



*Land of Cheese, Trees and Ocean Breeze*

**PARTITION REQUEST #851-25-000175-PLNG:  
OREGON STANDARD LAND CO., LLC / KLS SURVEYING**

*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:  
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,  
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

**NOTICE OF ADMINISTRATIVE REVIEW**

**Date of Notice: May 16, 2025**

Notice is hereby given that the Tillamook County Department of Community Development is considering the following:

**#851-25-000175-PLNG:** A partition proposal to create 2 residential parcels in the Community Medium Density Urban Residential (CR-2) zoned portion of the property, also zoned Forest (F). The subject property is accessed via Highway 101, a state highway, identified as Tax Lot 201 of Section 17, Township 1 North, Range 10 West. The applicant is KLS Surveying and the owner is Oregon Standard Land Co., LLC.

Written comments received by the Department of Community Development **prior to 4:00p.m. on May 30, 2025**, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than June 2, 2025.

Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 750-feet of the exterior boundaries of the subject parcel for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: [www.tillamookcounty.gov/commdev/landuseapps](http://www.tillamookcounty.gov/commdev/landuseapps) and is also available for inspection at the Department of Community Development office located at: 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Department of Community Development at: 503-842-3408 or email: [angela.rimoldi@tillamookcounty.gov](mailto:angela.rimoldi@tillamookcounty.gov).

Sincerely,

Angela Rimoldi, Planning Permit Technician

Sarah Absher, CFM, Director

Included: Applicable Ordinance Criteria  
Vicinity, Assessor and Zoning Maps

## **REVIEW CRITERIA**

### **TILLAMOOK COUNTY LAND DIVISION ORDINANCE**

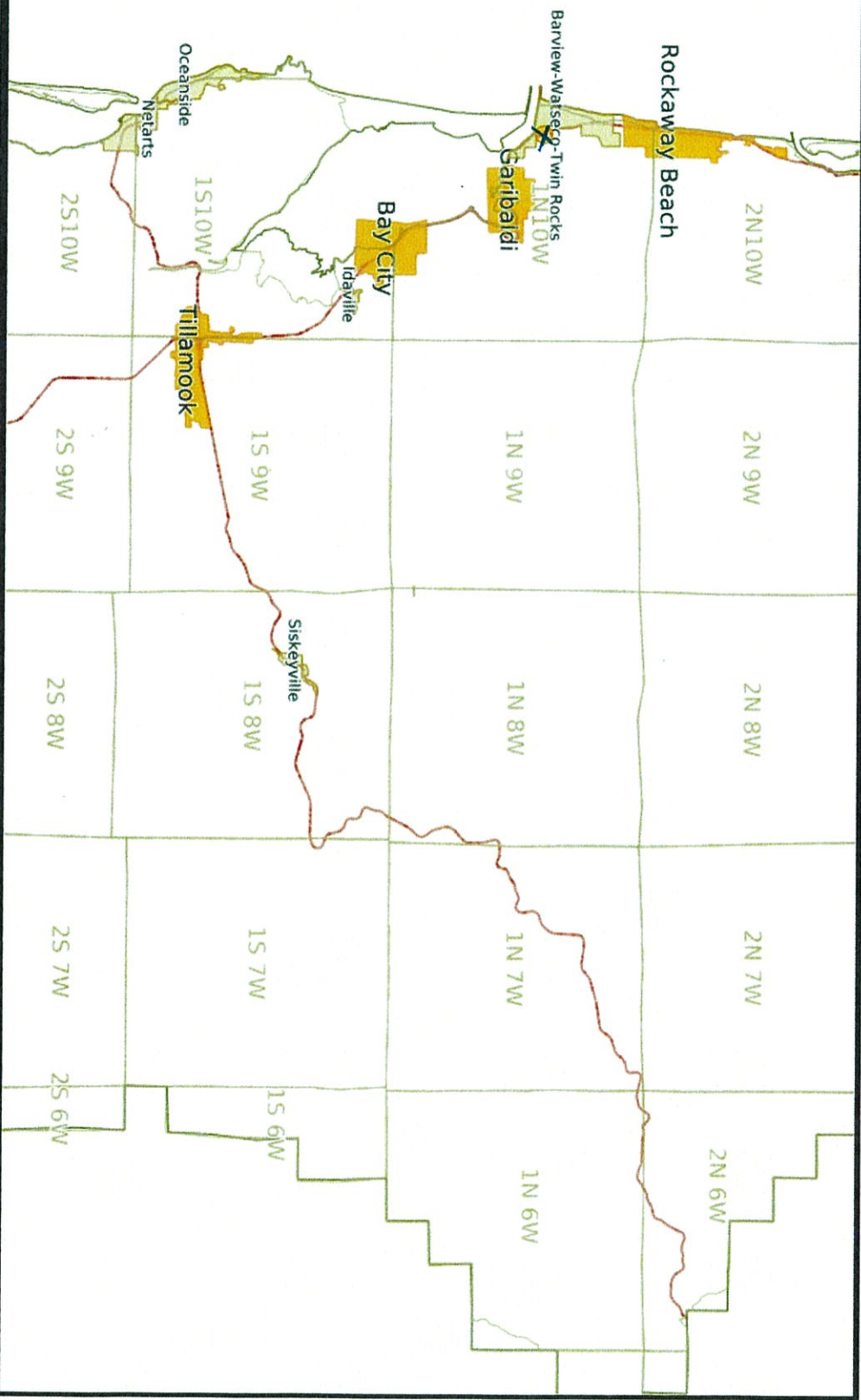
#### **SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA**

(1) Approval Criteria. The Approval Authority (Director for partitions and Planning Commission for subdivisions) may approve, approve with conditions or deny a preliminary plat. The Approval Authority decision shall be based on findings of compliance with all of the following approval criteria:

- (a) The land division application shall conform to the requirements of this ordinance;
- (b) All proposed lots, blocks, and proposed land uses shall conform to the applicable provisions of the Land Use Ordinance – Article 3 Zone Regulations and the standards in Section 150 of this ordinance;
- (c) Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, sewer and streets, shall conform to the standards in Sections 150 and 160 of this ordinance;
- (d) The proposed plat name is not already recorded for another subdivision, does not bear a name similar to or pronounced the same as the name of any other subdivision within the County, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the contiguous subdivision bearing that name;
- (e) The proposed streets, utilities, and surface water drainage facilities conform to Tillamook County's adopted master plans and applicable engineering standards and, within Unincorporated Community Boundaries, allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;
- (f) All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas is assured through appropriate legal instrument;
- (g) Provisions for access to and maintenance of off-right-of-way drainage, if any;
- (h) Evidence that any required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; and
- (i) Evidence that improvements or conditions required by the road authority, Tillamook County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met, including but not limited to:
  - (i) Water Department/Utility District Letter which states that the partition or subdivision is either entirely excluded from the district or is included within the district for purposes of receiving services and subjecting the partition or subdivision to the fees and other charges of the district.
  - (ii) Subsurface sewage permit(s) or site evaluation approval(s) from the appropriate agency.



# Tillamook County GIS





SECTION 17 T.1N. R.10W. W.M.  
Tillamook County  
4" = 100'

**CANCELLED:**  
**N10W17**











Tillamook County Department of Community Development  
1510-B Third Street. Tillamook, OR 97141 | Tel: 503-842-3408  
[www.co.tillamook.or.us](http://www.co.tillamook.or.us)

Fax: 503-842-1819

## LAND DIVISION APPLICATION

### Applicant ☐ (Check Box if Same as Property Owner)

Name: Don Wallace Phone: 503-429-6115  
Address: 1224 Alder Street  
City: Vernonia State: OR Zip: 97064  
Email: don@klssurveying.com

### Property Owner

Name: Oregon Standard Land Co. LLC Phone: 253-722-4366  
Address: 2522 N Proctor Street #15  
City: Tacoma State: WA Zip: 98406  
Email: nwlogging@gmail.com

### Location:

Site Address: Hwy 101, Barview

Map Number:	1N	10W	17	201
	Township	Range	Section	Tax Lot(s)

Land Division Type: ☒ Partition (Two or Three Lots, Type II) ☐ Subdivision (Four or More Lots, Type III)  
☐ Preliminary Plat (Pages 1-2) ☐ Final Plat (Page 3)

### ☒ PRELIMINARY PLAT (LDO 060(1)(B))

#### General Information

- ☐ For subdivisions, the proposed name.
- ☒ Date, north arrow, scale of drawing.
- ☒ Location of the development sufficient to development sufficient to define its location, boundaries, and a legal description of the site.

- ☒ Parcel zoning and overlays
- ☒ Title Block
- ☒ Clear identification of the drawing as "Preliminary Plat" and date of preparation
- ☒ Name and addresses of owner(s), developer, and engineer or surveyor

- ☐ Fifteen (15) legible "to scale" hard copies
- ☐ One digital copy

#### Existing Conditions

- ☐ Existing streets with names, right-of-way, pavement widths, access points.
- ☒ Width, location and purpose of existing easements
- ☐ The location and present use of all structures, and indication of any that will remain after platting.
- ☐ Location and identity of all utilities on and abutting the site. If water mains and sewers are not on site, show distance to the nearest one and how they will be brought to standards
- ☐ Location of all existing subsurface sewerage systems, including drainfields and associated easements

- ☒ Ground elevations shown by contour lines at 2-foot vertical interval. Such ground elevations shall be related to some established benchmark or other datum approved by the County Surveyor
- ☐ The location and elevation of the closest benchmark(s) within or adjacent to the site
- ☐ Natural features such as drainage ways, rock outcroppings, aquifer recharge areas, wetlands, marshes, beaches, dunes and tide flats
- ☐ For any plat that is 5 acres or larger, the Base Flood Elevation, per FEMA Flood Insurance Rate Maps

☐ Other information:

<b>OFFICE USE ONLY</b>
Date Stamp <b>RECEIVED</b> APR 03 2025 BY: SAT
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by:
Receipt #:
Fees:
Permit No: 851-25-00075-PLNG

### Proposed Development

- ☒ Proposed lots, streets, tracts, open space and park land (if any); location, names, right-of-way dimensions, approximate radius of street curves; and approximate finished street center line grades. All streets and tracts that are being held for private use and all reservations and restrictions relating to private tracts identified
- ☒ Location, width and purpose of all proposed easements
- ☐ Proposed deed restrictions, if any, in outline form
- ☒ Approximate dimensions, area calculation (in square feet), and identification numbers for all proposed lots and tracts
- ☐ Proposed uses of the property, including all areas proposed to be dedicated as public right-of-way or reserved as open space
- ☐ On slopes exceeding an average grade of 10%, as shown on a submitted topographic survey, the preliminary location of development on lots demonstrating that future development can meet minimum required setbacks and applicable engineering design standards
- ☐ Preliminary utility plans for sewer, water and storm drainage when these utilities are to be provided
- ☐ The approximate location and identity of other utilities, including the locations of street lighting fixtures, as applicable
- ☐ Evidence of compliance with applicable overlay zones, including but not limited to the Flood Hazard Overlay (FH) zone
- ☐ Evidence of contact with the applicable road authority for proposed new street connections
- ☒ Certificates or letters from utility companies or districts stating that they are capable of providing service to the proposed development

