



# 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](mailto: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: \_\_\_\_\_ Receipt #: \_\_\_\_\_ Amount: \_\_\_\_\_ Received by: \_\_\_\_\_

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)

Mailing address:

Phone:

Email:

Township: \_\_\_\_\_ Range: \_\_\_\_\_ Section: \_\_\_\_\_ ¼ Section: \_\_\_\_\_ 1/16 Section: \_\_\_\_\_ Tax lots: \_\_\_\_\_

Tax Account Number(s):

Zone: Select Zone

Tax Account Number(s)

### B. Special Districts and Services

Water

Sewage Disposal

School

Fire District

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

Administrative Conditional Use for

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**

 10/16/23

**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: \_\_\_\_\_

Type of Access: \_\_\_\_\_ Name of Access: \_\_\_\_\_

Is this property in the Urban Growth Boundary? \_\_\_\_\_

Is a new road created as part of this request? \_\_\_\_\_

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: Choose a Service-Type.

Sewage Disposal Type: Choose a Type.

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: \_\_\_\_\_

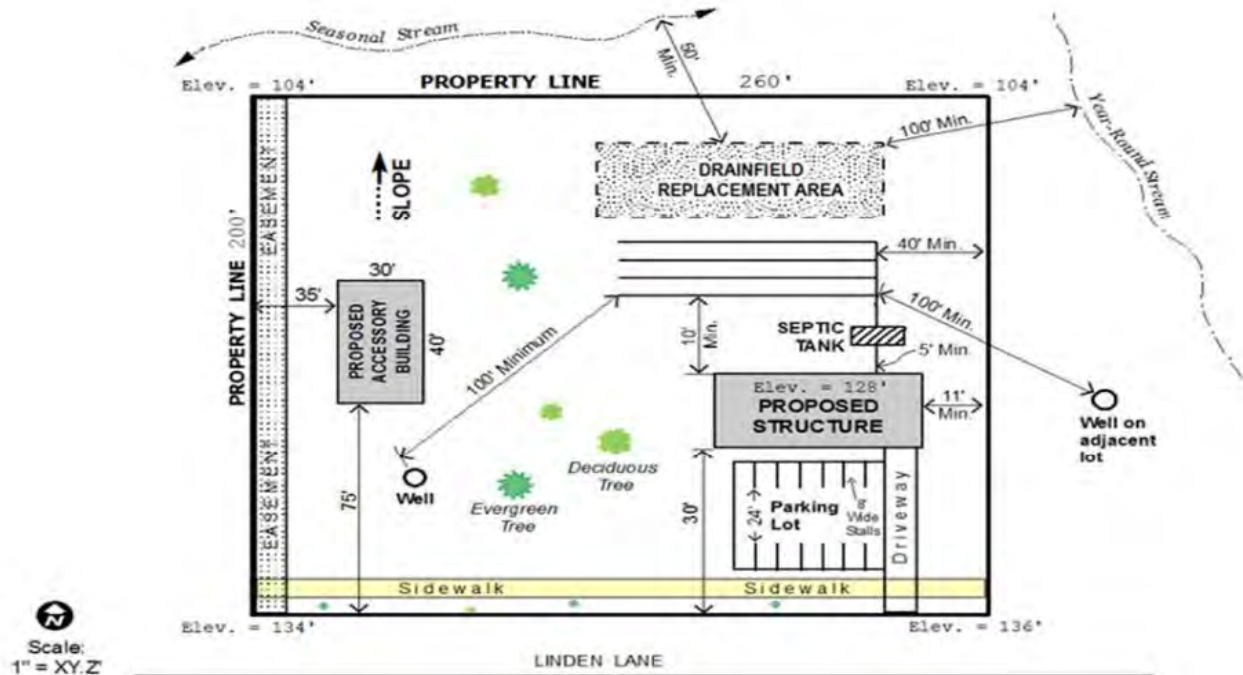
- This application is found to be in compliance and will require no additional inspections
- This application is found to be in compliance but will require future inspections
- This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and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

Additional Comments:



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.

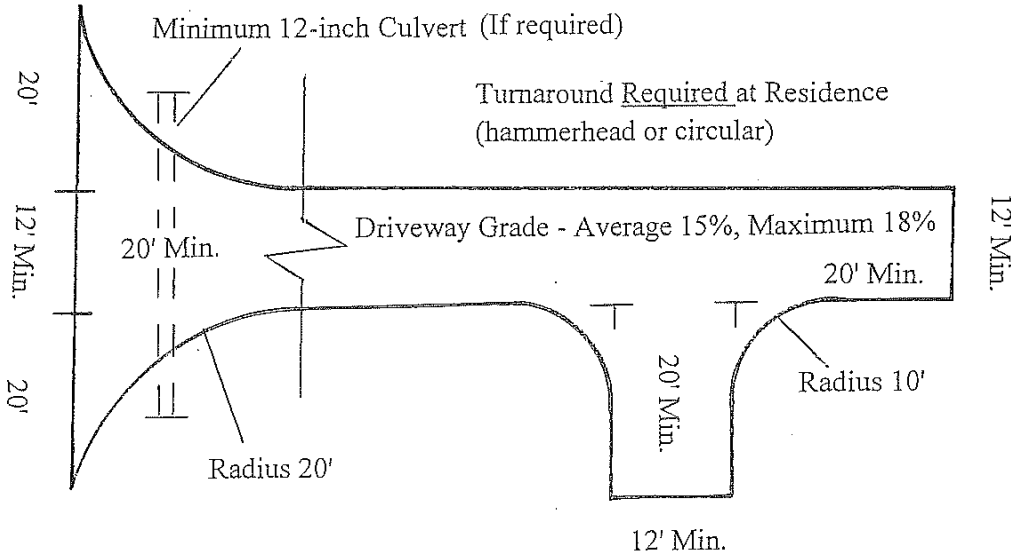
**ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS**  
**DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE**

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



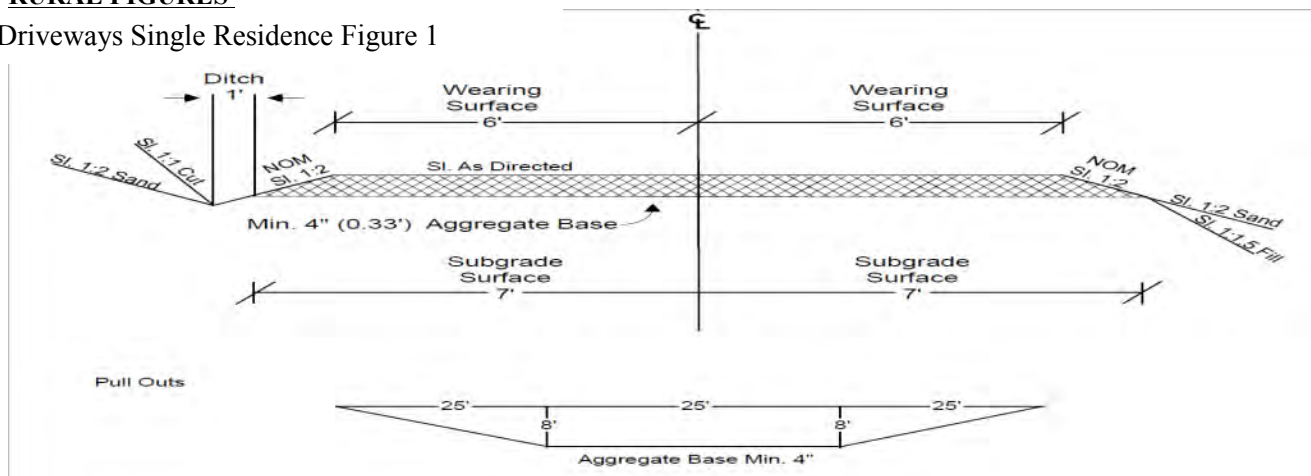
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

