



Land of Cheese, Trees and Ocean Breeze

1510 – B Third Street  
Tillamook, Oregon 97141  
[www.tillamookcounty.gov](http://www.tillamookcounty.gov)  
(503) 842-3408

**NOTICE OF ADMINISTRATIVE REVIEW  
PARTITION REQUEST #851-25-000209-PLNG:  
RICE & ROOS**

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

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

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

**#851-25-000124-PLNG:** A partition request to create three (3) residential parcels. Located within the Community of Beaver, and accessed via an easement from Berkshire Road, a private road, and Highway 101 S., a state highway. The subject property is designated as Tax Lot 100 of Section 29CB, Township 3 South, Range 09 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned Community Single Family Residential (CSFR). The owner of the property is Case Roos, and the applicant is Michael Rice.

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 attached criteria upon which the Department must base its decision. Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 250 feet of the exterior boundaries of the subject property 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. The decision will be rendered no sooner than June 2, 2025.

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: <https://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

Enc. Applicable Ordinance Criteria  
Vicinity, Assessor and Zoning Maps



## **REVIEW CRITERIA**

### **TILLAMOOK COUNTY LAND DEVELOPMENT ORDINANCE**

#### **SECTION 3.011: COMMUNITY SINGLE FAMILY RESIDENTIAL ZONE (CSFR)**

(4) STANDARDS: Land divisions and development in the CSFR zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

- (a) The minimum lot size is 20,000 for permitted uses.
- (b) The minimum lot width and depth shall both be 100 feet.
- (c) The minimum front yard shall be 20 feet.
- (d) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.
- (e) The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.

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

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

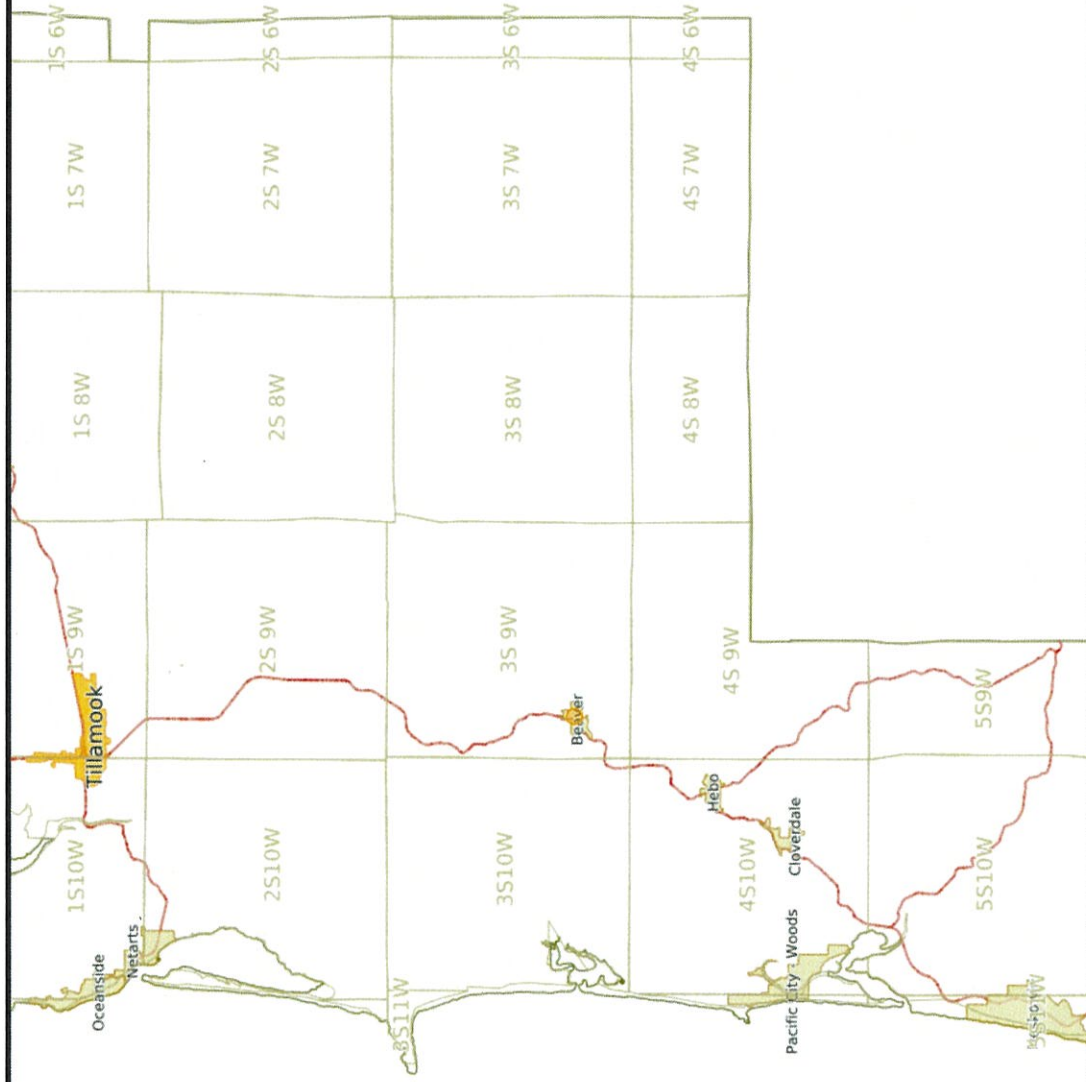
(1) Approval Criteria. The Approval Authority (Director for partitions and Planning Commission for subdivisions) may approve, approve with conditions or deny a preliminary plat. The Approval Authority decision shall be based on findings of compliance with all of the following approval criteria:

- (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



Created: Tue May 13 2025-10:54:48  
Active Layers: County\_Boundary, Fed\_state\_highways, citylimit, community\_polygon, TaxlotOwner, Township\_Range\_Section, Road\_Centerline  
Extent: -13824281.606749, 5636181.8371431, -13701447.302311, 5697942.9559889



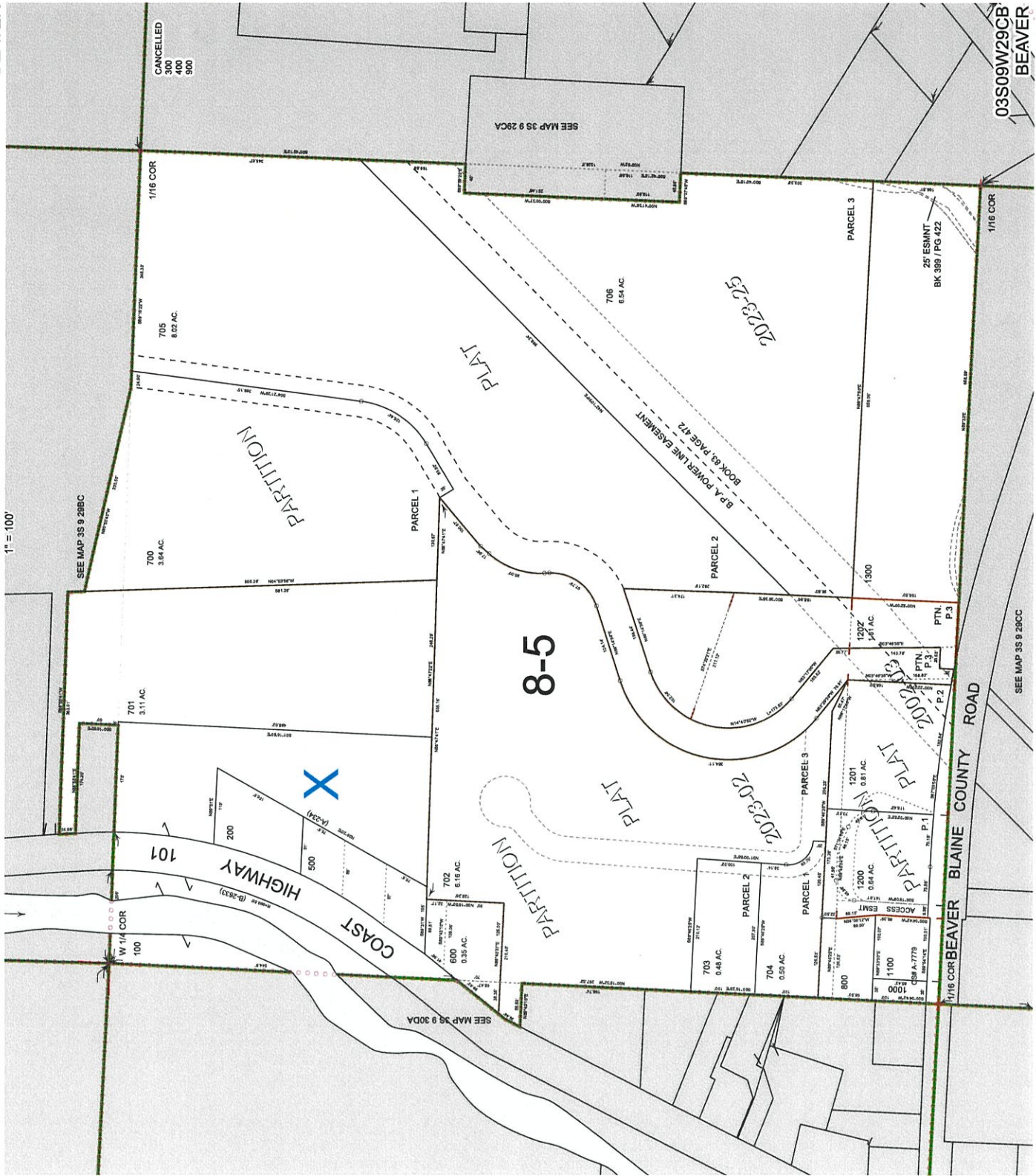


THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

N.W. 1/4 S.W. 1/4 SEC. 29 T.3S. R.9W. W.M.