### Additional Information Required for Subdivisions

- ☐ Preliminary street layout of undivided portion of lot
- ☐ Special studies of areas which appear to be hazardous due to local geologic conditions
- ☐ Where the plat includes natural features subject to the conditions or requirements contained in the County's Land Use Ordinance, materials shall be provided to demonstrate that those conditions and/or requirements can be met
- ☐ Approximate center line profiles of streets, including extensions for a reasonable distance beyond the limits of the proposed Subdivision, showing the proposed finished grades and the nature and extent of construction
- ☐ Profiles of proposed drainage ways
- ☐ In areas subject to flooding, materials shall be submitted to demonstrate that the requirements of the Flood Hazard Overlay (FHO) zone of the County's Land Use Ordinance will be met
- ☐ If lot areas are to be graded, a plan showing the nature of cuts and fills, and information on the character of the soil
- ☐ Proposed method of financing the construction of common improvements such as street, drainage ways, sewer lines and water supply lines

- ☐ **FINAL PLAT (LDO 090(1))**
- ☐ Date, scale, north arrow, legend, highways, and railroads contiguous to the plat perimeter
- ☒ Description of the plat perimeter
- ☒ The names and signatures of all interest holders in the land being platted, and the surveyor
- ☐ Monuments of existing surveys identified, related to the plat by distances and bearings, and referenced to a document of record
- ☐ Exact location and width of all streets, pedestrian ways, easements, and any other rights-of-way
- ☒ Easements shall be denoted by fine dotted lines, and clearly identified as to their purpose
- ☐ Provisions for access to and maintenance of off-right-of-way drainage
- ☒ Block and lot boundary lines, their bearings and lengths
- ☐ Block numbers
- ☐ Lot numbers
- ☒ The area, to the nearest hundredth of an acre, of each lot which is larger than one acre
- ☒ Identification of land parcels to be dedicated for any purpose, public or private, so as to be distinguishable from lots intended for sale

**Certificates:**

- ☐ Title Interest & consent ☐ Water
- ☐ Dedication for public use ☐ Public Works
- ☐ Engineering/Survey

☐ Additional Information:

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**Authorization**

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. Within two (2) years of final review and approval, all final plats for land divisions shall be filed and recorded with the County Clerk, except as required otherwise for the filing of a plat to lawfully establish an unlawfully created unit of land. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.



Property Owner (Required)

*Damon Gishelson - President - OSL/NSL* *3/27/15*

Date

Applicant Signature

Date



**WATSECO-BARVIEW WATER DISTRICT**  
P.O. Box 295 Rockaway Beach, Oregon 97136 503-355-3311

DATE: March 24, 2025

TO: Tillamook County Community Development

FROM: Watseco-Barview Water District

RE: Water Availability

SENT ON BEHALF OF: Oregon Standard Land Co., LLC  
2522 N. Proctor St.  
Tacoma, WA 98406

FOR SERVICE AT: Tax lot 900 of Section 8, Township 1 N, Range 10 W and  
Tax lot 201 of Section 17, Township 1 N, Range 10W

I confirm that there is adequate water supply to service the proposed one Dwelling. However, there is no infrastructure at that location. The project will need to be engineered, approved, and built to the District's specifications before service will be available. All costs associated with the distribution line extension will be borne by the applicant/property owner/developer.

The Watseco-Barview Water District can supply water to the approximate elevations of 150 feet above sea level.

Properties located above the 100-foot elevation will need to install a booster pump for their own purposes.

Sincerely,

Barbara Trout  
Watsco-Barview Water District  
Office Manager



# Tillamook People's Utility District

**Directors**  
David L. Burt  
Valerie S. Folkema  
Lonnie M. Jenck  
Tamra R. Perman  
Barbara A. Trout

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Office: 503 842-2535 • Toll-free: 800 422-2535 • Fax: 503 842-4161 • [www.tpubd.org](http://www.tpubd.org)

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Todd Simmons  
GENERAL MANAGER

March 13, 2025

Oregon Standard Land Co., LLC  
2522 N. Proctor ST #15  
Tacoma, WA 98406

RE: Work Order No. 195277  
Property Located at 1N 10 1700 00201 and 1N 10 0800 00900

Dear Katie:

This letter is to certify that the Tillamook People's Utility District will extend electrical service to the above-referenced facility in accordance with PUD Policy 4-2 which is in effect at the time service is extended.

Sincerely,

TILLAMOOK PEOPLE'S UTILITY DISTRICT

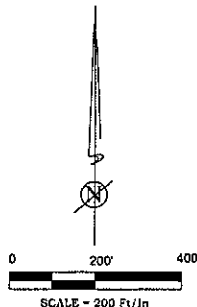
Zachary Hudspeth, PE  
Engineering Supervisor, Distribution  
503-815-8629

