven Devils County Road; thence North 32° 14' 22" West along said East edge of the County Road, 23.04 feet to the South line of the Northwest quarter of the Northeast quarter of the Southeast quarter of said Section 17; thence South 89° 31' 52" East along said South line of Northwest quarter of the Northeast quarter of the Southeast quarter, 359.98 feet to the Southeast corner of said Northwest quarter of the Northeast quarter of the Southeast quarter; thence North 00° 18' 28" East 638.65 feet to the point of beginning. LESS THE FOLLOWING DESCRIBED PARCEL: Beginning at a point on the East-West line through the center of Section 17, Township 27 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, said point being on the East right of way edge of Seven Devils County Road; thence South 89° 22' 23" East along said center section line, 772.31 feet to the Northwest corner of the Northeast quarter of the Northeast quarter of the Southeast quarter of said Section 17; thence continuing along said center section line South 89° 22' 23" East 71 feet; thence South 00° 34' 56" West 272.40 feet; thence West 660.28 feet to the East right of way edge of said Seven Devils County Road; thence Northwesterly along said right of way to the point of beginning. ALSO EXCEPTING all oil and mineral rights reserved by Coos County in deed recorded June 4, 1945, Book 156, page 220, Deed Records of Coos County, Oregon. TOGETHER WITH THE FOLLOWING: An easement to maintain, repair, replace and remove a pipeline and water tank, created by instrument Recorded: May 13, 1988, Microfilm Reel Number 88-5-0769, records of Coos County, Oregon

TAX ACCOUNT: 7620.34

SOUTH COAST



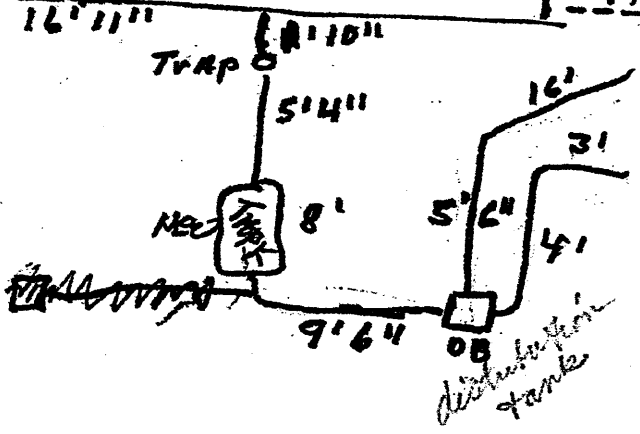
Backhoe Services - Septic Installation & Pumping - Rotary Rooter Services - Porta Potties
Post Office Box 1620, Bandon, Oregon 97411 ~ 541-347-6529-Office ~ 541-347-6531-Fax

Septic system +
drain field

INVOICE NO.	2755	PHONE		DATE	6-22-21					
NAME	Gail Dunham									
ADDRESS	59441 Seven devils rd Bandon OR									
QTY.	DESCRIPTION	PRICE	AMOUNT							
1	1000 gallon Septic Pump				495.00					
PAID Full check 1041										
RECEIVED BY		TOTAL			495.00					

