



1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us
Building (503) 842-3407
Planning (503) 842-3408
Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1(800) 488-8280

Land of Cheese, Trees and Ocean Breeze

**NOTICE OF ADMINISTRATIVE REVIEW
PARTITION REQUEST #851-21-000365-PLNG:
EVENS & JONES CONSULTING**

*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: February 4, 2022

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

#851-21-000365-PLNG: A partition request to create two (2) residential parcels. Located north of the Unincorporated Community of Beaver via Highway 101 S., a state highway. The subject property is designated as Tax Lot 02600 of Section 06, Township 3 South, Range 09 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned Small Farm and Woodlot (SFW-20). Property owners are Charles Evens, Theresa Watters, Elizabeth Billups, and Cynthia Hathaway.

Written comments received by the Department of Community Development **prior to 4:00p.m. on February 18, 2022**, 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 750 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 February 22, 2022.

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.co.tillamook.or.us/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 x 3315 or arimoldi@co.tillamook.or.us.

Sincerely,

Angela Rimoldi, Planning Permit Technician

Sarah Absher, CFM, Director

Enc. Vicinity, Assessor Maps & Zoning
Applicable Ordinance Criteria

#851-21-000365-PLNG / EVENS & JONES CONSULTING

REVIEW CRITERIA

TILLAMOOK COUNTY LAND DEVELOPMENT ORDINANCE

SECTION 3.006 SMALL FARM AND WOODLOT ZONE (SFW 20)

(5) LAND DIVISIONS

New land divisions shall conform to either the standards contained in Article 3.002- Farm Zone (F-1), or the standards of Article 3.004 – Forest Zone (F), based on the predominant use of the tract on January 1, 1993.

SECTION 3.004: FOREST ZONE (F)

(12) LAND DIVISION

(a) The minimum parcel size for a new forest parcel is 80 (eighty) acres.

(b) New land divisions less than the parcel size in Subsection (a) may be approved for any of the following circumstances:

.....

(4) To allow a division of a lot or parcel zoned for forest use if:

a. At least two dwellings lawfully existed on the lot or parcel prior to November 4, 1993;

b. Each dwelling complies with the criteria for a replacement dwelling;

c. Except for one parcel, each parcel created under this paragraph is between two and five acres in size;

d. At least one dwelling is located on each parcel created under this paragraph; and

e. The landowner of a parcel created under this paragraph provides evidence that a restriction prohibiting the landowner and the Adopted May 27, 2015 Tillamook County Land Use Ordinance 3.004 26 landowner's successors in interest from further dividing the parcel has been recorded with the county clerk of the county in which the parcel is located. A restriction imposed under this paragraph shall be irrevocable unless a statement of release is signed by the county planning director of the county in which the parcel is located indicating that the comprehensive plan or land use regulations applicable to the parcel have been changed so that the parcel is no longer subject to statewide planning goals protecting forestland or unless the land division is subsequently authorized by law or by a change in a statewide planning goal for land zoned for forest use.

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;

