



Coos County  
Planning Department  
Lawfully Established Parcel  
Determination Application

Official Use Only

Fee \$600.00  
Receipt No. 235404  
Check No./Cash 2724  
Date 6/22/22  
Received By A. Dibble  
File No. D-22-002

The following application must be completed in full. An application **will not** be processed for a land use request without this information. The County will use these answers in its analysis of the merits of the application. Please submit readable deeds. A signed consent form will be required if the applicant and owner are not the same.

**A. PLEASE PRINT OR TYPE (please attach additional sheets, if necessary):**

Owner(s): ANDREW : ANDREA COMBS Telephone: 541-404-3325  
Address: 15182 SITKUM LANE  
City: MYRTLE POINT Zip Code: 97458  
Email: \_\_\_\_\_

Applicant(s): TROY RAMBO Telephone: 541-751-8900  
Address: P.O. BOX 809  
City: NORTH BEND Zip Code: 97459  
Email: MANDRILLE@FRONTIER.COM

**B. PROPERTY INFORMATION:**

Township: 28S Section: 12  
Range: 11W Tax Lot: FORMERLY 2900  
Tax Account: \_\_\_\_\_ Zoning District: RC

**C. SUBMISSION REQUIREMENTS:**

- Completed application form with appropriate fee
- A copy of the current deed of record
- A copy of each deed being used as evidence to support the application
- A detailed map indicating the relation of the existing property boundary to the discrete parcel boundaries

**D. AUTHORIZATION: All areas must be initialed by all owners/applicant prior to the Planning Department accepting any application.**

TJR

I hereby attest that I am authorized to make the application for an administrative review and the statements within this application are true and correct to the best of my knowledge and belief. I affirm that this is a legally created tract, lot or parcel of land. I understand that I have the right to an attorney for verification as to the creation of the subject property. I understand that any action authorized by Coos County may be revoked if it is determined that the action was issued based upon false statements or misrepresentation.

TJR

**ORS 215.416 Permit application; fees; consolidated procedures; hearings; notice; approval criteria; decision without hearing.**

(1) When required or authorized by the ordinances, rules and regulations of a county, an owner of land may apply in writing to such persons as the governing body designates, for a permit, in the manner prescribed by the governing body. The governing body shall establish fees charged for processing permits at an amount no more than the actual or average cost of providing that service.

The Coos County Board of Commissioners has adopted a schedule of fees which reflects the average review cost of processing and set-forth that the Planning Department shall charge the actual cost of processing an application. Therefore, upon completion of review of your submitted application/permit a cost evaluation will be done and any balance owed will be billed to the applicant(s) and is due at that time. By signing this form you acknowledge that you are responsible to pay any debt caused by the processing of this application. Furthermore, the Coos County Planning Department reserves the right to determine the appropriate amount of time required to thoroughly complete any type of request and, by signing this page as the applicant and/or owner of the subject property, you agree to pay the amount owed as a result of this review. If the amount is not paid within 30 days of the invoice, or other arrangements have not been made, the Planning Department may chose to revoke this permit or send this debt to a collection agency at your expense.

TJR

I understand it is the function of the planning office to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree I bear the burden of proof. I understand that approval is not guaranteed and the applicant(s) bear the burden of proof to demonstrate compliance with the applicable review criteria.

TJR

As applicant(s) I/we acknowledge that is in my/our desire to submit this application and staff has not encouraged or discouraged the submittal of this application.

TJR

As the applicant(s) I/we acknowledge, pursuant to CCZLDO Section 6.1.150, a deed describing any recognized lawfully created parcels must be recorded with the County Clerk within one year from the date of final approval from the Planning Department.