New house

900



Jim Newton Trucking and Excavating

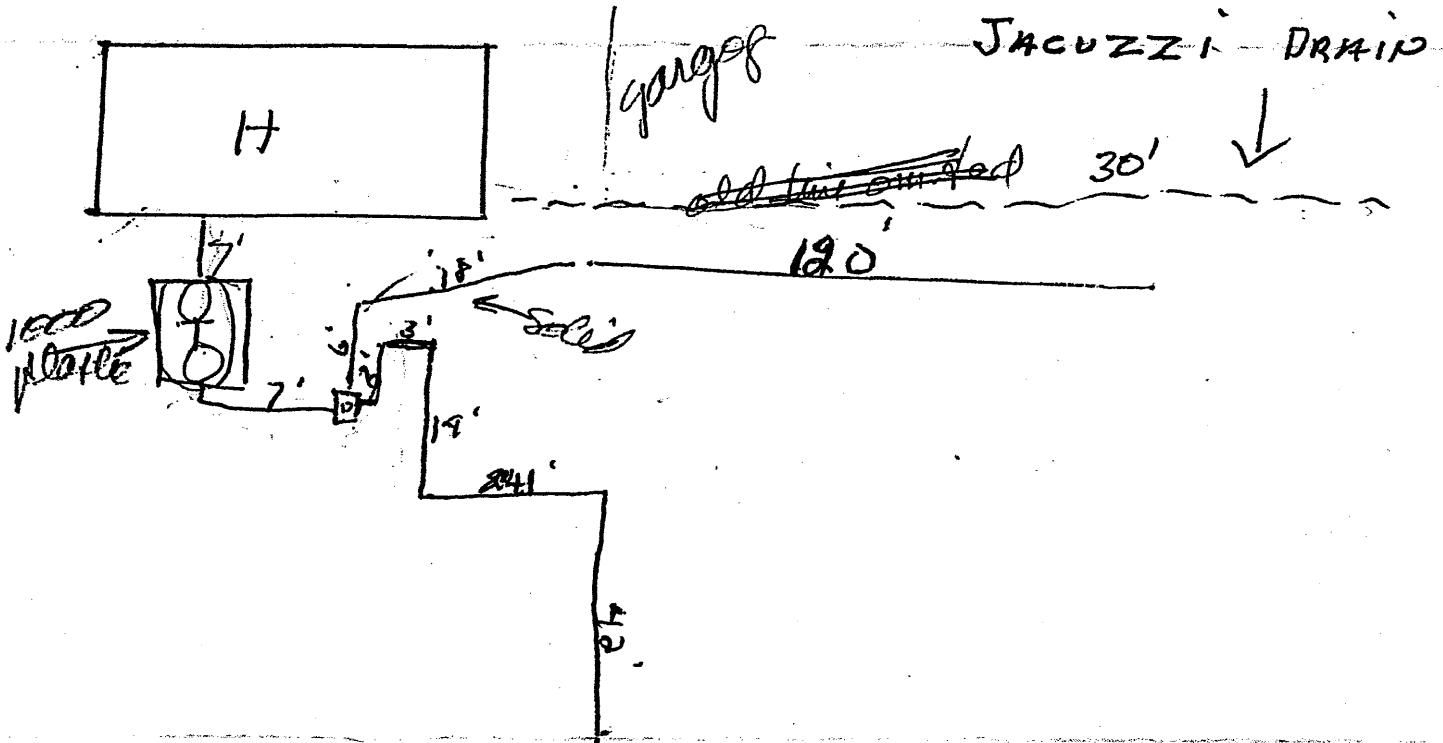
P. O. BOX 1069

BANDON, OREGON 97411

NEW

Alexander, Richard TELEPHONE 347-9613

27 14 17D 300/7620.34



State of Oregon
DEPARTMENT OF ENVIRONMENTAL QUALITY
RECEIVED
JUL 31 1989
GOOS BAY BRANCH OFFICE

22367

Control No.

STATE OF OREGON

PERMIT NO. 689-129

DEPARTMENT OF ENVIRONMENTAL QUALITY

\$ 145.00

Fee

New Construction

Repair

Other ALTERATION

Permit Issued To Richard Anderson ^{ALEXANDER}
 (Property Owner's Name) 27 14 17D 300/7620/24 Coos
 (Township) (Range) (Section) (Tax Lot / Acct. No.) (County)

Seven Devils Rd. Bandon Del Cline 07/25/89
 (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 10/25/89 TYPE OF SYSTEM EXISTING EQUAL DISTRIBUTION

Design of Sewage Flow 300 Gal's/Day

Tank Volume 1,000 Gallons Disposal Trenches Seepage Bed(s) Square Feet

Maximum Depth _____ inches. Minimum Depth _____ inches. Linear Feet

Equal Loop Serial Pressurized Minimum Distance Between Trenches _____

Total Rock Depth _____ inches. Below Pipe _____ inches. Above Pipe _____ inches. Rake Sidewall

Special Conditions (Follow Attached Plot Plan) Add distribution box 5 ft. from tank and minimum of 4 ft. to each trench. Drainfield trench 10 ft. from proposed new addition. Pump & fill old tank or remove & re-use.