ZH:ab

Enclosure



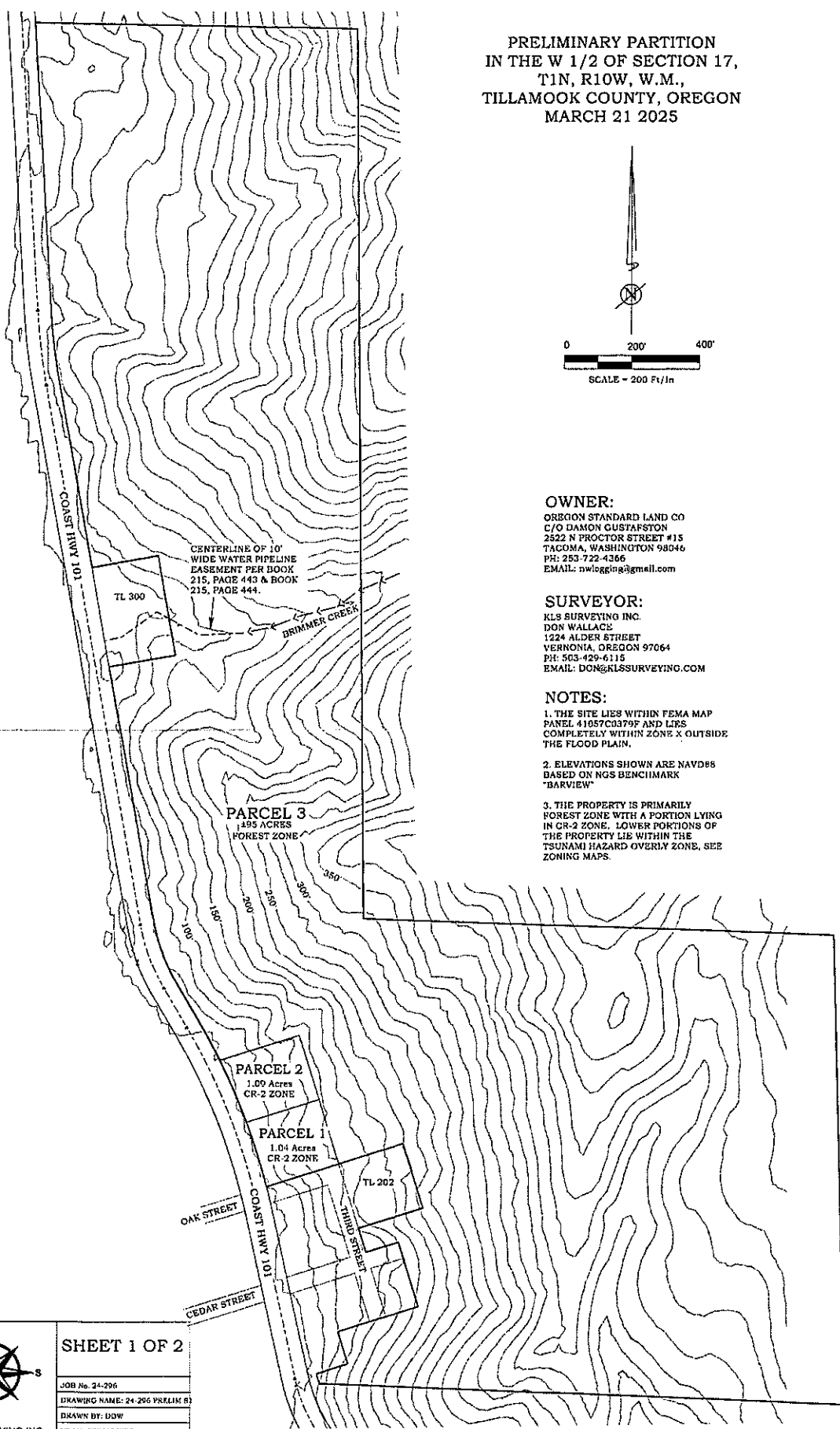
PRELIMINARY PARTITION  
IN THE W 1/2 OF SECTION 17,  
T1N, R10W, W.M.,  
TILLAMOOK COUNTY, OREGON  
MARCH 21 2025



**OWNER:**  
OREGON STANDARD LAND CO  
C/O DAMON GUSTAFSON  
2522 N PROCTOR STREET #15  
TACOMA, WASHINGTON 98046  
PH: 253-722-4366  
EMAIL: nwloggin@gmail.com

**SURVEYOR:**  
KLS SURVEYING INC.  
DON WALLACE  
1224 ALDER STREET  
VERNONIA, OREGON 97064  
PH: 503-429-6115  
EMAIL: DON@KLSURVEYING.COM

- NOTES:**
1. THE SITE LIES WITHIN FEMA MAP PANEL 41857C0379F AND LIES COMPLETELY WITHIN ZONE X OUTSIDE THE FLOOD PLAIN.
  2. ELEVATIONS SHOWN ARE NAVD83 BASED ON NGS BENCHMARK "BARVIEW"
  3. THE PROPERTY IS PRIMARILY FOREST ZONE WITH A PORTION LYING IN CR-2 ZONE. LOWER PORTIONS OF THE PROPERTY LIE WITHIN THE TSUNAMI HAZARD OVERLY ZONE, SEE ZONING MAPS.