**E. SIGNATURES:**

Meghan Combs  
Applicant(s) Original Signature

6-21-2022  
Date

Andrea Combs  
Applicant(s) Original Signature

6-20-2022  
Date

Andrew E. Lank  
Applicant(s) Original Signature

6-21-2022  
Date

Tony Rambo  
Applicant(s) Original Signature

6/15/2022  
Date

CCZLDO	§ 6.1.125	LAWFULLY CREATED LOTS OR PARCELS:
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**SECTION 6.1.125 LAWFULLY CREATED LOTS OR PARCELS:**

“Lawfully established unit of land” means:

1. The unit of land was created:
  - a. Through an approved or pre-ordinance plat;
  - b. Through a prior land use decision including a final decision from a higher court. A higher court includes the Land Use Board of Appeals;
  - c. In compliance with all applicable planning, zoning and subdivision or partition ordinances and regulations at the time it was created.
  - d. By a public dedicated road that was held in fee simple creating an interviewing ownership prior to January 1, 1986;
  - e. By deed or land sales contract, if there were no applicable planning, zoning or subdivision or partition ordinances or regulations that prohibited the creation.
  - f. By the claim of intervening state or federal ownership of navigable streams, meandered lakes or tidewaters. “Navigable-for-title” or “title-navigable” means that ownership of the waterway, including its bed, was passed from the federal government to the state at statehood. If a waterway is navigable-for-title, then it also is generally open to public use for navigation, commerce, recreation, and fisheries.
2. Creation of parcel previously approved but not acted upon (92.178).
  - a. The governing body of a county may approve an application requesting formation of one parcel if the county issued a land use decision approving the parcel prior to January 1, 1994, and:
  - b. A plat implementing the previous land use decision was not recorded; or
  - c. A condition of approval of the previously approved land use decision requiring consolidation of adjacent lots or parcels was not satisfied by a previous owner of the land.
  - d. An application under this section is not subject to ORS 215.780.
  - e. Approval of an application under this section does not affect the legal status of land that is not the subject of the application.

CCZLDO	§ 6.1.150	APPLICATIONS ESTABLISHING LAWFULLY CREATED LOTS OR PARCELS
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**SECTION 6.1.150 APPLICATIONS ESTABLISHING LAWFULLY CREATED LOTS OR PARCELS:**

An application to establish a lawfully created unit of land shall be submitted in the case of Section 6.1.125.1.d, e and f and Section 6.1.125.2. This is an administrative land use decision. If County Counsel is required to review information to determine legal status of the unit of land additional fees may be charged.

All notices will be provided in accordance with LDO Section 5.0.

Once it is determined that a lawfully created unit of land exists it shall be separated out on its own deed prior to any reconfiguration such as a property line adjustment. A copy of that deed needs to be provided to the Planning Department showing the process has been completed. If there are more than two lawfully created units of land (discrete parcels) found to exist, a road may be required to provide access. The applicable road standards in Chapter VII will apply.

1-1-74

QUITCLAIM DEED

83-4-2893

KNOW ALL MEN BY THESE PRESENTS, That MILDRED N. JOHNSON, Resident of Coquille Care Center, Coquille, Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto Mapril J. Combs and Ulysses S. G. Combs, husband and wife hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any-wise appertaining, situated in the County of COOS, State of Oregon, described as follows, to-wit: That portion of the Southwest quarter at the southeast quarter of Section 12, Township 28 South, Range 11, West of the Willamette Meridian, described as follows:

Beginning at a point in the aforementioned southwest quarter of the southeast quarter of Section 12, where Home Creek intersects the east boundary of the Gold Brick County Road; thence in a northerly direction along the east boundary of said Gold Brick County Road to a point where the south boundary of a private road known as the "Jungle Bank" Road intersects the east boundary of said Gold Brick County Road; thence in a southeasterly direction along the south boundary of said private road to a point where said Home Creek intersects the south boundary of said private road; thence southwesterly along said Home Creek to the point of beginning, containing five acres, more or less.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city of county planning department to verify approved uses.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

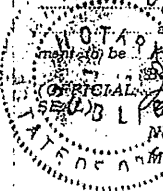
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 20 day of October, 1983; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Mildred N. Johnson  
By Mapril J. Combs, Secretary of Co.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of COOS, ss. STATE OF OREGON, County of COOS, ss. Personally appeared Mapril J. Combs, Power of Atty. for Mildred N. Johnson and acknowledged the foregoing instrument to be her voluntary act and deed.