PRE-COVER INSPECTION REQUIRED — CONTACT DEQ 269-2721

CERTIFICATE OF SATISFACTORY COMPLETION

As-Built Drawing with Reference Locations

Installer Jim Newton

Final Insp. Date 8-3-89 5:45 AM

Inspected By Del Cline RS.

Issued by Operation of Law

Pre-cover inspection waived pursuant to OAR 340, Division 71

System distribution changed and short line deleted as permit required as shown on inspection request form

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.

Issuance of this Certificate does not constitute a warranty or guarantee that this on-site disposal system will function indefinitely without failure.

Del Cline RS
(Authorized Signature)

ENVIRONMENTAL
(Title)

8-4-89
(Date)

STEP. C. CR
(Office)

012



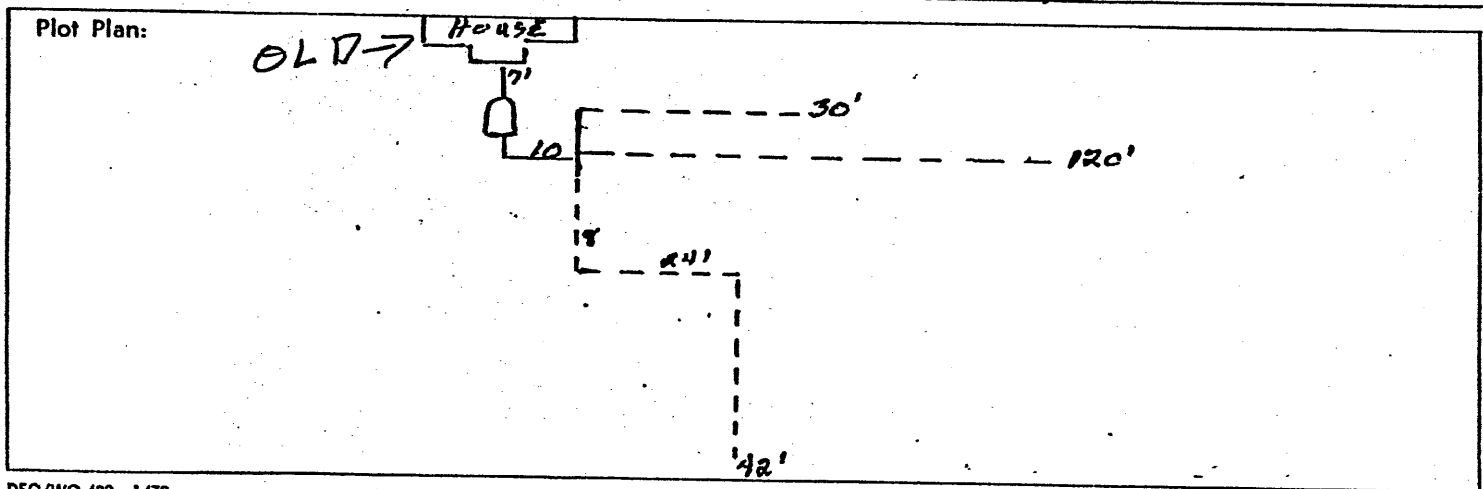
STATE OF OREGON
DEPARTMENT OF ENVIRONMENTAL QUALITY

Singus

SUBSURFACE SEWAGE SYSTEM
CERTIFICATE OF SATISFACTORY COMPLETION

Property Owner LEMASTER, W. A.
T. 27 R. 14 Sec. 17 Tax Lot/Acct. No. 7620.24
Loc./Road 7 Devils Road
Installer Self
Disposal Trenches: _____ Square Ft. 248 Lineal Ft.
Tank Size: 1,000 Gallons. System Designed to Serve 3 BR. ROOM

Permit Number 4806
Date of Final Insp. 10/22/80
Approved By R. K. [Signature]
Title Branch Manager



DEQ/WQ-402 1/78

STATE OF OREGON
DEPARTMENT OF ENVIRONMENTAL QUALITY
SUBSURFACE SEWAGE SYSTEM INSTALLATION
CORRECTION NOTICE

The Inspection of this Subsurface Sewage System has Produced the Following Violations: _____

Under the provisions of the OREGON ADMINISTRATIVE RULES, all violations listed above must be corrected and a **CERTIFICATE OF SATISFACTORY COMPLETION** must be issued prior to use of this system. When corrections have been completed, call for inspection.