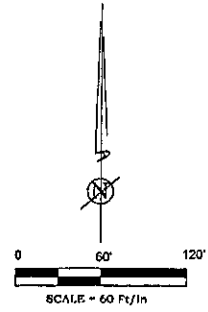
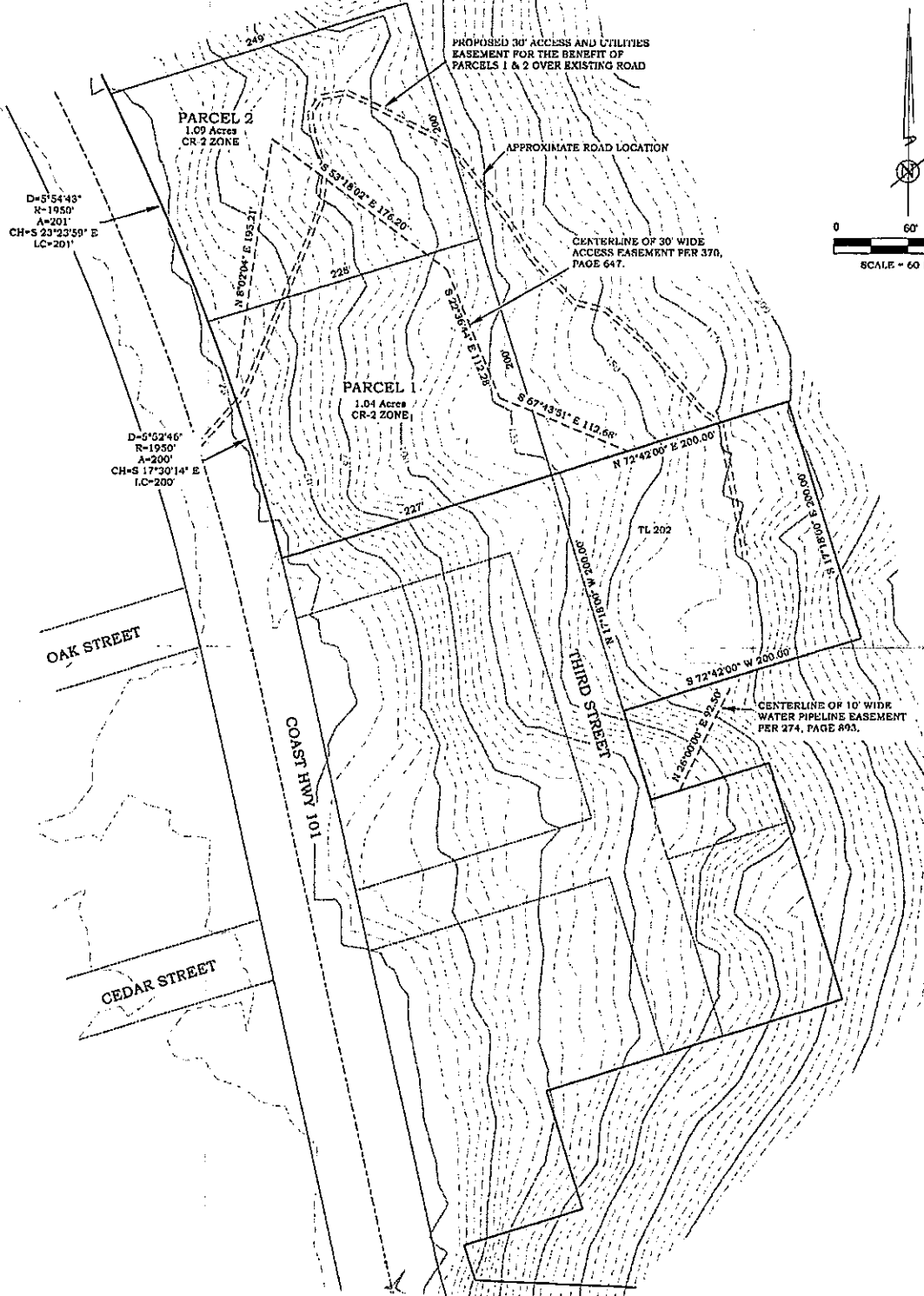


REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
  
PRELIMINARY  
  
OREGON  
JANUARY 18, 1893  
DONALD D WALLACE, JR  
2801  
RENEWS 6/30/26



**SHEET 1 OF 2**  
  
JOB No. 24-296  
DRAWING NAME: 24-296 PRELIM 03  
DRAWN BY: DOW  
FIELD: SWM/R/STD  
EQUIPMENT: NOMAD/NIKON  
REVISED: 4-1-2025

PRELIMINARY PARTITION  
IN THE W 1/2 OF SECTION 17,  
T1N, R10W, W.M.,  
TILLAMOOK COUNTY, OREGON  
MARCH 21 2025



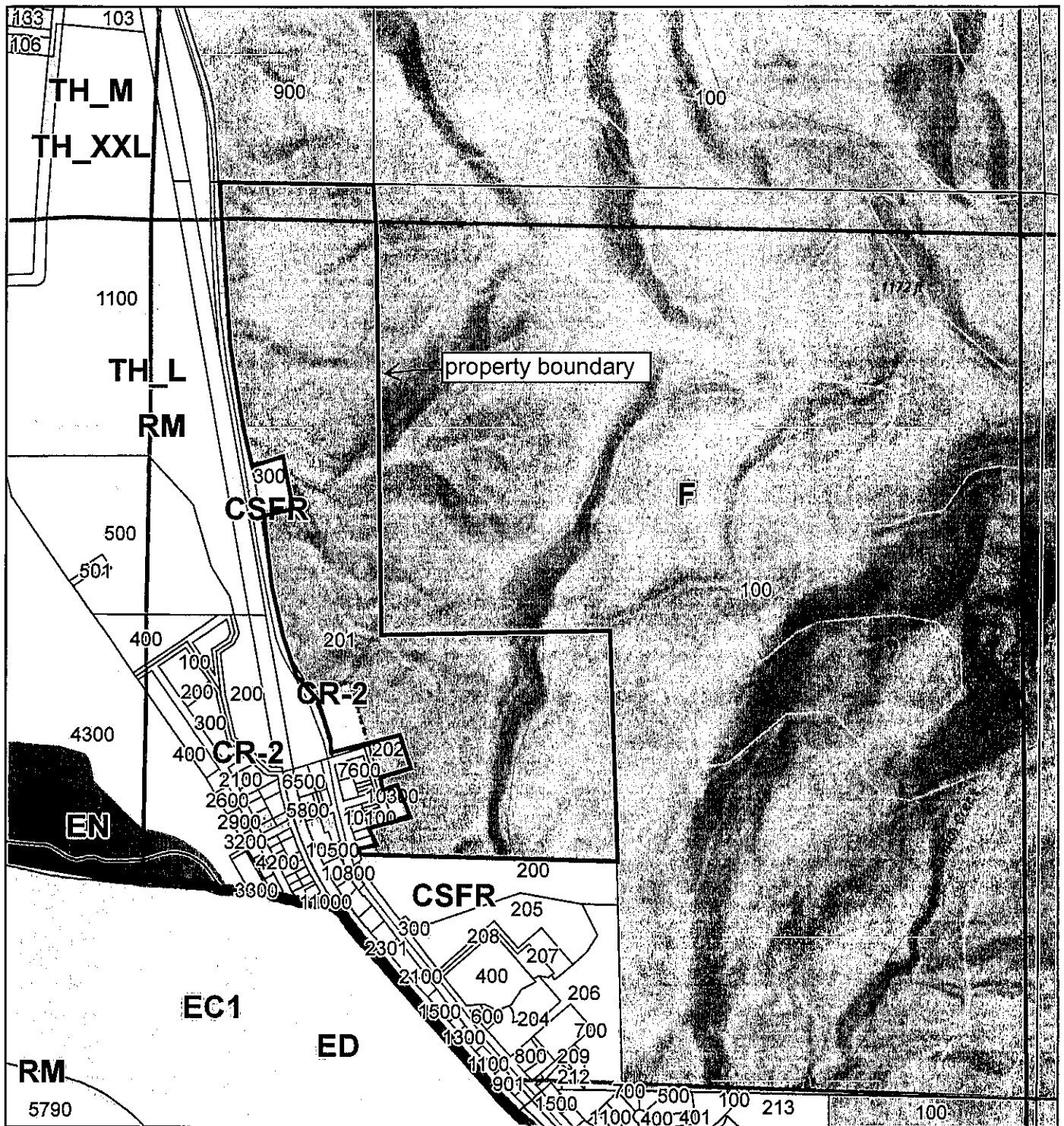
**OWNER:**  
OREGON STANDARD LAND CO.  
C/O DAMON GUSTAFSTON  
2522 N PROCTOR STREET #15  
TACOMA, WASHINGTON 98016  
TEL: 253-772-4366  
EMAIL: nrfogging@gmail.com

