



Coos County  
Planning Department  
Lawfully Established Parcel  
Determination Application

Official Use Only

Fee \$600.00  
Receipt No. \_\_\_\_\_  
Check No./Cash 1137  
Date 8/22/22  
Received By A. Dibble  
File No. \_\_\_\_\_  
D-22-006

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): PULLEN FAMILY LTD PARTNERSHP Telephone: 541-404-8147 - GARY PULLEN  
Address: P.O. Box 769  
City: BANDON Zip Code: 97411  
Email: \_\_\_\_\_

Applicant(s): GARY PULLEN Telephone: 541-404-8147  
Address: P.O. Box 769  
City: BANDON Zip Code: 97411  
Email: garywpullen@gmail.com

**B. PROPERTY INFORMATION:**

Township: 2BS Section: 20A  
Range: 14W Tax Lot: PORTION OF 1000  
Tax Account: 962900 Zoning District: EFU : F

**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.**

DP  
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.

DP  
**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.

DP  
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.

DP  
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.

DP  
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:**

*Jay Pm*  
Applicant(s) Original Signature

\_\_\_\_\_  
Applicant(s) Original Signature

8-11-2022  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant(s) Original Signature

\_\_\_\_\_  
Applicant(s) Original Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
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.

96 12 0812

BARGAIN AND SALE DEED

Grantor: WILLIAM J. PULLEN and ROSE J. PULLEN, CO-TRUSTEES  
OF THE WILLIAM J. PULLEN REVOCABLE TRUST  
Route 2, Box 260 - Bandon, Oregon 97411

ROSE J. PULLEN and WILLIAM J. PULLEN, CO-TRUSTEES  
OF THE ROSE J. PULLEN REVOCABLE TRUST  
Route 2, Box 260 - Bandon, Oregon 97411

Grantee: THE PULLEN FAMILY LIMITED PARTNERSHIP  
by and through its General Partners:

William J. Pullen and Rose J. Pullen, Co-Trustees  
of The William J. Pullen Revocable Trust  
Route 2, Box 260 - Bandon, Oregon 97411

Rose J. Pullen and William J. Pullen, Co-Trustees  
of The Rose J. Pullen Revocable Trust  
Route 2, Box 260 - Bandon, Oregon 97411

Taxes : ROSE J. PULLEN and WILLIAM J. PULLEN, CO-TRUSTEES  
Route 2, Box 260 - Bandon, Oregon 97411

Return : RICHARD L. LARSON  
JOHNSON, CLIFTON, LARSON & CORSON, P.C.  
1050 Citizens Building  
975 Oak Street - Eugene, Oregon 97401-3124

Consideration: A contribution to Partnership.

KNOW ALL PERSONS BY THESE PRESENTS, That WILLIAM J. PULLEN and ROSE J. PULLEN, CO-TRUSTEES of The WILLIAM J. PULLEN REVOCABLE TRUST dated June 21, 1991, and as CO-TRUSTEES of The ROSE J. PULLEN REVOCABLE TRUST dated June 21, 1991, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto THE PULLEN FAMILY LIMITED PARTNERSHIP by and through its General Partners, William J. Pullen and Rose J. Pullen, Co-Trustees of The William J. Pullen Revocable Trust and of The Rose J. Pullen Revocable Trust, hereinafter called Grantee, and unto Grantee's successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Coos, State of Oregon, described as follows, to wit:

See Attached Exhibit **RECORDING #** 96120812

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



///

BARGAIN AND SALE DEED - Page 1 of 2

10:48 ON 12/24/1996  
By J. WILSON Deputy

# pages 6 Fee \$ 58.00

1936

96 12 0812

To Have and to Hold the same unto the said Grantee and Grantee's successors and assigns forever.

The true consideration consists of paid for this transfer, stated in terms of dollars, is: Contribution to Partnership.

THIS INSTRUMENT WILL 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 APPROVED USES.

In Witness Whereof, the Grantor has executed this instrument this 18 day of December, 1996.

*William J. Pullen*  
WILLIAM J. PULLEN, TRUSTEE

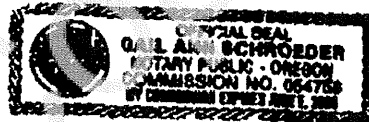
*Rose J. Pullen*  
ROSE J. PULLEN, TRUSTEE

STATE OF OREGON )  
County of Coos ) ss.