TILLAMOOK COUNTY

03S09W29CB  
BEAVER



03S09W29CB  
BEAVER

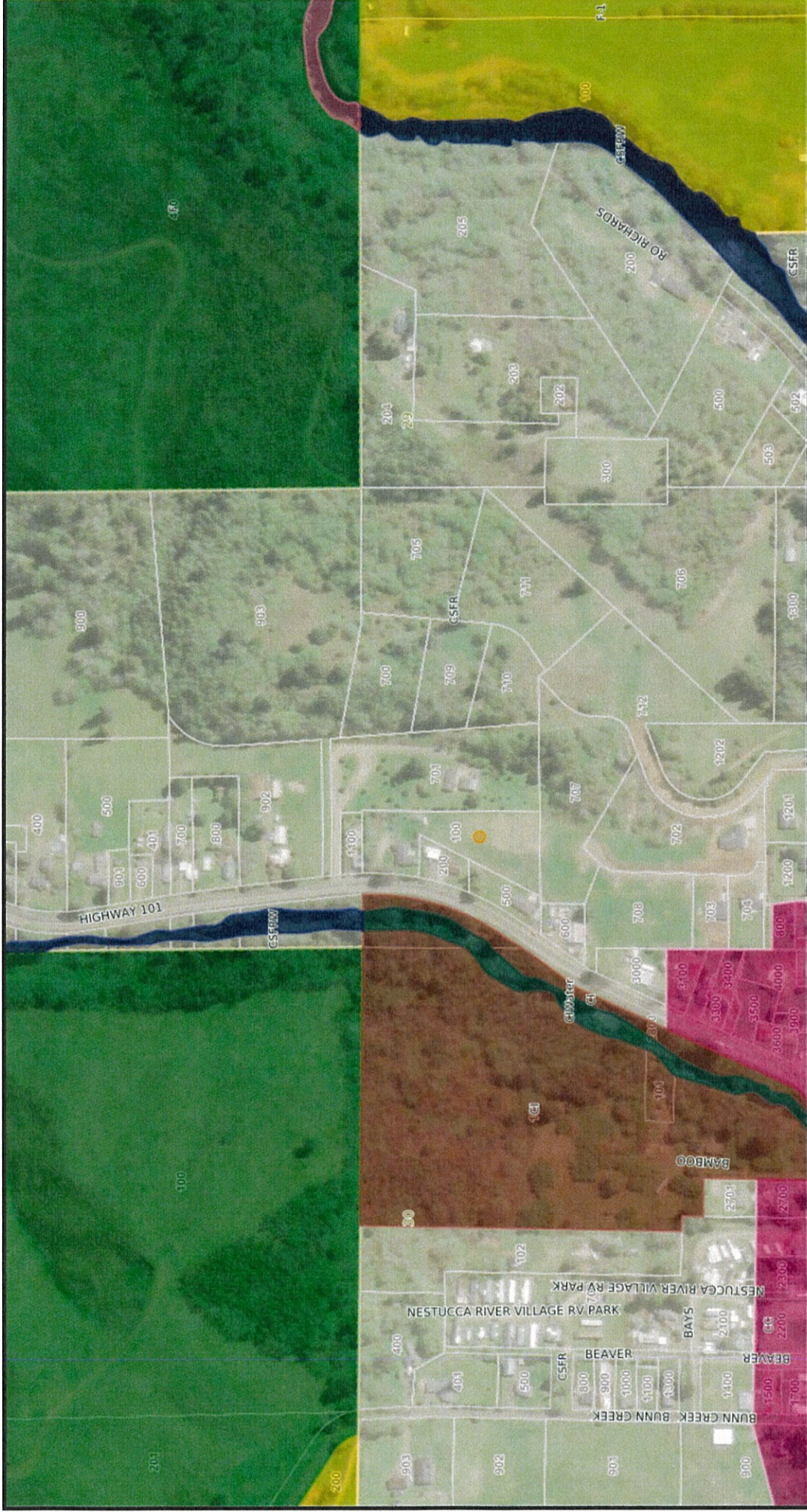
Revised 12/29/23, WS







# Tillamook County GIS



Created: Tue May 13 2025-10:51:39  
Active Layers: ags, County\_Boundary, Fed\_state\_highways, citylimit, community\_polygon, TaxlotOwner, Tillamook\_County\_Zoning, Township\_Range\_Section, Road\_Centerline  
Extent: -13784765.981937, 5665263.0488285, -13782846.695931, 5666228.0663105







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: Michael R. Rice, PLS

Phone: 503-801-7901

Address: P.O. Box 521

City: Tillamook

State: OR

Zip: 97141

Email: [ricesurveying@outlook.com](mailto:ricesurveying@outlook.com)

### Property Owner

Name: Case Roos

Phone: 503-812-7865

Address: 20165 Blaine Road

City: Beaver

State: OR

Zip: 97108

Email: [case.roos7@gmail.com](mailto:case.roos7@gmail.com)

### Location:

Site Address: 24005 Hwy. 101 S

Map Number:

3S

9W

29CB

#100

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:

| OFFICE USE ONLY   |  |
|---|--|
| Date Stamp  |  |
| <b>RECEIVED</b>   |  |
| APR 25 2025   |  |
| BY: <i>SA</i>   |  |
| <input type="checkbox"/> Approved <input type="checkbox"/> Denied |  |
| Received by:  |  |
| Receipt #:  |  |
| Fees:   |  |
| Permit No:<br>851-25-00209-PLNG                                   |  |

### Proposed Development

- |  |  |   |
|--|--|---|