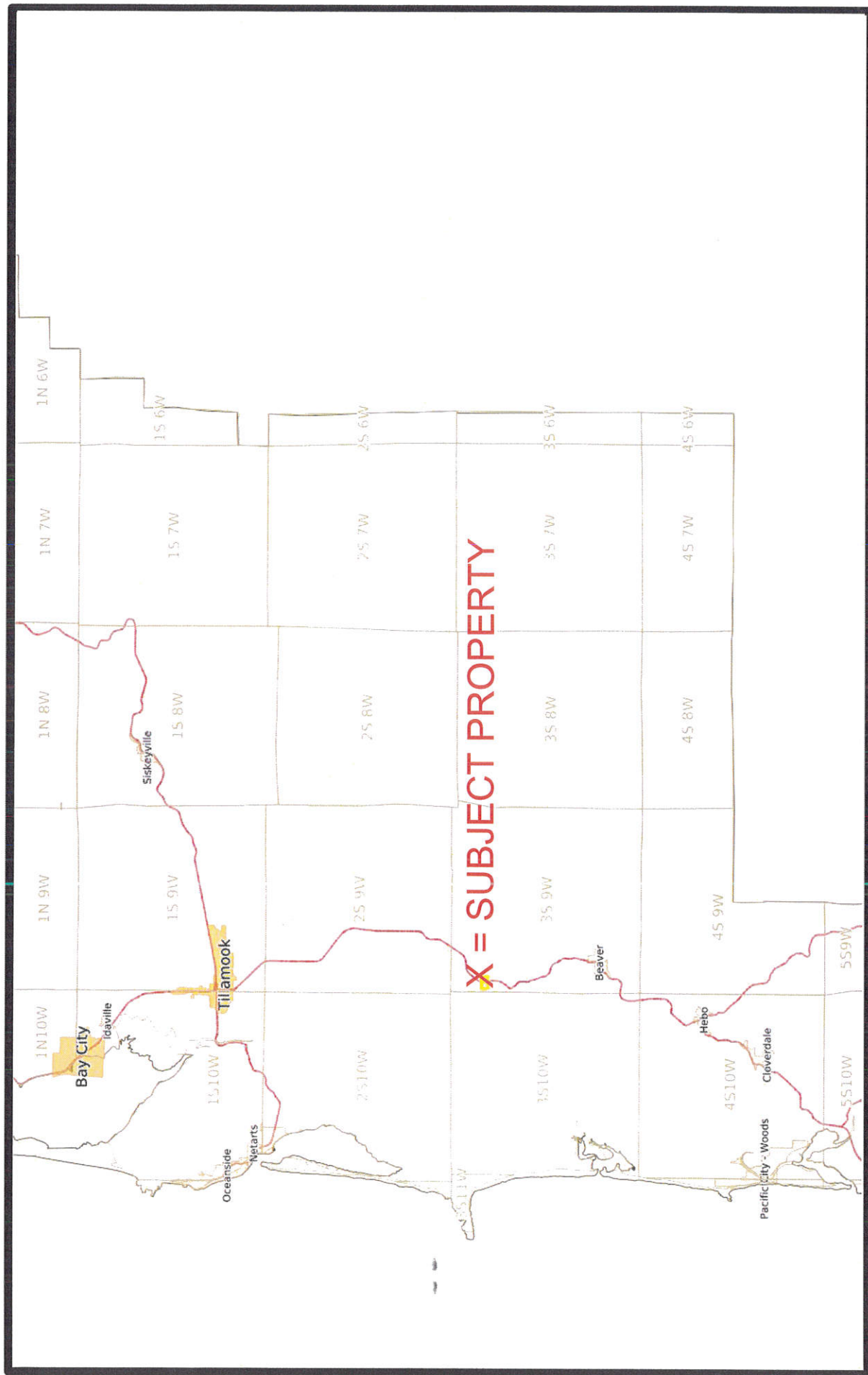
(c) Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, sewer and streets, shall conform to the standards in Sections 150 and 160 of this ordinance;

(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.