On December 18, 1996 before me, the undersigned, a Notary Public in and for the state of Oregon, personally appeared WILLIAM J. PULLEN and ROSE J. PULLEN, who are personally known to me or have proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument and acknowledged the foregoing to be their voluntary act and deed.

WITNESS my hand and official seal.

Signature: *Gail Ann Schroeder*  
My Commission Expires: 6/5/2000



1937

## Parcel 1:

A parcel of land situated in the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; more particularly described as:

Beginning 30 rods North of the Northeast corner of the Southeast 1/4 of Section 20, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; running thence North 49 1/2 rods; thence West 78 1/2 rods; thence South 49 1/2 rods; thence East 78 1/2 rods to the place of beginning.

## Parcel 2:

The South 1/2 of the Northwest quarter of the Southwest 1/4 of Section 21, Township 28 South, Range 14, West of the Willamette Meridian, Coos County, Oregon. EXCEPTING all oil and minerals as reserved in Deed recorded July 27, 1939 in Book 134, Page 282, Deed Records of Coos County, Oregon.

Subject to: Lack of right of access to and from said land. The within described property does not appear of record to have access to public street or way.

## Parcel 3:

Beginning at an one inch iron post on the Section line between Sections 20 and 21, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, which post is 746.44 feet South of the Section corner common to Sections 16, 17, 20 and 21 said Township and Range and is also the Southwest corner of that property conveyed to A.J. Morey and Hazel Morey in deed recorded in Book 146, Page 314, Deed Records of Coos County, Oregon; thence South along the Section line 1304.34 feet, more or less, to the Northwest corner of the property conveyed to William J. Pullan, Jr. et ux in Book 314, Page 91, Deed Records of Coos County, Oregon; thence South 88° 44' East 817.41 feet to a point in the center of the County Road; thence Northerly along said road to a point which is North 77° 37' East of the point of beginning; thence South 77° 37' West and at 17 links passing through a 1" pipe post and continue the same course a total distance of 6.69 chains to the point of beginning.

1938

## Parcel 4:

Property described in volume 86, Page 223, Deed Records of Coos County, Oregon and more particularly described as follows:

Beginning at a point on the section line between Sections 20 and 21, 40 rods South of the section corner common to said Sections 20 and 21, also Sections 16 and 17 in Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; running thence East one rod; thence South 40 rods, more or less to the South line of the Northeast 1/4 of the Northeast 1/4; thence West 20 rods; more or less to the most Eastern boundary of Wald property as described in Deed Book 201, Page 439, Records of Coos County, Oregon; thence North 40 rods; thence East 19 rods to the place of beginning. Being in Section 20, Township 28 South, Range 14 West of the Willamette Meridian. Less the North 289.74 feet of the East 16.5 feet of the above description which was deeded out in Deed Book 280, Page 750, Records of Coos County, Oregon.

## Parcel 5:

Beginning at a point one-half mile South of section Corner between Sections 16, 17, 20 and 21, in Township 28 South of Range 14 West of the Willamette Meridian in Coos County, Oregon; running thence West 40 rods; thence North 30 rods; thence East 40 rods; thence South 30 rods to the place of beginning, containing 7 1/2 acres of land, more or less.

## Parcel 6:

All that portion of the following described property lying West of that certain county road know as Prosper Road, to-wit:

The Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4, and the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4, all in Section 21, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon.

1937



## Parcel 7:

North 1/2 of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 21, Township 28 South, Range 14 West; South 1/2 of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 21, Township 28 South, Range 14 West, Willamette Meridian, Coos County, Oregon. Tax Lots 7, 16, 17.

## Parcel 8:

Beginning at a point 30 feet East of the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 30, Township 28 South, Range 14 West of the Willamette Meridian; thence North 160.33 feet; thence East 150 feet; thence South 160.33 feet; thence West 150 feet to the point of beginning, Coos County, Oregon.

EXCEPT that portion heretofore conveyed to State for Highway purposes.