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:

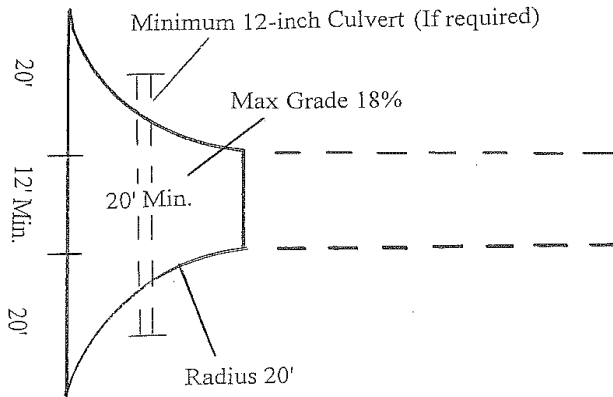
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways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

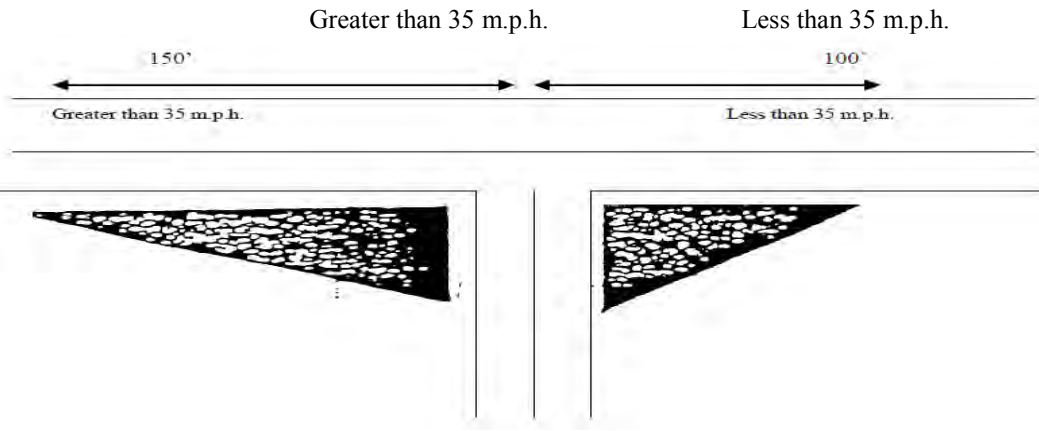


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

**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.**

**Coos County Land Use Permit Application  
Administrative Conditional Use Review**

**Attachment A – Written Statement of Compliance with CCZLDO**

Project Name: Seelander Creek Habitat Restoration Project

Applicant: Haley Lutz

Organization: Coos Watershed Association

Dear Coos County Planning Department,

We have prepared this written statement as an attachment to the Coos County Land Use Permit Application for our Seelander Creek Habitat Restoration Project. The purpose of this statement is to describe the nature of our permit request, and address how the proposed project complies with all of the applicable criteria within the Coos County Zoning and Land Development Ordinance (CCZLDO). We will address each of the Ordinance criteria, as communicated by Planning Department staff, on a point-by-point basis.

The Seelander Creek Habitat Restoration Project will take place on parcels 26S12W29 1000, 1300 and 26S12W29DC 200, located along Selander Road. The parcels total ~43 acres and our restoration efforts are proposing to enhance ~10+ acres owned by Scott Elliott. The property is a working lands (grazed) pasture, and all access and entry to this parcel comes from the adjacent Selander Road. This project proposes to restore watershed function through riparian planting/fencing, improving fish passage, access to off-channel habitat and by addressing 10 fish passage crossings.

The project plans to install 13,250' of livestock exclusion fencing along 1.9 miles of stream and wetland habitat providing riparian setbacks ranging between 20' and 40'. These setbacks will create 10.3 acres of riparian buffers where we plan to plant native tree, shrub, and wetland species according to our planting plan. To address the 10 failing and undersized (24-72") stream crossings we will partner with the Coos County Road Dept. to replace 2 crossings, work with lowland landowners to repair an Ag bridge and 2 Ag crossings, fully decommission several Ag crossings and replace 3 outdated and failing culvert/tidegate structures with 2 fish friendly mitigator style gates. These structures will improve access to critical coho habitats by providing access to nearly 7 miles of spawning and rearing habitat, which are key habitat limiting factors for the Seelander and Catching Sub-basins.

The Seelander Creek Habitat Restoration Project looks to target 3 primary objectives, for the purpose of creating habitat for fish and other wildlife. The objectives include: 1. Improve year-round fish passage for all aquatic species (specifically juvenile & adult salmonids) at 10 stream crossing locations which will provide access to ~7 miles of spawning and rearing habitat within the Seelander Creek Basin; 2. Improve Riparian Function/Habitat by developing 10.3 acres of riparian buffers along 1.9 miles of stream within the project area; 3. Improve water quality (reducing sediment, increasing shade, reducing bacteria loading, and improving dissolved oxygen levels) by installing 13,250 feet of riparian fencing along 1.9

miles of stream, while planting 12,360 native trees/shrubs and 7,519 cuttings within 10.3 acres of riparian buffers along 100% of the streams and creeks within our project area.

We are seeking a Coos County Land Use Permit to allow for the completion of the above listed ecological restoration activities. Communication with Coos County Planning Department staff flagged local approvals for the following CCZLDO policies as required for issuance of the requested permit: General Conditions #1 (Policies #17, #18) and #2 (Policy #23); Special Conditions #5 (Policy #19), #6b.,6c (Policy #9) and #9a (Policy #22b).

## **GENERAL CONDITIONS**

### **1. *“Inventoried resources requiring mandatory protection in this district are subject to Policies #17 and #18”***

#### **#17 Protection of “Major Marshes” and “Significant Wildlife Habitat” in Coastal Shorelands**

The proposed ecological restoration project will be compliant with this policy.

- a. The property does not lie within a designated “major marsh”
- b. The property does not lie within a designated “significant wildlife habitat”
- c. The property does not lie within a designated “coastal headland”
- d. The property does not lie within a designated “exceptional aesthetic resource”

The proposed ecological restoration will not limit uses in any of the aforementioned special areas. If the property did lie within any of those special areas, the project would constitute an enhancement to the land’s natural value and would provide additional protection to those values. The proposal will improve wildlife habitat by creating natural channel networks and planting native vegetation.