Roxanne Hagan  
Notary Public for Oregon  
My commission expires: 8-12-87

Mary Ann Wilson  
Coos County Clerk  
deputy  
By M. Ann Wilson  
Return to M. Ann Wilson  
Sithum Pl. Bldg. 10  
Myrtle Pt. W. 97453  
File: 50

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
Mapril Combs  
Sithum Pl. Bldg. 10  
Myrtle Pt., OR 97453  
NAME, ADDRESS, ZIP

83-4-2893  
State of Oregon, Coos County  
I hereby certify that the within instrument was filed for record in the Coos County Deed Records.  
WITNESS my hand and seal of Coos County affixed:  
MARY ANN WILSON  
Coos County Clerk  
deputy  
By M. Ann Wilson  
Return to M. Ann Wilson  
Sithum Pl. Bldg. 10  
Myrtle Pt. W. 97453  
File: 50

SEE

20.77 AC.  
N71°58'E  
665'  
203'  
EAST 425'

# 41-01

4-9

1500  
12.79 AC.

S 27A4

INT

SEE CS 27A22

SEE CS 27A207

EAST 200'  
1600  
3.00 AC.  
NORTH 651.4'  
653.4'  
SOUTH 651.4'  
653.4'

1300 1200  
3.00 0.69 AC.  
AC.

1400  
2.00 AC.  
184.05 E  
323.8'  
229.5' N  
88.5' W  
157.4'

SITKUM

COQUILLE

CO. RD. NO. 1  
RIVER

1000

1000

1900  
3.78 AC.

2000  
2.64 AC.  
1.03 AC.

2100  
1.03 AC.

3000  
15.24 AC.

3100  
1.07 AC.

3200  
40.00 AC.

2900  
5.00 AC.  
HOME CREEK

2800  
17.60 AC.  
EAST FORK

3200

2800

2200  
8.40 AC.

2300  
2.50 AC.

2400  
0.98 AC.

SEE MAP 28 11 13

2500 2600 2700  
0.10 0.50 0.40 AC.

EASEMENT  
SEE REG. NO. 134522  
16.11 L.