## Parcel 9:

A parcel of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 21, Township 28, South of Range 14, West of the Willamette Meridian in Coos County, Oregon, particularly described as follows:

Beginning at the Southwest corner of the said Southwest 1/4 of the Northwest 1/4; thence along the South boundary of the Southwest 1/4 of the Northwest 1/4 of said Section 21 South 88° 44' East 1046.0 feet; thence along the West boundary of the County Road on the following courses: North 52° 40' West 80.0 feet, North 21° 35' West 410.0 feet, North 17° 51' West 170.0 feet; thence South 54° 08' West 975.5 feet to the place of beginning, containing 6.669 acres.

## Parcel 10:

The Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 28 South, Range 14 West of the Willamette Meridian in Coos County, Oregon, containing 10 acres more or less.

1940

## Parcel 11:

Beginning at a point which is located North 89° 31' 52" West, 34.01 feet from the North 1/16 corner on the Section line between Sections 20 and 21, Township 28 South, Range 14 West; thence continue North 89° 31' 52" West, 229.0 feet; thence North 01° 26' West, 90.54 feet; thence South 89° 31' 52" East, 229.0 feet; thence South 01° 26' East, 90.54 feet to the point of beginning.

## Parcel 12:

Beginning at a point 40 rods West of the Southeast corner of Northeast 1/4 of Section 20 Township 28 South Range 14 West of the Willamette Meridian; running thence North 30 rods; thence West 26 and 2/3 rods; thence South 30 rods; thence East 26 and 2/3 rods to the place of beginning containing 5 acres more or less.

## Parcel 13:

A parcel of land situated in Southwest 1/4 of Northwest 1/4 of Section 21, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, described as follows:

Beginning at the 2" pipe marking the East 1/4 corner of Section 21, Township 28 South, Range 14 West of the Willamette Meridian, run North 00° 39' West, 589.22 feet along the Section line between Sections 20 and 21; thence South 88° 44' East, 797.41 feet to a point which is 20 feet from the center line of the County Road; thence South 54° 08' West, 975.90 feet to the point of beginning; containing 5.39 acres, more or less.

## Parcel 14:

Begin at the Southwest corner of the East half of the Northeast 1/4, Section 20, Township 28, South Range 14 West of the Willamette Meridian, thence North 30 Rods, thence East 13 rods, thence South 30 rods, thence West 13 rods to the place of beginning, being Tax Lot 3, in Section 20, Township 28 South, Range 14, West of the Willamette Meridian, Coos County, Oregon, containing 2.5 acres, reserving to the grantor the oil, mineral, and gas in said premises, and also reserving therefrom a 60 foot in width right of way through said premises together with the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining.

1944

61063

SC



KNOW ALL MEN BY THESE PRESENTS, That Duane E. Knapp and Marylou Knapp, husband & Wife

in consideration of Ten & 00/100----- Dollars,

to grantor paid by William J. Pullen, Jr. & Rose J. Pullen, husband and Wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Coos and State of Oregon, described as follows, to-wit:

A parcel of land situated in the Southeast quarter (SE 1/4) of the Northeast quarter (NE 1/4) of Section Twenty (20), Township Twenty-eight (28) South, Range Fourteen (14) West of the Willamette Meridian, Coos County, Oregon; more particularly described as follows:

Beginning 30 rods North of the Northeast corner of the Southeast quarter of Section Twenty (20), Township Twenty-eight (28), South, Range Fourteen (14) West of the Willamette Meridian, Coos County, Oregon; running thence North 49 1/2 rods; thence West 78 1/2 rods; thence South 49 1/2 rods; thence East 78 1/2 rods to the place of beginning.

To Have and to Hold the above described and granted premises unto the said grantee and grantee's successors and assigns forever.

and said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns that grantor is lawfully seized, in fee simple of the above granted premises, free from all encumbrances

NONE

and that grantor will and his heirs, executors and administrators shall warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand and seal this 4 day of May, 1965

Duane E. Knapp (SEAL)

Marylou Knapp (SEAL)

(SEAL)

(SEAL)

(ORS 93.490)



THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

NE 1/4 SEC. 20 T28S R14W WM COOS COUNTY

1" = 200'