#### **#18 Protection of Historical, Cultural and Archaeological Sites**

The proposed ecological restoration project will be compliant with this policy.

Archaeological surveys of the entire property were completed in January of 2023. The results of those surveys were communicated to 1) the Coquille Indian Tribe, 2) the Cow Creek Band of Umpqua Tribe of Indians, 3) the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians, 4) the Confederated Tribes of the Grand Ronde Community of Oregon, 5) the Confederated Tribes of Siletz Indians, and 6) the Confederated Tribes of Warm Springs. Incorporating feedback from those tribes, we then completed an archaeology report which was submitted to Oregon’s State Historic Preservation Office (SHPO) in March 2023 as part of the Section 106 Consultation process. After 30 days, SHPO declined to provide a response, which constitutes

fulfillment of our responsibilities and an acknowledgement that the project may proceed (email records of this exchange have been retained and can be provided upon request).

We acknowledge that within three working days of receipt of the proposal, the local government shall notify the Coquille Indian Tribe and Coos, Siuslaw, Lower Umpqua Tribe(s) in writing, together with a copy of the site plan application. We further acknowledge that the Tribe(s) shall have the right to submit a written statement to the local government within thirty days of receipt of such notification, stating whether the project as proposed would protect the cultural, historical, and archaeological values of the site or, if not, whether the project could be modified by appropriate measures to protect those value.

As we have been actively consulting with the Tribes, our current engineered designs make accommodations to minimize disturbance to cultural resources on the property. Additionally, we plan to employ a cultural resource monitor to oversee any portions of the project which may adversely affect cultural resources on the property.

2. ***“All permitted uses and activities shall be consistent with Policy #23, requiring protection of riparian vegetation”***

**#23 Riparian Vegetation and Streambank Protection**

The proposed ecological restoration project will be compliant with this policy.

Our project includes a robust planting plan, incorporating native vegetation copiously throughout the project area. Dense plantings of grasses, shrubs, and trees will constitute an enhancement to the stability of soils within the project area. The project proposal also includes erosion control measures, including temporary measures during the construction phase. Certified weed free straw and seed will be used to ensure all bare earth areas are vegetated with native ground cover prior to fall/winter rainfall arrives.

**SPECIAL CONDITIONS**

5. ***The activity shall not be allowed in areas of “wet meadow” wetland, as identified in the “Special Considerations Map”, except as otherwise allowed in Policy #19.***

**#19 Management of "Wet-Meadow" Wetlands within Coastal Shorelands**

The proposed ecological restoration project will be compliant with this policy.

Failing tidal infrastructure is heavily impacting pasture productivity and availability for local farmers requiring immediate assistance and proposed upgrade to these structures to ensure the viability of these lowland landscapes for agricultural use while improving ecological uplift in this region. The protection of this area for agricultural use is necessary to ensure its existence for the local agricultural economy. Currently, this lowland area functions well for agricultural purposes (forage and hay production) during the dry summer months while providing fish and wildlife habitat in the winter months when conditions are flooded and less suitable for most agricultural uses.

**6b.,6c** *These activities are permitted subject to the findings required by Policy #9 “Solutions to Erosion and Flooding Problems”.*

**#9 Solutions to Erosion and Flooding Problems**

The proposed ecological restoration project will be compliant with this policy.

This project has been designed to enhance water currents (tidal exchange) and minimize stream bank erosion. Like most of the Oregon Coast, stream crossing culverts in lowland portions of this sub-basin are in drastic need of being upgraded. These undersized, rusted and often damaged pipes experience significantly reduced flow conveyance and are limiting critical fish passage. Additionally, tidal infrastructure like tidegates have been repaired and maintained past their life expectancy and need to be upgraded to meet today’s tidegate standards. Nonstructural alternatives were discussed by the technical review team but were deemed inadequate to support existing and future land use management practices.

**9a. Active restoration shall be allowed only when consistent with Policy #22b.**

**#22b Limiting Dredge and Fill as Estuarine Restoration**

The proposed ecological restoration project will be compliant with this policy.

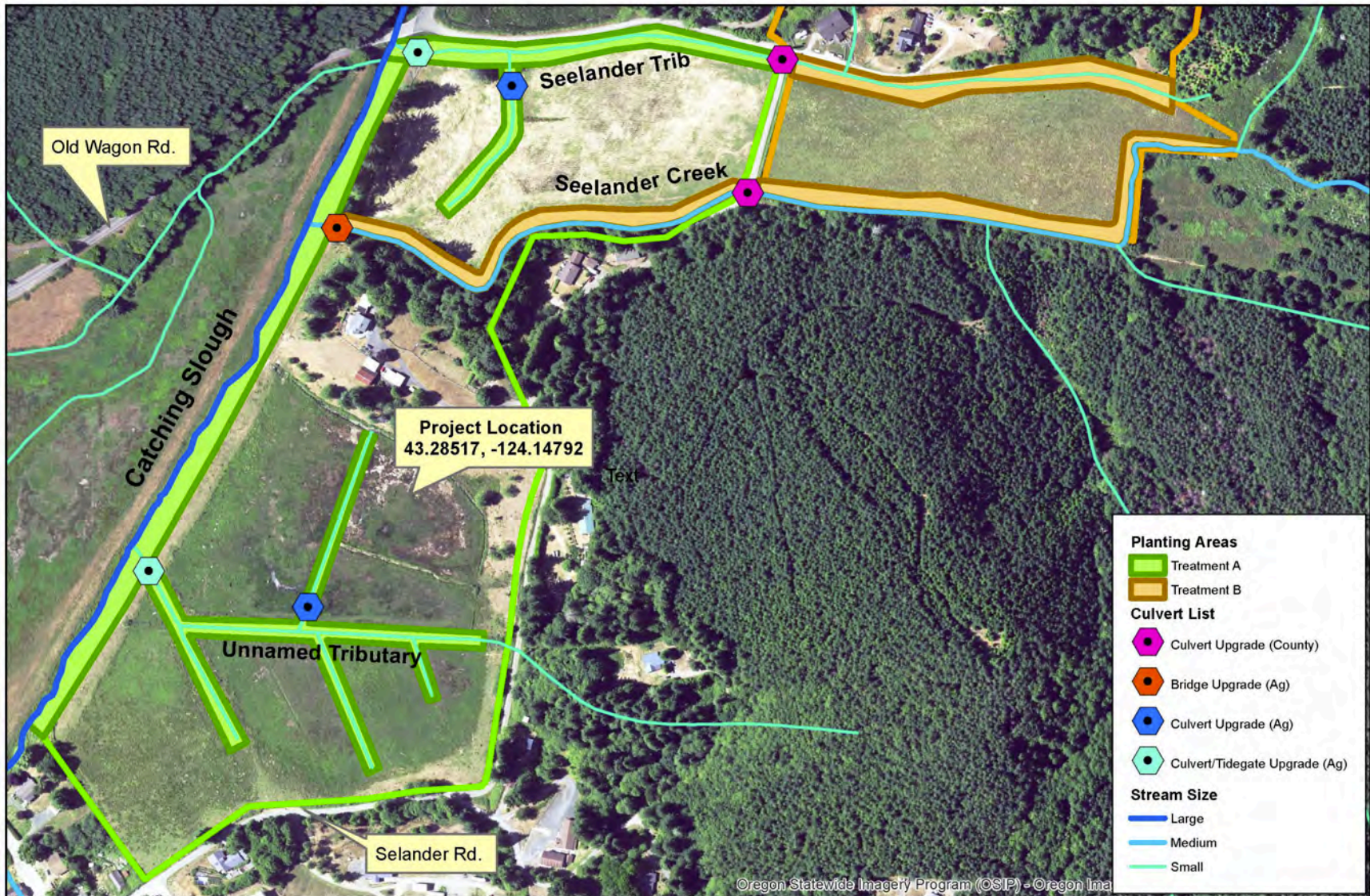
Lowland portions of the Coos Estuary were drastically altered over the last century to enhance farming opportunities on these fertile lowland landscapes located within the Coos Watershed. Our proposed habitat restoration project will restore tidal inundation to portions of this ~43 acre working lands parcel, which prior to European settlement was part of the Coos Estuary tidal network. The project area has an average elevation of 4-5’ (NAVD88) that would have been inundated daily during historic high tide events and winter freshets. The project plan will restore portions of the historic channel network and enhance low-lying areas to mimic natural function and habitat condition.