Map

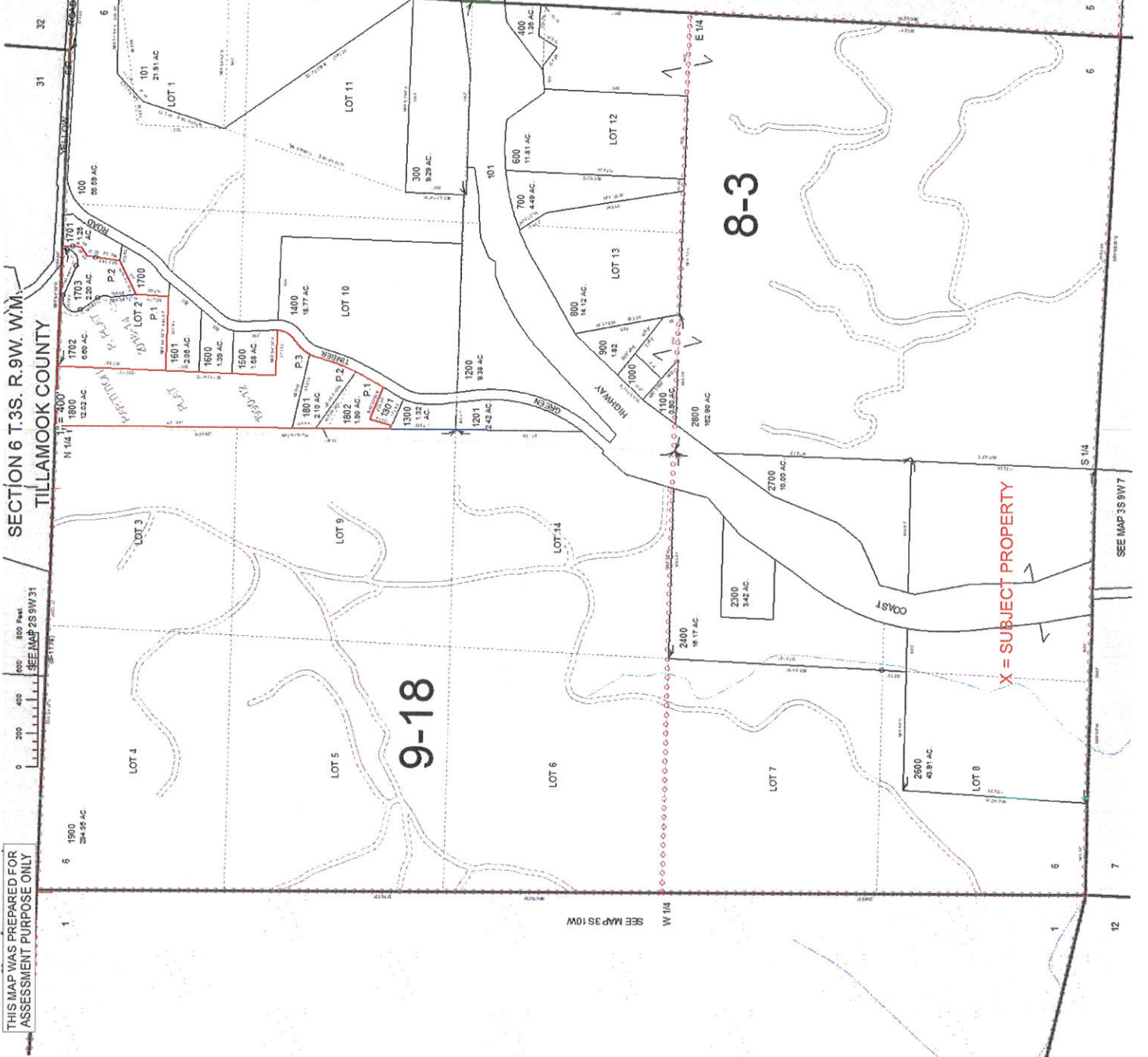


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SEE MAP 2S 9W 31

SECTION 6 T.3S. R.9W. W.M. TILLAMOOK COUNTY

03S09W06

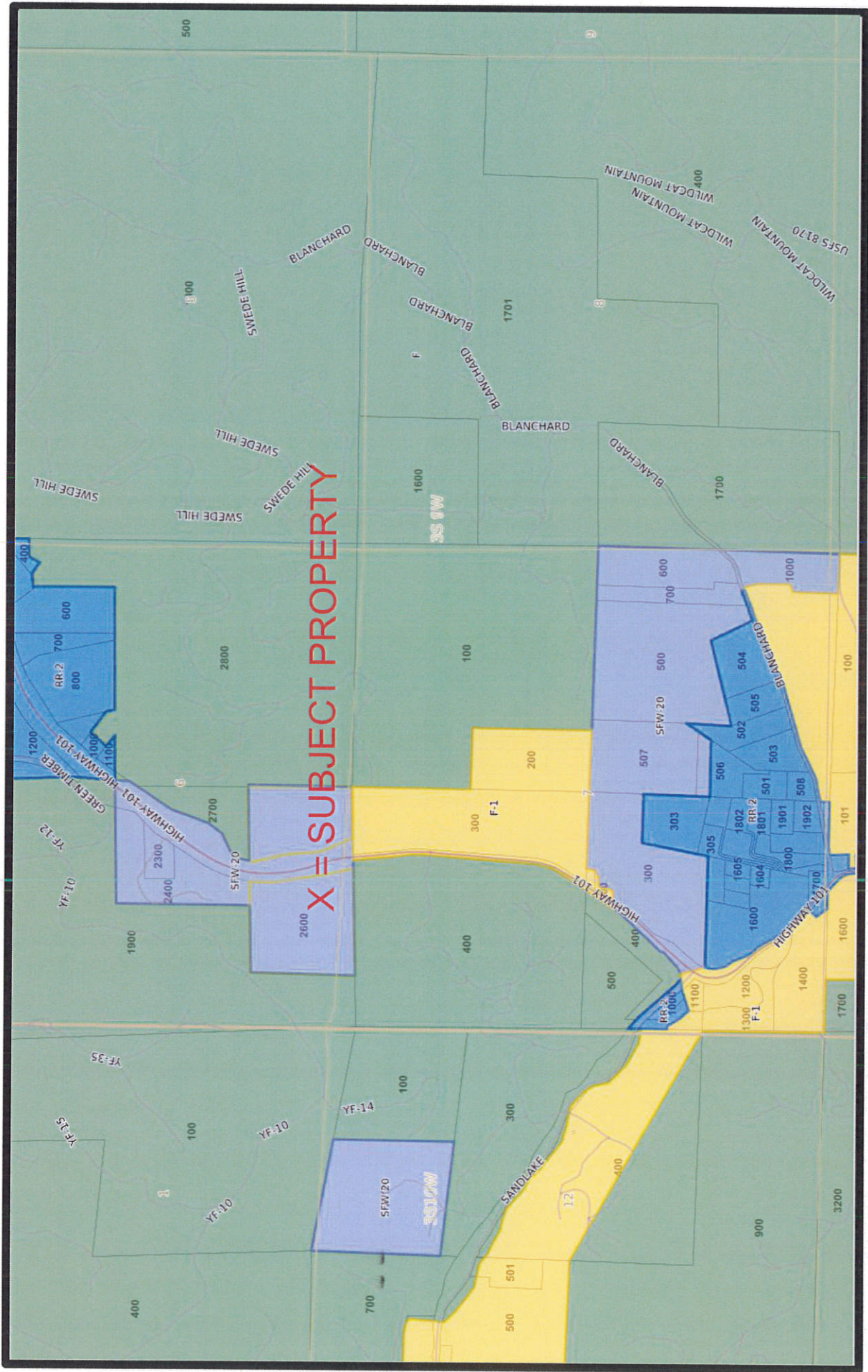


- CANCELLED
- 401
 - 2000
 - 2100
 - 2200
 - 2300
 - 2400
 - 2500
 - 500
 - 1001
 - 2500
 - 200

X = SUBJECT PROPERTY

03S09W06 Revised 07/15/21, WS

Map





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

Fax: 503-842-1819

LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Terry Jones Consulting Phone: 503-801-0967
 Address: 11765 Hwy. 101 South
 City: Tillamook State: OR Zip: 97141
 Email: terryleejones1956@gmail.com

Property Owner

Name: Charles Joseph Evens Phone:
 Address: 16910 Hwy. 101 South
 City: Tillamook State: OR Zip: 97141
 Email: CINDY : CLE HATHAWAY@GMAIL.COM

Location:

Site Address: 16915 Hwy. 101 South

Map Number: 3S 9 6 2600
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))

- 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.

- 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

General Information

- 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

Existing Conditions

- 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

OFFICE USE ONLY

Date Stamp
 RECEIVED
 SEP 17 2021
 BY: DROP OFF

Approved Denied

Received by: DA

Receipt #:

Fees: \$409.00

Permit No:
 85121 - 000305 - 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:

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.

x *Charles J. Evers*
 Property Owner (*Required)
Temp J. Jones
 Applicant Signature

7-7-21
Date

7-6-21
Date



Tillamook County GIS



Created: Tue Jul 06 2021-16:16:8