12

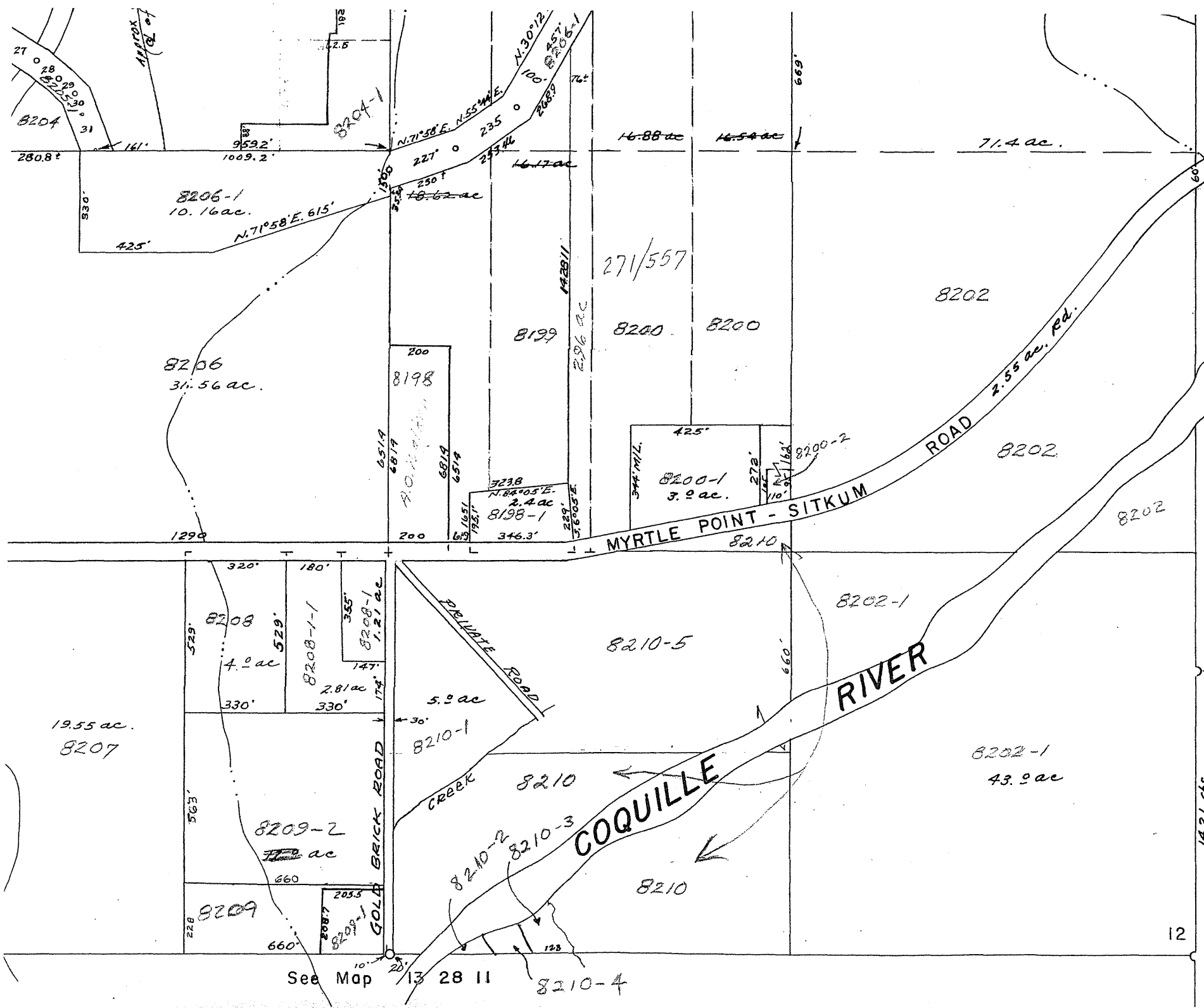
13

270094.4  
270095.9

28 11 12

1,080,000





See Map 6 28 10

6  
7

14.21 chs.

12 28  
11

See Map 13 28 11





00148446202200027260050058

Diris D. Murphy, Coos County Clerk

**AFTER RECORDING RETURN TO:**

Required on all documents

Andrew E. Combs and Andrea L. Combs
15182 Sitkum Lane
Myrtle Point, OR 97458

**ALL TAX STATEMENTS SHALL BE SENT TO:**

If conveying or contracting to convey fee title to real property:

Mapril J. Combs
15182 Sitkum Lane
Myrtle Point, OR 97458

**RE-RECORD COVER SHEET - Please print or type information**

Any errors in this cover sheet DO NOT affect the transactions(s) contained in the instrument itself.

(Required if document does not meet first page recording requirements under ORS 205.234 or does not provide adequate space on the first page for the recording certificate)

RE-RECORDED AT THE REQUEST OF Troy Rambo

TO CORRECT Legal description

PREVIOUSLY RECORDED AS MICROFILM # 2022 - 00219

**DOCUMENT TITLE(S)**

(If two or more transactions, document(s) must be clearly labeled to record transaction in appropriate records)

BARGAIN AND SALE DEED

**NAME(S) AND ADDRESS(ES) of DIRECT party(s):**

(i.e. DEEDS: Seller/Grantor - MORTGAGES: Borrower/Mortgagor - LIENS: Creditor/Plaintiff)

Andrew E. Combs and Andrea L. Combs
15182 Sitkum Lane
Myrtle Point, OR 97458

**NAME(S) AND ADDRESS(ES) of INDIRECT party(s):**

(i.e. DEEDS: Buyer/Grantee - MORTGAGES: Lender/Mortgagee - LIENS: Debtor/Defendant)

Andrew E. Combs and Andrea L. Combs
15182 Sitkum Lane
Myrtle Point, OR 97458

LIEN DOCUMENTS: Amount of lien \$                     

If conveying or contracting to convey fee title to real property: **True and Actual Consideration Paid**