| <ul style="list-style-type: none"><li><input checked="" type="checkbox"/> 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</li><li><input checked="" type="checkbox"/> Location, width and purpose of all proposed easements</li><li><input type="checkbox"/> Proposed deed restrictions, if any, in outline form</li><li><input checked="" type="checkbox"/> Approximate dimensions, area calculation (in square feet), and identification numbers for all proposed lots and tracts</li></ul> | <ul style="list-style-type: none"><li><input checked="" type="checkbox"/> Proposed uses of the property, including all areas proposed to be dedicated as public right-of-way or reserved as open space</li><li><input type="checkbox"/> 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</li><li><input type="checkbox"/> Preliminary utility plans for sewer, water and storm drainage when these utilities are to be provided</li></ul> | <ul style="list-style-type: none"><li><input type="checkbox"/> The approximate location and identity of other utilities, including the locations of street lighting fixtures, as applicable</li><li><input type="checkbox"/> Evidence of compliance with applicable overlay zones, including but not limited to the Flood Hazard Overlay (FH) zone</li><li><input type="checkbox"/> Evidence of contact with the applicable road authority for proposed new street connections</li><li><input checked="" type="checkbox"/> Certificates or letters from utility companies or districts stating that they are capable of providing service to the proposed development</li></ul> |
|--|--|---|