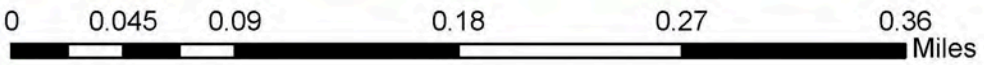
# Attachment B – Project Maps

## Map 1 – Site Map

Existing road, infrastructure, vegetation, and outstanding physical features



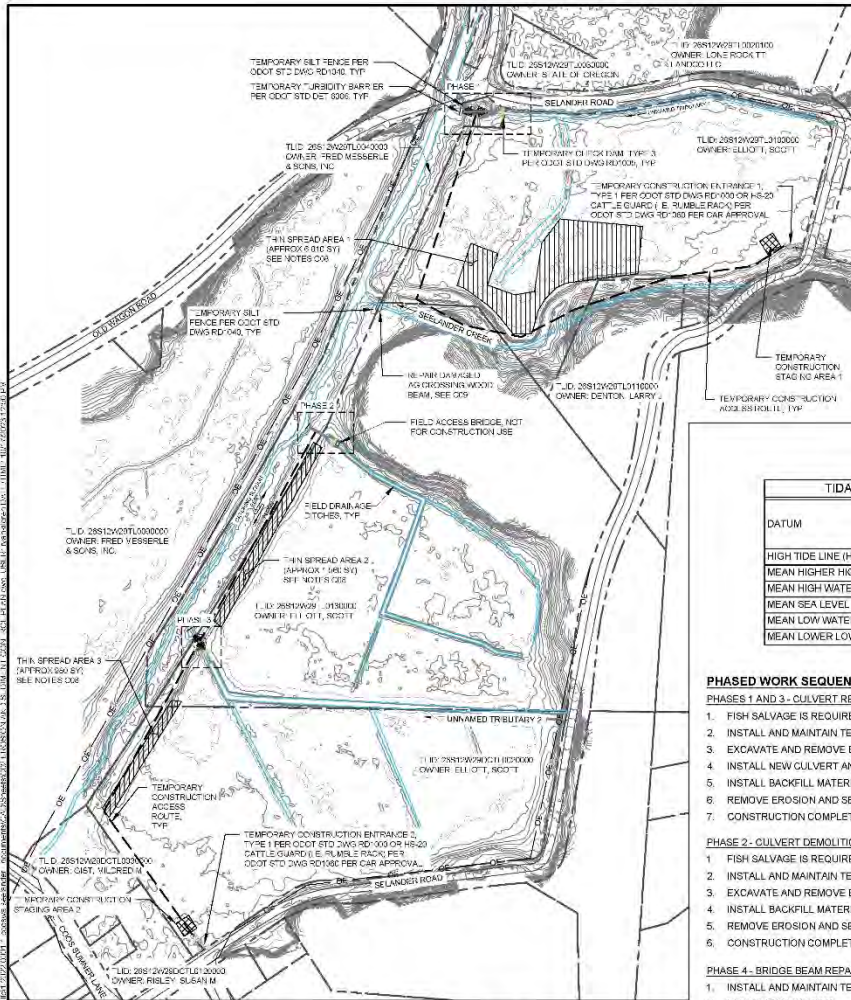
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Coos Watershed Association  
Created By: Dan Draper  
Date: October-2023