\$ 0.00

AFTER RECORDED RETURN TO:

Andrew E. Combs and Andrea L. Combs  
15182 Sitkum Lane  
Myrtle Point, OR 97458

Until a change is requested all tax statements  
shall be sent to the following address:

Mapril J. Combs  
15182 Sitkum Lane  
Myrtle Point, OR 97458

Coos County, Oregon  
\$91.00

2022-00219  
01/06/2022 03:38 PM  
Pgs=2



Diris D. Murphy, Coos County Clerk

CONSIDERATION: The true consideration for this conveyance is \$0.00

### BARGAIN AND SALE DEED

Know all men by these presents that Andrew E. Combs and Andrea L. Combs, husband and wife, as tenants by the entirety, Grantor's, conveys to Andrew E. Combs and Andrea L. Combs, husband and wife, as tenants by the entirety, Grantee's, that discrete parcel described in Book 233 Page 656 Deed Records of Coos County, Oregon, more particularly described as follows;

That portion of the Southwest quarter of the Southeast quarter of Section 12; Township 28 south, Range 11 West of the Willamette Meridian, Coos County, Oregon, described as follows:

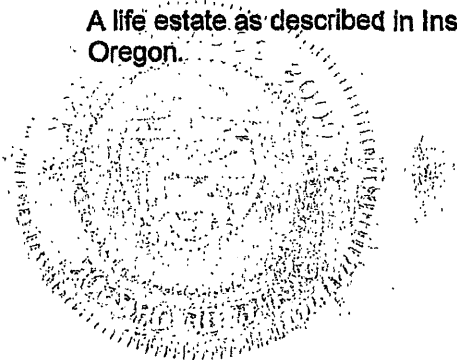
Beginning at a point in the aforementioned Southwest quarter of the Southwest quarter of Section 12, where Home creek intersects the East boundary of the Gold Brick County Road; thence in a Northerly direction along the East boundary of said Gold Brick County Road to a point where the south boundary of a private road known as the "Jungle Bank" road intersects the East boundary of said Gold Brick County Road; thence in a Southeasterly direction along the South boundary of said private road to a point where said Home Creek intersects the South boundary of said road; thence Southwesterly along said Home Creek to the point of beginning, containing five acres, more or less.

#### SAVE AND EXCEPT:

That 1.00 acre parcel described in Microfilm Reel No. 86-4-5661, Deed Records of Coos County, Oregon.

#### TOGETHER WITH:

A life estate as described in Instrument No. 2020-09425, Deed Records of Coos County, Oregon.



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, 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 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 TO SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 6<sup>th</sup> day of January, 2021. 22

GRANTOR'S:

Andrew E. Combs  
Andrew E. Combs

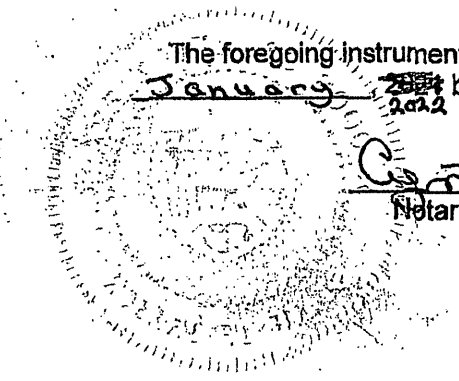
Andrea L. Combs  
Andrea L. Combs

STATE OF OREGON )  
County of COOS ) ss.



The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of January, ~~2021~~ 2022 by Andrew E. Combs and Andrea L. Combs.

Cynthia Marie Johnson  
Notary Public for Oregon




Unofficial  
Copy

STATE OF OREGON  
COUNTY OF COOS

I hereby certify that instrument #2022-00219, recorded on 1/6/2022, consisting of 3 page(s), has been compared with the original, and is a correct and whole transcript as it appears on record at the County Clerk's office in Coos County, Oregon.

Doris D. Murphy, County Clerk

2/14/2022

  
Jordan Blocher, Deputy

AFTER RECORDED RETURN TO:

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Myrtle Point, OR 97458

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Myrtle Point, OR 97458

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