### Additional Information Required for Subdivisions

- |   |  |
|---|--|
| <ul style="list-style-type: none"><li><input type="checkbox"/> Preliminary street layout of undivided portion of lot</li><li><input type="checkbox"/> Special studies of areas which appear to be hazardous due to local geologic conditions</li><li><input type="checkbox"/> 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</li><li><input type="checkbox"/> 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</li></ul> | <ul style="list-style-type: none"><li><input type="checkbox"/> Profiles of proposed drainage ways</li><li><input type="checkbox"/> 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</li><li><input type="checkbox"/> If lot areas are to be graded, a plan showing the nature of cuts and fills, and information on the character of the soil</li><li><input type="checkbox"/> Proposed method of financing the construction of common improvements such as street, drainage ways, sewer lines and water supply lines</li></ul> |
|---|--|

☐ **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)

  
\_\_\_\_\_  
Applicant Signature

4/23/25  
\_\_\_\_\_  
Date

4/21/25  
\_\_\_\_\_  
Date





# PARTITION PLAT PROPOSAL

INST. #2025-00938  
LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 29  
T. 3 S., R. 9 W., WM.  
TILLAMOOK COUNTY, OREGON  
APRIL 21st, 2025

## BASIS OF BEARINGS:

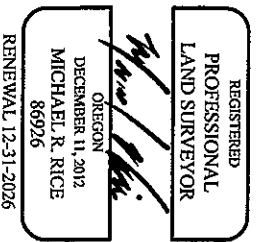
THE BASIS OF BEARINGS FOR THIS PROPOSAL IS ACROSS FOUND, ORIGINAL PARTITION PLAT MONUMENTS ALONG THE NORTH LINE OF PARCEL 3, PARTITION PLAT #2023-02 (P-1197), TILLAMOOK COUNTY SURVEY RECORDS BEING (N88°47'41"E).

## NARRATIVE:

THIS PROPOSAL WAS CONDUCTED AS A DEPENDENT RESURVEY OF THE SUBJECT PROPERTY DESCRIBED AS INST. #2025-00938, TILLAMOOK COUNTY CLERKS RECORDS.

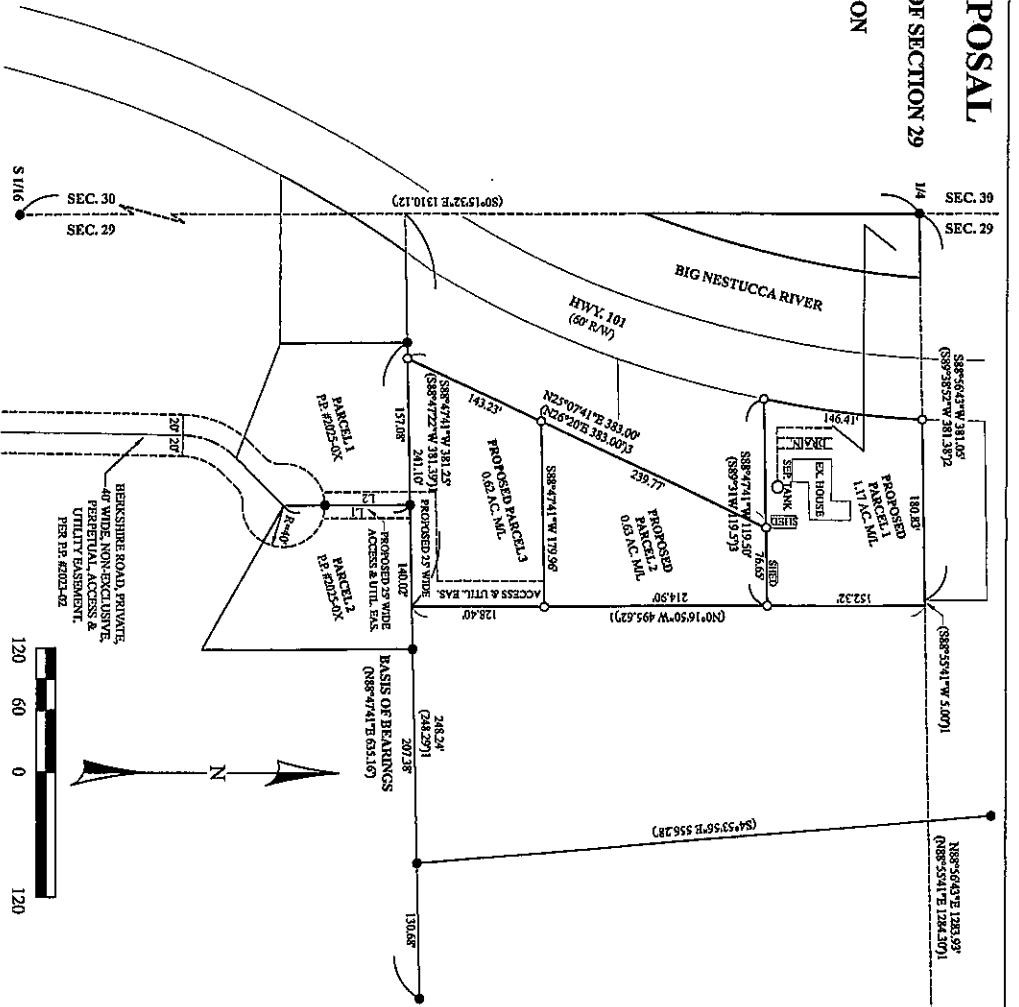
THE LINES WERE THEN PROPOSED AS DIRECTED BY THE LANDOWNER AND APPROVED BY TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT NO. XXX-XX-XXXXXX-PLNG.