MAP ADJUSTED TO FIT PAPER  
NOT TO SCALE

28S 14W 20A

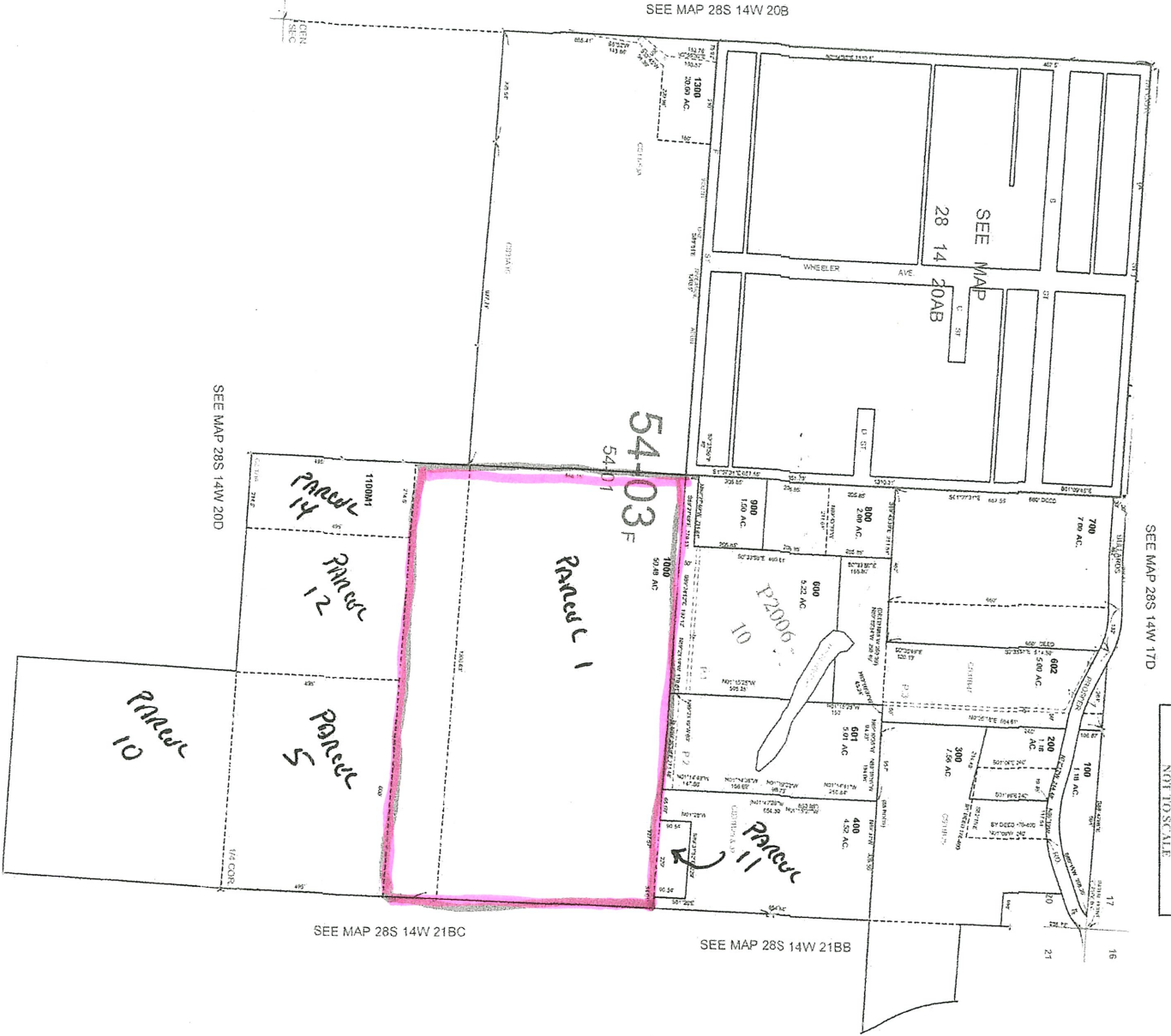
& INDEX

CANCELLED NO

1100  
301  
500  
1200

SEE MAP 28S 14W 17D

SEE MAP 28S 14W 20B



SEE MAP 28S 14W 21BC

SEE MAP 28S 14W 21BB

SEE MAP 28S 14W 20D

07-05-2016  
28S 14W 20A  
& INDEX