**SURVEYOR:**  
KLS SURVEYING INC.  
DON WALLACE  
1224 ALDER STREET  
VERNONIA, OREGON 97064  
PH: 503-429-6115  
EMAIL: DON@KLSURVEYING.COM

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p>PRELIMINARY</p> <p>OREGON JANUARY 19, 1993 DONALD D WALLACE, JR 2601 RENEWS 6/30/26</p>	<p>KLS SURVEYING INC. 1224 ALDER STREET VERNONIA, OREGON 97064 (503) 429-6115</p>	<p><b>SHEET 2 OF 2</b></p> <p>JOB No. 24-296</p> <p>DRAWING NAME: 24-296 PRELIM 2</p> <p>DRAWN BY: DDW</p> <p>FIELD: SWM/R/BTD</p> <p>EQUIPMENT: NOKIA/NIKON</p> <p>REVISED: 3-27-2025</p>
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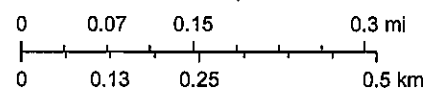


# Tillamook County Maps



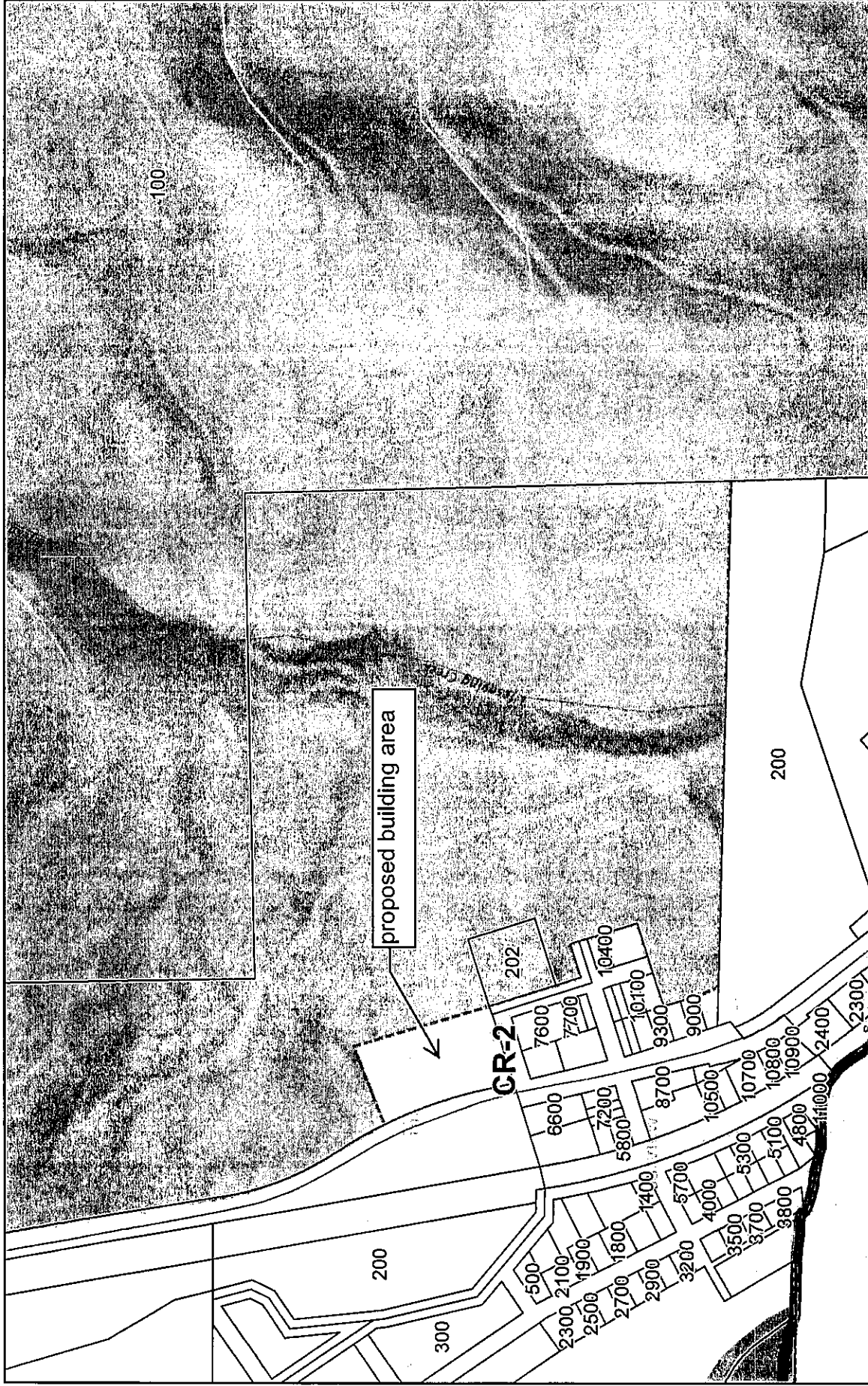
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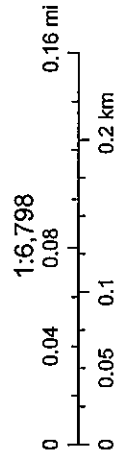


Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

# Tillamook County Maps

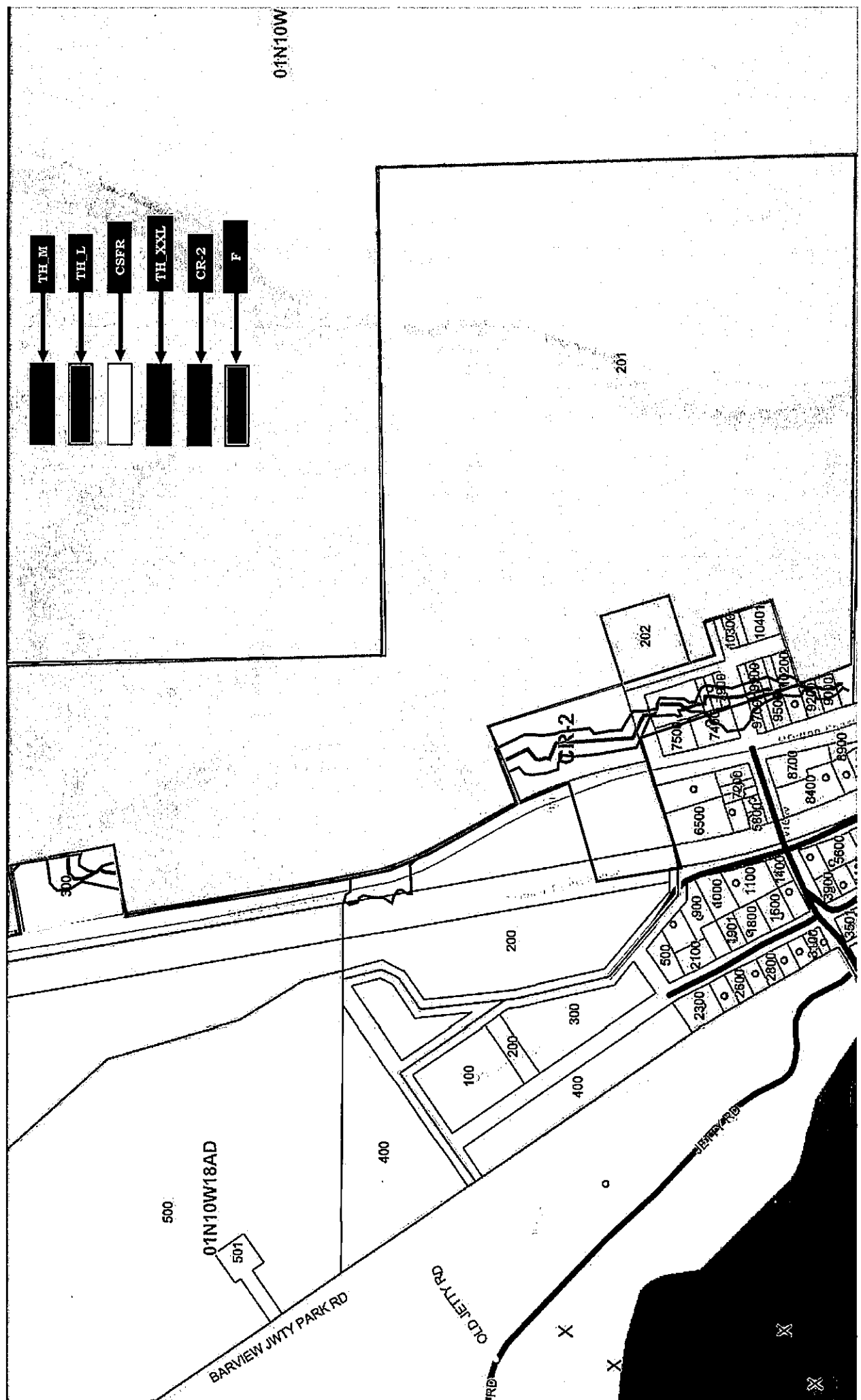


9/20/2024, 8:22:37 AM



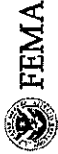
Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors,  
Oregon State Parks, State of Oregon GEO, WA State Parks GIS, ©





# National Flood Hazard Layer FIRMette

123°56'52"W 45°34'32"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)  
Zone A, V, A55

With BFE or Depth Zone AE, AO, AH, VE, AR

Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee, See Notes, Zone X

Area with Flood Risk due to Levee Zone D

NO SCREEN

Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/27/2025 at 10:30 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



0 250 500 1,000 1,500 2,000 1,600 Feet

123°56'15"W 45°34'7"N

Basemap Imagery Source: USGS National Map 2023

**RECORDING REQUESTED BY:**



2534 Sykes Road, Ste C  
St Helens, OR 97051

Tillamook County, Oregon

10/16/2024 02:25:01 PM

**2024-04371**

DEED-DWARR

\$25.00 \$11.00 \$10.00 \$61.00 - Total = \$107.00

I hereby certify that the within instrument was received  
for record and recorded in the County of Tillamook,  
State of Oregon.