NOTE: THIS PARTITION WILL NOT BE FINALIZED UNTIL THE PROPER PLAT HAS BEEN RECORDED WITH THE TILLAMOOK COUNTY CLERKS OFFICE.



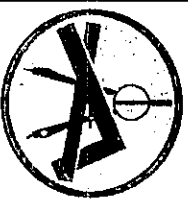
LEGEND: RENEWAL 12-31-2026

- FOUND MONUMENTS.
- PROPOSED SET MONUMENTS.
- ( ) RECORD PER PARTITION PLATS, TILLAMOOK COUNTY SURVEY RECORDS.
- NO ( ) EQUALS MEASURED VALUE MEASURED EQUALS RECORD TILLAMOOK COUNTY SURVEY RECORDS UNLESS OTHERWISE NOTED.



| SHORT LINE TABLE |               |          |
|------------------|---------------|----------|
| NUM.             | BEARING       | DIST.    |
| (1)              | (S89°15'22"E) | (121.91) |
| (2)              | (S89°15'22"E) | (81.21)  |

PROPOSAL FOR:  
CASE ROOS  
LANDS DESCRIBED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 29,  
T. 3 S., R. 9 W., WM.  
INST. #2025-00938  
TILLAMOOK COUNTY CLERKS RECORDS



RSC  
RICE SURVEYING AND CONSULTING  
P.O. BOX 521  
TILLAMOOK, OREGON 97141  
CELL: (503) 801-7901



Beaver Water District  
PO Box 306  
Cloverdale, OR 97112  
503-457-3570  
beaverwaterdistrict@outlook.com

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WATER AVAILABILITY

Date: 04/24/2025

To Whom it May Concern:

This letter is to inform you that Water service is available to the following lot within our District:

Township: 3S Range: 09 Section: 29CB Tax Lot: 00100

Physical Address: 24005 Highway 101 S

According to our records the legal owner is: Case Roos

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Outstanding liens against the property listed above for Water: \$ 0.00

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System Development Fees:

SDC Fee will be paid upon approved Application for Service

Water In District: \$ 12,500.00 Received By: \_\_\_\_\_  
\*Per Unit

Check Number: \_\_\_\_\_ Acct. No.: \_\_\_\_\_

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COMMENTS: This availability letter is for a partition of of TL 00100. A new tax lot number  
will be submitted to the District upon the split and an SDC will be assigned to the new parcel.