## Map 2 – Construction Plan Proposed ecological restoration plan

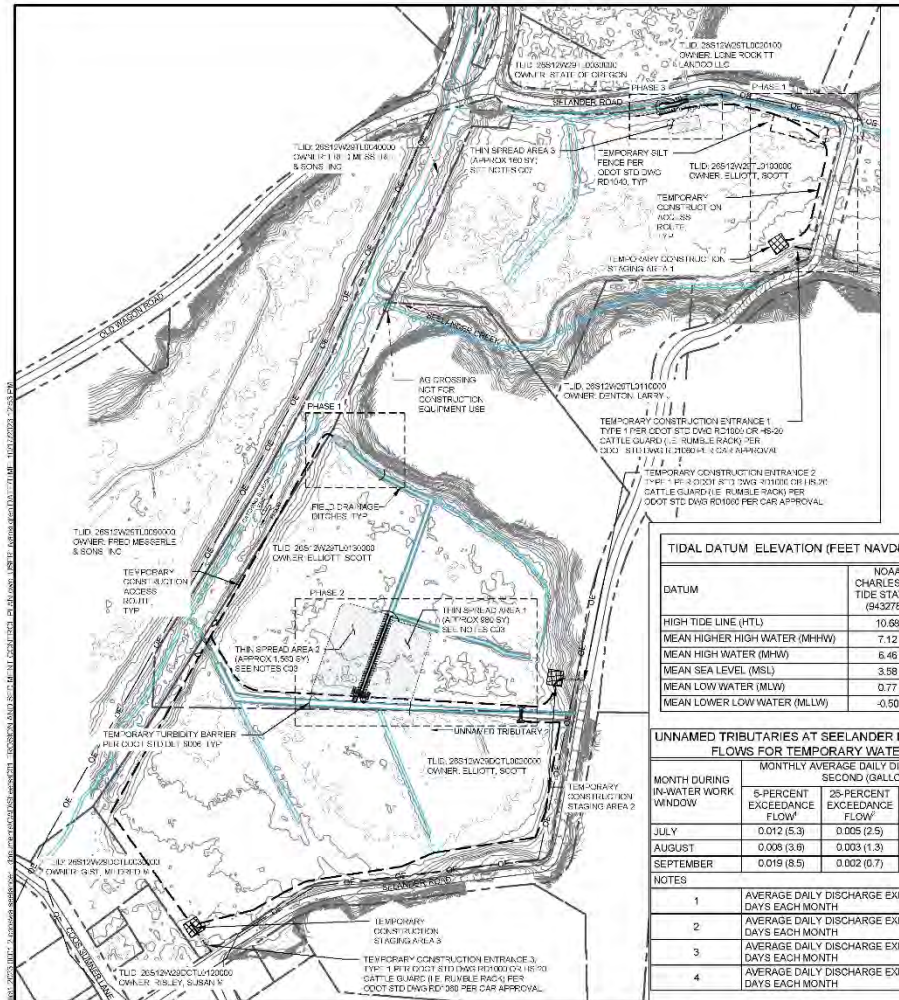


TIDAL DATUM	
HIGH TIDE LINE (HT)	10.65
MEAN HIGHER HIGH WATER (MHHW)	7.12
MEAN HIGH WATER (MHW)	6.46
MEAN SEA LEVEL (MSL)	3.58
MEAN LOW WATER (MLW)	0.77
MEAN LOWER LOW WATER (MLLW)	-0.50

- PHASED WORK SEQUENCE**
- PHASES 1 AND 3 - CULVERT REPAIR**
1. FISH SALVAGE IS REQUIRED
  2. INSTALL AND MAINTAIN TEMPORARY EROSION CONTROL
  3. EXCAVATE AND REMOVE EXISTING CULVERT
  4. INSTALL NEW CULVERT ANCHORS
  5. INSTALL BACKFILL MATERIAL
  6. REMOVE EROSION AND SEDIMENT CONTROL
  7. CONSTRUCTION COMPLETE

- PHASE 2 - CULVERT DEMOLITION**
1. FISH SALVAGE IS REQUIRED
  2. INSTALL AND MAINTAIN TEMPORARY EROSION CONTROL
  3. EXCAVATE AND REMOVE EXISTING CULVERT
  4. INSTALL BACKFILL MATERIAL
  5. REMOVE EROSION AND SEDIMENT CONTROL
  6. CONSTRUCTION COMPLETE

- PHASE 4 - BRIDGE BEAM REPAIR**
1. INSTALL AND MAINTAIN TEMPORARY EROSION CONTROL
  2. REPAIR BRIDGE BEAM
  3. REMOVE EROSION AND SEDIMENT CONTROL
  4. CONSTRUCTION COMPLETE



TIDAL DATUM ELEVATION (FEET NAVD)	
DATUM	NOAA CHARLES TIDE STA (84527E)
HIGH TIDE LINE (HTL)	10.65
MEAN HIGHER HIGH WATER (MHHW)	7.12
MEAN HIGH WATER (MHW)	6.46
MEAN SEA LEVEL (MSL)	3.58
MEAN LOW WATER (MLW)	0.77
MEAN LOWER LOW WATER (MLLW)	-0.50

MONTH DURING IN-WATER WORK WINDOW	MONTHLY AVERAGE DAILY DISCHARGE FOR TEMPORARY WASTE	
	5-PERCENT EXCESS FLOW	25-PERCENT EXCESS FLOW
JULY	0.012 (5.3)	0.005 (2.5)
AUGUST	0.008 (3.6)	0.003 (1.3)
SEPTEMBER	0.019 (8.5)	0.002 (0.7)

NOTES	AVERAGE DAILY DISCHARGE EXCEEDANCE
1	AVERAGE DAILY DISCHARGE EXCEEDANCE EACH MONTH
2	AVERAGE DAILY DISCHARGE EXCEEDANCE EACH MONTH
3	AVERAGE DAILY DISCHARGE EXCEEDANCE EACH MONTH
4	AVERAGE DAILY DISCHARGE EXCEEDANCE EACH MONTH

**1 EROSION AND SEDIMENT CONTROL PLAN**  
SCALE: 1"=110'

NO.	DATE	DESCRIPTION	BY

**Klorman Water Resources**  
21 EAST 20TH AVENUE, SUITE 4  
EUGENE, OR 97403  
PHONE: 541-688-1022



**1 EROSION AND SEDIMENT CONTROL PLAN**  
SCALE: 1"=110'

NO.	DATE	DESCRIPTION	BY

**Klorman Water Resources**  
21 EAST 20TH AVENUE, SUITE 4  
EUGENE, OR 97403  
PHONE: 541-688-1022



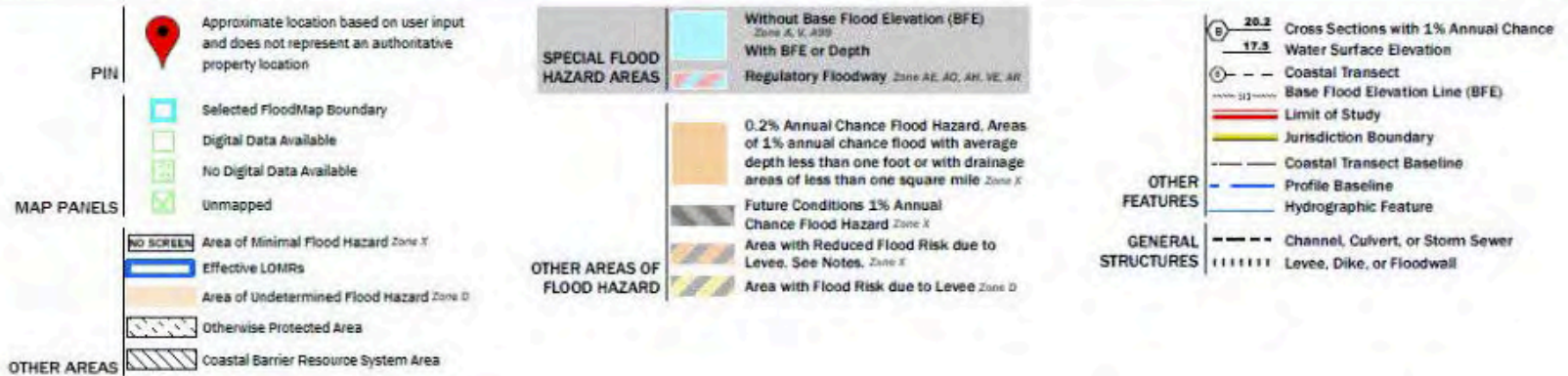


Map 3 – 100 Year Floodplain Map  
Limits of 100-Year Floodplain Elevation



Esri, USDA Farm Service Agency, Microsoft

Powered by Esri





**After Recording Return To:**

Ticor Title  
300 W. Anderson Ave.  
P.O. Box 1075  
Coos Bay OR 97420

AFTER RECORDING  
RETURN TO  
Ticor Title Insurance  
300 West Anderson Ave - Box 1075  
Coos Bay, OR 97420-0233

**Send Tax Statements To:**

Wilfried H. Pich  
Georgia F. Pich  
~~41987 Gibbet Road~~  
~~Hemel CA 92644~~

*61141 Selander Rd  
COOS BAY, OR 97420*

Title Order No. 47-94592  
Escrow No. 47-94592  
Tax Account No. 4919.00 Code:  
9.39, 4919.90 Code: 9.40

**WARRANTY DEED**  
(ORS 93.850)

**JUDY K. WOLFF, an estate in fee simple, Grantor, conveys and warrants to Wilfried H. Pich and Georgia F. Pich, as tenants by the entirety, Grantee, the following described real property:**

**See Exhibit 'A' attached hereto and by reference made a part hereof.**

The said property is free from encumbrances except: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS AND EASEMENTS OF RECORD, IF ANY.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

The true consideration for this conveyance is \$625,000.00.