Christy Nyseth, Tillamook County Clerk

**GRANTOR'S NAME:**

Lenhart A. Gienger Marital Trust G

**GRANTEE'S NAME:**

Oregon Standard Land Co. LLC, an Oregon  
limited liability company

**AFTER RECORDING RETURN TO:**

Order No.: 360424003303-SH  
Oregon Standard Land Co. LLC, an Oregon  
limited liability company  
2522 N Proctor Street, #15  
Tacoma, WA 98406

**SEND TAX STATEMENTS TO:**

Lenhart A. Gienger Marital Trust G  
8280 Sollie Smith Road  
Tillamook, OR 97141

APN/Parcel ID(s): 62292

62540

411686

Tax/Map ID(s): 1N10080000900

1N10170000201

1N10170000201

TL 900 & 201 Highway 101 N, Rockaway Beach,  
OR 97136

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Peggy Sue Lehman and Laurie Louise Gienger, Co-Trustees of the Lenhart A. Gienger Marital Trust G Dated January 5, 2024, Grantor, conveys and warrants to Oregon Standard Land Co. LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Tillamook, State of Oregon:

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS (\$190,000.00). (See ORS 93.030).

**Subject to:**

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



STATUTORY WARRANTY DEED  
(continued)

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.

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

Dated: 10/14/2024

Lenhart A. Gienger Marital Trust G

By: Peggy Sue Lehman  
Peggy Sue Lehman  
Co-Trustee

By: Laurie Louise Gienger  
Laurie Louise Gienger  
Co-Trustee

State of OREGON  
County of TILLAMOOK

This instrument was acknowledged before me on 10/14/24 by Peggy Sue Lehman and Laurie Louise Gienger, Co-Trustees of the Lenhart A. Gienger Marital Trust G  
Dated January 5, 2024.

Stephanie Irene Sanchelli  
Notary Public - State of Oregon

My Commission Expires: 05/03/2026



**EXHIBIT "A"**  
Legal Description

**PARCEL I:**

All that portion of Lot 3, Section 8, Township 1 North, Range 10 West of the Willamette Meridian lying East of way line of U. S. Highway 101, in Tillamook County, Oregon.

EXCEPTING THEREFROM that portion lying within the limits of streets, roads and highways.

**PARCEL II:**

All that portion of Lots 3 and 4, Section 17, Township 1 North, Range 10 West of the Willamette Meridian lying East of U. S. Highway 101 right of way, in Tillamook County, Oregon.

**ALSO:**

All that portion of the North half of the Southwest quarter of Section 17, Township 1 North, Range 10 West of the Willamette Meridian lying East of U. S. Highway 101, in Tillamook County, Oregon.

**EXCEPTING THEREFROM THE FOLLOWING:**

A tract of land located in Lot 3 of Section 17, Township 1 North, Range 10 West of the Willamette Meridian on the East side of U. S. Highway No. 101, more particularly described as follows, to-wit:

Beginning at a point located on the East side line of U. S. Highway No. 101 whence the common quarter corner of Sections 7 and 8, Township 1 North, Range 10 West of the Willamette Meridian (as established by the City Surveyor in 1946) bears North 4346.3 feet and West 421.0 feet; thence South 09° 08' East 300.0 feet along the East side line of U. S. Highway No. 101 right of way to a point; thence North 80° 52' East 200 feet to a point; thence North 09° 08' West 300 feet to a point; thence South 80° 52' West 200 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM that tract conveyed to Paul Hatch by deed recorded December 15, 1975 in Book 243, Page 254, Tillamook County Records.

ALSO EXCEPTING THEREFROM that portion of said premises platted as FIRST ADDITION TO BARVIEW.

ALSO EXCEPTING THEREFROM that portion deeded to Watseco-Barview Water District by deed recorded in Book 274, Page 893, Tillamook County Records.

## **EXHIBIT "B"**

### **Exceptions**

#### **Subject to:**

The Land has been classified as 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.: 62292, 62540 and 411686

Regulations, levies, liens, assessments, rights of way and easements of Twin Rocks Sanitary District.

An inquiry has been directed to the District concerning the status of said liens and a report will follow if such liens are found.

Regulations, levies, liens, assessments, rights of way and easements of Watseco-Barview Water District.

An inquiry has been directed to the District concerning the status of said liens and a report will follow if such liens are found.

Rights of the public to any portion of the Land lying within the limits of streets, roads and highways.

Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of unknown body of water.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of unknown body of water.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of unknown body of water.

#### **Parcel I**

Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Livesaving Creek.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Livesaving Creek.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Livesaving Creek.

#### **Parcel II**



**EXHIBIT "B"**  
Exceptions

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

Granted to: Harold R. Brimmer and Lorraine M. Brimmer, husband and wife  
Purpose: as stated in said easement  
Recording Date: April 17, 1969  
Recording No: Book 215, Page 443  
Affects: Parcel II

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

Granted to: Robert M. Baker and Deloros Baker, husband and wife  
Purpose: as stated in said easement  
Recording Date: April 17, 1969  
Recording No: Book 215, Page 444  
Affects: Parcel II

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

Granted to: Watseco-Barview Water District, a municipal corporation  
Purpose: as stated in said easement  
Recording Date: March 3, 1981  
Recording No: Book 274, Page 892  
Affects: Parcel II

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

Granted to: Watseco-Barview Water District, a municipal corporation  
Purpose: as stated in said document  
Recording Date: March 3, 1981  
Recording No: Book 274, Page 893  
Affects: Parcel II

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

Granted to: Watseco-Barview Water District, a Municipal Corporation  
Purpose: as stated in said easement  
Recording Date: July 6, 1995  
Recording No: Book 370, Page 647  
Affects: Parcel II