PERMIT NO. _____

CONTACT: _____

INSPECTION: _____

TIME _____

DATE _____

BY _____

(SIGNATURE)

DO NOT REMOVE THIS NOTICE FROM SITE

DEQ/WQ-402A 1/78

Well construction
1990

Pumps
Pressure tank replaced
6/12/04

Redesigned equipment in
pumphouse 7/2/18

Rebuilt plumbing with
filters 9/6/18

STATE OF OREGON
DEPARTMENT OF ENVIRONMENTAL QUALITY
SUBSURFACE SEWAGE SYSTEM INSTALLATION
CORRECTION NOTICE

The Inspector of this Subsurface Sewage System has provided the following Violations:

Under the provisions of the OREGON ADMINISTRATIVE RULES, all violations listed above must be corrected and a CERTIFICATE OF SATISFACTORY COMPLETION must be issued prior to use of this system. When corrections have been completed, call for inspection.

REMARKS
INSPECTION
TIME
DATE

DO NOT REMOVE THIS NOTICE FROM SITE

FOR WATER RESOURCES DEPARTMENT USE ONLY

Date Postmarked _____
 Date Hand-delivered _____
 Watermaster Initials _____

W- 15558
 WRD Receipt
 Date Fee Received _____

START CARD

NOTICE OF BEGINNING OF WELL CONSTRUCTION

(as required by ORS 537.762)

This form must be completed, signed by both the owner (or authorized agent) and constructor, and the original mailed or delivered to the Water Resources Department, 3850 Portland Road NE, Salem, OR 97310, no later than the day construction, alteration, conversion or abandonment work begins. A \$75 fee shall accompany all notices for new well construction or conversion of an existing hole not previously used as a water well (make checks payable to the Water Resources Department). Notices meeting this requirement but received without the required fee will not be accepted as properly and timely filed. The Water Resources Commission has authority to impose civil penalties for failure to submit the required \$75 fee with the start card and for failure to submit cards prior to beginning any construction, alteration, conversion or abandonment work.

RECEIVED
 JAN 17 1990

WATER RESOURCES DEPT.
 SALEM, OREGON

Owner's name and mailing address Richard E. + M. Sue Alexander
Rt. 2, Box 2281
Bandon, OR 97411

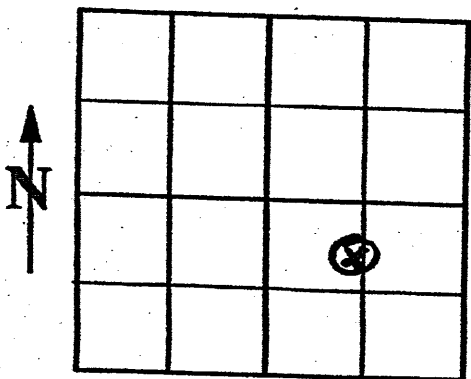
Check type of work: New construction Repair Recondition
 Deepening Conversion Abandonment

Proposed Commencement Date 1-15-90

Existing or Proposed Well Depth 40 Diameter 4 1/2

Check Use: Domestic Community Industrial Irrigation Monitoring
 Thermal Injection Other _____

Proposed Well Location: County Coos
 Township 27 South (N or S) Range 14 West (E or W) Section 17



- X 1 Northeast 1/4 of Southeast 1/4 of above section
- X 2. Street address of Rt 2, Box 2281
 well location Bandon, OR 97411
- X 3. Tax lot number of well location 7620.24
- X 4. Attach map with location identified.
 (See reverse of this form for approved maps)
- X 5. Show well location within 1/4, 1/4 of section grid at left.

We hereby certify that we have read the back of this form, and that to the best of our knowledge the information provided herein is accurate and the well is being properly located from septic tanks and septic drain fields.

Richard E. Alexander
 Owner's signature

Ron Barring
 Bonded Water Well Constructor

Title _____ Date 11/10/89

License No. 1381

Home phone 503-347-3474 Work phone _____

Company Barring well Drilling

NOTE: This is not a water right application. The owner is responsible for obtaining a water right through the Water Resources Department, if required.

THIS COPY TO WATER RESOURCES DEPARTMENT IN SALEM
 If no fee applies, discard this copy