Dated this 2nd day of July, 2008.

Judy K. Wolff  
Judy K. Wolff

State of OR, County of Coos )ss.

This instrument was acknowledged before me on July 2, 2008  
by Judy K. Wolff.

Janet M. Rubin  
Notary Public

My commission expires: 11-17-2010



**EXHIBIT 'A'**Legal Description:

That portion of the SE 1/4 of the NE 1/4 and that portion of the NE 1/4 of the SE 1/4, lying Easterly of Selander Road of Section 29, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows: Beginning at a 3 inch iron pipe marking the quarter corner between Sections 28 and 29, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South 88° 27' 28" East 312.43 feet to a 5/8 inch rebar; thence North 59° 12' 06" West 361.62 feet to a 5/8 inch rebar; thence North 44° 22' 31" East 187.83 feet to a 5/8 inch rebar; thence North 6° 37' 22" East 169.90 feet to a 5/8 inch rebar; thence North 31° 15' 05" West 161.14 feet to a 5/8 inch rebar; thence North 76° 37' 28" West 541.10 feet to a 5/8 inch rebar; thence North 77° 42' 11" West 286.78 feet to a 5/8 inch rebar; thence South 35° 05' 26" West 241.14 feet to a 5/8 inch rebar; thence South 26° 08' 45" West 96.10 feet to a 5/8 inch rebar; thence South 18° 45' 16" West 274.99 feet to a 5/8 inch rebar at the approximate right of way boundary of Selander Road; thence Southerly along said right of way 456 feet, more or less, to the centerline of Selander Creek; thence Easterly along said creek centerline 1005 feet, more or less; thence North 2° 20' 00" East 260.00 feet, more or less, to the point of beginning.

SAVE AND EXCEPT any portion lying or being within the public right of way.



RECORDING REQUESTED BY:



300 W Anderson, PO Box 1075  
Coos Bay, OR 97420

Coos County, Oregon	<b>2019-07324</b>
<b>\$101.00</b> Pgs=4	<b>08/19/2019 10:44 AM</b>
eRecorded by: TICOR TITLE COOS BAY	
Debbie Heller, CCC, Coos County Clerk	

**GRANTOR'S NAME:**

The R and B Brown Family Trust uad: 2003

**GRANTEE'S NAME:**

Scott Elliott and Jemila Elliott

**AFTER RECORDING RETURN TO:**

Order No.: 360619027100-SL  
Scott Elliott and Jemila Elliott  
61018 Selander Road  
Coos Bay, OR 97420

**SEND TAX STATEMENTS TO:**

Scott Elliott and Jemila Elliott  
61018 Selander Road  
Coos Bay, OR 97420

APN: 494400  
494503  
494401

Map: 26S1229DC01300  
26S1229DC00200  
26S12290001000

61018 Selander Road, Coos Bay, OR 97420

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Ronald R. Brown and Barbara B. Brown, Trustees of The R and B Brown Family Trust uad: 2003, Grantor, conveys and warrants to Scott Elliott and Jemila Elliott, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIX HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$650,000.00). (See ORS 93.030).

**Subject to:**

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

**STATUTORY WARRANTY DEED**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: August 12, 2019

The R and B Brown Family Trust uad: 2003

BY: Ronald R. Brown  
Ronald R. Brown, Trustee

BY: Barbara F. Brown  
Barbara F. Brown, Trustee

State of Oregon  
County of Coos

This instrument was acknowledged before me on August 12, 2019 by Ronald R. Brown and Barbara F. Brown, Trustees of the R and B Brown Family Trust uad: 2003.

Michelle Kay Lindsey  
Notary Public - State of Oregon

My Commission Expires: July 15, 2022



**EXHIBIT "A"**  
Legal Description

The following described tract of land situated in the SE 1/4 of Section 29, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows: Beginning at the center of the SE 1/4 of Section 29; thence West along the quarter quarter Section line 19.65 chains to the East bank of the canal ditch; thence approximately South 28° West along the East bank of the canal ditch 5.25 chains to the North line of Water Street in the Town of Sumner, thence North 53° 49' East 4.03 chains along the North line of Water Street to the Northeast corner of Water and Willow Streets; thence South 36° 20' East 522.06 feet, more or less, to the Northwest corner of the Rudy Sherych, etux, tract as described in deed recorded November 22, 1967, bearing Microfilm Reel No. 67-11-23827, Records of Coos County, Oregon, said point being also the center of the County Road; thence North 76° 13' 40" East along the center line of the County Road 534.96 feet to the most Northerly Northeast corner of said Sherych tract; thence South 69° 26' 1/2" East 257.10 feet to a point on the West line of the Sumner Community Church tract as described in deed recorded July 7, 1964 in Book 310, Page 663, Deed Records of Coos County, Oregon; thence North 5° 53' West along the West line of the Church tract 25.0 feet to the Northwest corner thereof, thence South 80° 07' East along the North line of said Church tract 175.08 feet to the East line of the SW 1/4 of the SE 1/4; thence North along the East line of the SW 1/4 of the SE 1/4 526.73 feet to the point of beginning.

ALSO: That portion of the Town of Sumner, Coos County, Oregon, now vacated and formerly described as Lots 1 through 8, inclusive, Block 5, Town of Sumner, Coos County, Oregon.

ALSO: That portion of the Town of Sumner, Coos County, Oregon, now vacated and formerly described as Lots 1 through 8, inclusive, Block 6, Town of Sumner, Coos County, Oregon.

ALSO: Together with the vacated portions of Water Street, Alder Street, Willow Street and Main Street in the Town of Sumner, Coos County, Oregon, which would inure thereto by reason of the vacation thereof.

SAVE AND EXCEPTING that part lying East of the center line of the County Road running in a Northerly-Southerly direction across the Easterly portion of the above described property.