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Signature of Authorized Representative, Title

**\*\*No connection shall be made to water lines without a written agreement between the Beaver Water District and owner of the property. Line and connection inspections are required by the Water Operator, fees may apply. All connections shall be made in accordance with State, County, DEQ, OHA, and current plumbing guidelines.**



**RECORDING REQUESTED BY:**



802 Main Ave.  
Tillamook, OR 97141

Tillamook County, Oregon  
03/14/2025 02:23:01 PM **2025-00938**  
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:**

Kaitlyn Payne, Trustee of The Revocable Living  
Trust of Allan D. Duley

**GRANTEE'S NAME:**

Case Roos

**AFTER RECORDING RETURN TO:**

Order No.: 360424004077-SS

Case Roos

20165 Blaine Rd  
Beaver, OR 97108

**SEND TAX STATEMENTS TO:**

Case Roos

20165 Blaine Rd  
Beaver, OR 97108

APN/Parcel ID(s): 214208  
24005 Highway 101 S, Cloverdale, OR  
97112-9697

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Kaitlyn Payne, Trustee of The Revocable Living Trust of Allan D. Duley, Grantor, conveys and warrants to Case Roos, 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 TWO HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$270,000.00). (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: 12/24/24

Revocable Living Trust of Allan D. Duley

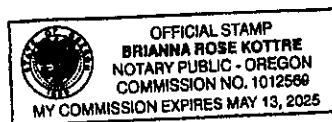
BY: [Signature]  
Kaitlyn Payne  
Trustee

State of OREGON  
County of TILLAMOOK

This instrument was acknowledged before me on 12/24/24 by Kaitlyn Payne,  
Trustee of The Revocable Living Trust of Allan D. Duley.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 5/13/25





**EXHIBIT "A"**  
Legal Description

Beginning at a point which is North 814.7 feet and East 133.3 feet from the Southwest corner of the Northwest quarter of the Southwest quarter of Section 29, Township 3 South, Range 9 West of the Willamette Meridian, in Tillamook County, Oregon;

Thence South 89° 31' West to the West line of said Section 29;

Thence North to the quarter section corner in the West boundary of said Section 29;

Thence East to a point 175 feet East of the intersection of the Easterly right of way line of U.S. Highway No. 101 with the North line of the Northwest quarter of the Southwest quarter of said Section 29;

Thence South parallel with the West line of said Section 29 to a point which is North 89° 31' East of the point of beginning;

Thence South 89° 31' West to the point of beginning.

EXCEPTING a tract described as beginning at a point which is North 814.7 feet and East 133.3 feet from the Southwest corner of the Northwest quarter of the Southwest quarter of Section 29, Township 3 South, Range 9 West of the Willamette Meridian in Tillamook County, Oregon;

Thence North 26° 20' East 383 feet;

Thence South 89° 31' West 119.5 feet to the Easterly right of way line of U.S. Highway No. 101;

thence Southerly along said right of way line to a point which is South 89° 31' West of the point of beginning;

Thence North 89° 31' East 105.3 feet to the point of beginning.

FURTHER EXCEPTING THEREFROM that portion within the U.S. Highway No. 101 right of way.



**EXHIBIT "B"**  
Exceptions

**Subject to:**

Rights of the public to any portion of the Land lying within the area commonly known as street, 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 Unnamed 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 Unnamed 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 Unnamed Creek.

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

Granted to: B. L. Becker  
Purpose: Water pipeline  
Recording Date: January 24, 1946  
Recording No: Book 93 Page 539  
Affects: Reference is hereby made to said document for full particulars

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

Granted to: Edward G. King and Maude King  
Purpose: Water pipeline  
Recording Date: June 10, 1947  
Recording No: Book 106, Page 182  
Affects: Reference is hereby made to said document for full particulars

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

Granted to: Tillamook People's Utility District, a Municipal corporation  
Recording Date: October 21, 1947  
Recording No: Book 109 Page 138  
Affects: Reference is hereby made to said document for full particulars

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

Granted to: United State of America  
Purpose: Access road  
Recording Date: August 20, 1957  
Recording No: Book 158 Page 511  
Affects: Reference is hereby made to said document for full particulars





**EXHIBIT "B"**  
Exceptions

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

Granted to: Beaver Water District No. 49  
Purpose: Water Pipeline  
Recording Date: November 29, 1983  
Recording No: Book 290, Page 368  
Affects: Reference is hereby made to said document for full particulars