All of the above described (Parcel C by deed) being located in Section 29, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

ALSO: Beginning at the intersection of the West line of the NE 1/4 of the SE 1/4 of Section 29, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon and the North right of way of Selander County Road #175; thence running Easterly along said right of way; thence continuing Northerly along said right of way; thence continuing Westerly along said right of way to its intersection with the Easterly meander line by G.L.O. survey of Catching Slough; thence South 23° 30' 00" West along said meander line to its intersection with the Easterly line of that parcel described as Parcel 4 in Deed bearing Microfilm Reel No. 94-12-0948 (on deed 94-12-0984), Records of Coos County, Oregon, said intersection lying South 04° 05' 00" East 75 feet, more or less, of the Northeast corner of said Parcel 4; thence North 04° 05' 00" West 75 feet, more or less, to a iron rod post as referenced in the above said Deed, said rod marking the Northeast corner of Parcel 4; thence West 244.0 feet along the North boundary of said Parcel 4 to a iron rod post also referenced in said Deed, said rod marking the Northwest corner of Parcel 4 and the East boundary of the dredged channel also referenced in said Deed; thence South 22° 23' 00" West 363.6 feet along said dredged channel to an iron rod also referenced in said Deed; thence continuing along said dredged channel South 24° 06' 00" West 113.1 feet to an iron rod post also referenced in said Deed to the common boundary of said Parcel 4 and that parcel conveyed in Deed bearing Microfilm Reel No. 72-10-77507, Records of Coos County, Oregon; thence South 86° 54' 00" East 161.54 feet along said common boundary to an iron rod post as referenced in said Deed bearing Microfilm Reel No. 94-12-0948 (on deed 94-12-0984), said rod marking the Southeast corner of said Parcel 4; thence leaving the boundaries of said Parcel 4 South 43° 22' 00" East 543.6 feet, more or less, to an iron pipe at the Northwest corner of that parcel described in Deed bearing Microfilm Reel No. 94-07-1152, Records of Coos County, Oregon; thence continuing South 43° 22' 00" East (also called South 41° 30' 00" West) 519.46 feet to a point on said West line of the NE 1/4 of the SE 1/4 of Section 29, said point marking the Southeast corner of the parcel conveyed in Deed bearing Microfilm Reel No. 97-07-1152, Records of Coos County, Oregon; thence North along said West line 627 feet, more or less, as described in said Deed bearing Microfilm Reel No. 94-07-1152 to the point of beginning.

EXCEPTING property conveyed to Larry J. Denton and Patricia M. Denton in Deed bearing Microfilm Reel No. 94-07-1152, Records of Coos County, Oregon.

ALSO: That portion of the following described premises lying West of the County Road: A parcel of land situated in Lot 3 of Section 29, Township 26 South, Range 12 West of the Willamete Meridian, Coos County, Oregon, particularly described as follows: Beginning at the Southeast corner of said Lot 3; thence along the South boundary of said Lot 3 South 89° 01' West 1289.65 feet to an iron rod post; thence along the East bank of the dredged channel of Catching Slough North 27° 54' East 722.0 feet to an iron rod post; thence along said East bank North 24° 06' East 485.75 feet, more or less to a point due West of the Meander post mentioned in deed recorded in Book 2, page 543, Deed Records of Coos County; thence East 161.45 feet, more or less to said meander post; thence South 43° 22' East 862.2 feet, more or less, to a point on the East line of Lot 3 a distance of 990 feet South from the Northeast corner of said Lot 3; thence South on said East line 423.9 feet to the point of beginning.

**EXHIBIT "B"**  
Exceptions

**Subject to:**

The Land has been classified as Farm/Forest Land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Account No.: 494400, 494503 and 494401

Rights of the public to any portion of the Land lying within the area commonly known as public roads, streets and highways.

Any adverse claim based upon the assertion that:

- a) Said Land or any part thereof is now or at any time has been below the highest of the high watermarks of canals, in the event the boundary of said canals has been artificially raised or is now or at any time has been below the high watermark, if said canals is in its natural state.
- b) Some portion of said Land has been created by artificial means or has accreted to such portion so created.
- c) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of canals, or has been formed by accretion to any such portion.

The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the Land herein described, lying below the high water line of the canals.

The right, title and interest of the State of Oregon in and to any portion lying below the high water line of canals.

Rights and easements for navigation and fishery which may exist over that portion of said Land lying beneath the waters of canals.

Any adverse claim based upon the assertion that:

- a) Some portion of said Land has been created by artificial means, or has accreted to such portion so created.
- b) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of canals or has been formed by accretion to any such portion.

Right, title and Interest, if any of the Division of State lands, in and to any portion of the subject property lying within the old Catching Slough.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Sumner Water Board  
Recording Date: August 1, 1967  
Recording No: 67-08-20282

**Agreement Exchanging Water Easements**

Executed by: Ronald R. Brown and Barbara F. Brown and Jack Leslie and Nancy D. Leslie, his wife and T. A. Sumner  
Recording Date: April 18, 1980  
Recording No.: 80-2-4587

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Coos County  
Purpose: Waiver of Right to Object Farm Practices Management Easement  
Recording Date: October 21, 1997  
Recording No: 97-10-0809  
Affects: Tax Lot 1000

RECORDING REQUESTED BY:



300 Anderson Ave  
Coos Bay, OR 97420

Coos County, Oregon	<b>2019-09936</b>	
<b>\$91.00</b>	<b>Pgs=2</b>	<b>10/31/2019 09:11 AM</b>
eRecorded by TICOR TITLE COOS BAY		
Debbie Heller, CCC, Coos County Clerk		

**AFTER RECORDING RETURN TO:**

Order No.: 360619028592-DM  
Michael Jon Reagan and Laura M. Reagan, as tenants by the entirety  
61011 Selander Rd  
Coos Bay, OR 97420

**SEND TAX STATEMENTS TO:**

Michael Jon Reagan and Laura M. Reagan  
61011 Selander Rd  
Coos Bay, OR 97420

APN: 494402

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Janet M. Saint and Jefferson C. Saint**, Grantor, conveys and warrants to **Michael Jon Reagan and Laura M. Reagan**, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING EAST OF THE EAST LINE OF THE COUNTY ROAD: A parcel of land situated in Government Lot 3 of Section 29, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, particularly described as follows: Beginning at the Southeast corner of the said Government Lot 3; thence along the South boundary of said Government Lot 3, South 89° 01' West 1289.65 feet to an iron rod post; thence along the East bank of the dredged channel to Catching Slough, North 27° 54' East 722.0 feet to an iron rod post; thence along said East bank North 24° 06' East 485.75 feet, more or less, to a point due West of the meander post mentioned in deed recorded in Book 2, Page 543, Deed Records, Coos County, Oregon; thence East 161.45 feet, more or less, to said meander post; thence South 43° 22' East 862.2 feet, more or less, to a point on the East line of Government Lot 3 a distance of 990 feet South from the Northeast corner of said Lot; thence South on said East line 423.9 feet to the point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED FORTY-EIGHT THOUSAND AND NO/100 DOLLARS (**\$348,000.00**). (See ORS 93.030).

**Subject to:**

Agreement Water Easement

Executed By: Ronald R. Brown and Barbara F. Brown, and Jack Leslie and Nancy D. Leslie  
Recording Date: April 4, 1980  
Recording No: 80-2-4587

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**



**STATUTORY WARRANTY DEED**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: October 21, 2019

Janet M. Saint  
Janet M. Saint

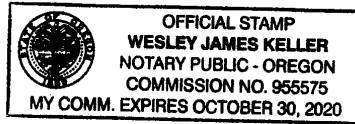
Jefferson C. Saint  
Jefferson C. Saint

State of Oregon  
County of Coos

This instrument was acknowledged before me on 10-28-2019 by Janet M. Saint and Jefferson C. Saint.

Wesley James Keller  
Notary Public - State of Oregon

My Commission Expires: 10-30-2020



BL5 NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Jemila M. Aserre  
61018 Selander Road  
Coos Bay, OR 97420

Grantor's Name and Address

After recording, return to (Name and Address):  
Scott Elliott  
61018 Selander Road  
Coos Bay, OR 97420

Until requested otherwise, send all tax statements to (Name and Address):  
Jemilla Jemila M. Aserre  
61018 Selander  
Coos Bay, OR 97420

Coos County, Oregon

2023-02911

\$91.00

05/09/2023 02:40 PM

Pgs=2



00164702202300029110020021

Julle A. Brecke, Coos County Clerk

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Jemila M. Aserre

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Scott Elliott

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in COOS County, State of Oregon, described as follows (legal description of property):

61018 Selander Road, Coos Bay, OR 97420  
APN: 494400, 494503, 494401  
Map: 26S1229DC01300, 26S1229DC00200, 26S12290001000

EXHIBIT "A"  
Legal Description

The following described tract of land situated in the SE 1/4 of Section 29, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows: Beginning at the center of the SE 1/4 of Section 29; thence West along the quarter quarter Section line 19.65 chains to the East bank of the canal ditch; thence approximately South 28° West along the East bank of the canal ditch 5.25 chains to the North line of Water Street in the Town of Sumner, thence North 53° 49' East 4.03 chains along the North line of Water Street to the Northeast corner of Water and Willow Streets; thence South 36° 20' East 522.06 feet, more or less, to the Northwest corner of the Rudy Sherych, etux, tract as described in deed recorded November 22, 1967, bearing Microfilm Reel No. 67-11-23827, Records of Coos County, Oregon, said point being also the center of the County Road; thence North 76° 13' 40" East along the centerline of the County Road 534.96 feet to the most Northerly Northeast corner of said Sherych, etux, tract; thence South 69° 26' 12" East 257.10 feet to a point on the West line of the Sumner Community Church tract as described in deed recorded July 7, 1964 in Book 310, Page 663, Deed Records of Coos County, Oregon; thence North 5° 53' West along the West line of the Church tract 25.0 feet to the Northwest corner thereof, thence South 80° 07' East along the North line of said Church tract 175.08 feet to the East line of the SW 1/4 of the SE 1/4; thence North along the East line of the SW 1/4 of the SE 1/4 526.73 feet to the point of beginning.

(Continued on page 2)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. However, the actual consideration consists of or includes other property or value given or promised which is  part of the  the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on May 9, 2023; any signature on behalf of a business or other entity is made with the authority of that entity.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR 215.010. TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATE OF OREGON, County of Coos ss  
This instrument was acknowledged before me on May 9, 2023  
by Jemila M. Aserre  
This instrument was acknowledged before me on  
by  
as



Notary Public for Oregon  
My commission expires 1-11-2026



EXHIBIT "A" (cont.)  
Legal Description

ALSO: That portion of the Town of Sumner, Coos County, Oregon, now vacated and formerly described as Lots 1 through 8, inclusive, Block 5, Town of Sumner, Coos County, Oregon.

ALSO: That portion of the Town of Sumner, Coos County, Oregon, now vacated and formerly described as Lots 1 through 8, inclusive, Block 6, Town of Sumner, Coos County, Oregon.

ALSO: Together with the vacated portions of Water Street, Alder Street, Willow Street and Main Street in the Town of Sumner, Coos County, Oregon, which would insure thereto by reason of the vacation thereof.

SAVE AND EXCEPTING that part lying East of the centerline of the County road running in a Northerly-Southerly direction across the Easterly portion of the above described property.

All of the above described (Parcel C by deed) being located in Section 2 Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

ALSO: Beginning at the intersection of the West line f tb 1\16 1/4 the SE 1/4 of Section 29, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon and the North right of way of Sclander County Road #175; thence running Easterly along the right of way; thence continuing Northerly along said right of way; thence continuing Westerly along said right of way was to its intersection with the Easterly meander line by G.L.O. survey of Catching Slough; thence South 23° 0' 00" West along said meander line to its intersection with the Easterly line of that parcel described as a cl in deed bearing microfilm Reel No. 94-12-0948 (on deed 94-12-0984) 1 South 04° 05' 00" East 75 feet, more or less, of the Northeast corner of said Parcel 4; thence North 4° 05' 00" West 75 feet, more or less, to an iron rod post as referenced in the above said Deed, said rod marking the Northeast corner of Parcel 4; thence West 244.0 feet along the North boundary of said parcel 4 to iron rod post also referenced in said Deed, said rod marking the Northwest corner of Parcel 4 and the East boundary of a dredged channel also referenced in said Deed; thence South 22° 23' 00" West 363.6 feet along said dredged channel to an iron rod also referenced in said Deed; thence continuing along said dredged channel South 24° 06' 00" West 113.1 feet to an iron rod post also referenced in said Deed to the common boundary of said Parcel 4 and that parcel conveyed in Deed bearing Microfilm Reel No. 72-10-77507, Records of Coos County, Oregon; thence South 86° 54' 00" East 161.54 feet along said common boundary to an iron rod post as referenced in said Deed bearing Microfilm Reel No. 94-12-0948 (on deed 94-12-0984), said rod marking the Southeast corner of said Parcel 4; thence leaving the boundaries of said Parcel 4 South 43° 22' 00" East 543.6 feet, more or less, to an iron pipe at the Northwest corner of that parcel described in Deed bearing Microfilm Reel No. 94-07-1152, Records of Coos County, Oregon; thence continuing South 43° 22' 00" East (also called South 41° 30' 00" West) 519.46 feet to a point on said West line of the NE 1/4 of the SE 1/4 of Section 29, said point marking the Southeast corner of the parcel conveyed in Deed bearing Microfilm Reel No. 97-07-1152, Records of Coos County, Oregon; thence North along said West line 627 feet, more or less, as described in said Deed bearing Microfilm Reel No. 94-07-1152 to the point of beginning.

EXCEPTING property conveyed to Larry J. Denton and Patricia M. Denton in Deed bearing Microfilm Reel No. 94-07-1152, Records of Coos County, Oregon.

ALSO: That portion of the following described premises lying West of the County Road: A parcel of land situated in Lot 3 of Section 29, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, particularly described as follows: Beginning at the Southeast corner of said Lot 3; thence along the South boundary of said Lot 3 South 89° 01' West 1289.65 feet to an iron rod post; thence along the East bank of the dredged channel of Catching Slough North 27° 54' East 722.0 feet to an iron rod post; thence along said East bank North 24° 06' East 485.75 feet, more or less to a point due West of the Meander post mentioned in deed recorded in Book 2, page 543, Deed Records of Coos County; thence East 161.45 feet, more or less to said meander post; thence South 43° 22' East 862.2 feet, more or less, to a point on the East line of Lot 3 a distance of 990 feet South from the Northeast corner of said Lot 3; thence South on said East line 423.9 feet to the point of beginning.