Active Layers:ags, County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Township_Range_Section, Road_Centerline
Extent:-13786092.469793, 5673445.8178922, -13784163.629157, 5674383.3658172

TILLAMOOK COUNTY PLANNING COMMISSION

LOCATION AND PLACEMENT APPLICATION

MOBILE HOMES *** RECREATION VEHICLES

Room 7, Court House, Tillamook, Oregon 97141 Phone 842-6202

139
X

Receipt No. 3442
Zone A-1

This permit becomes void if mobile home/recreation vehicle is not placed on property within six (6) months from date of approval.

Permit No. _____
Permit Fee 10⁰⁰

1. Name of Mobile/Rec. Veh. owner Richard Evens
Mailing address 1855 Bishop Ave W
City and State Tillamook Oregon Phone No. 842-7357

2. Location or address of property where Mobile or Rec. Veh. is to be placed.
Number and Street _____ Between _____ and _____
Lot # _____ Block _____ Addition _____
Tax Lot 2600 Twp 3 R S9 WWM: Sec. 6 Code 8-3 Lot Size 48 acres
Recorded Property Owner Richard B Evens
Address 1855 Bishop Ave W Tillamook ORE
Contract Property Owner _____
Address 75 ABOVE

3. Size of Mobile/Rec. Veh. 12x60 4. Driveway Permit Existing
Year 1966 5. Source of Water Supply Spring (Existing)
Make Vandy 6. Sewage Disposal Method Septic Tank
License No. 89080 Permit Number (Septic Tank) See other side #462 11/173
x110019

7. LOT PROVIDES: 8. A plot plan must be drawn on the attached sheet and accompany this application.

Area of Lot	<u>14+ Acres</u>	200'
Front Yard	<u>5 acres</u>	200'
Side Yard L.	<u>2 acres</u>	400'
Side Yard R.	<u>3 acres</u>	400'
Rear Yard	<u>4 acres</u>	200'+

I agree to obtain the proper driveway permit from the Tillamook County Roadmaster or Oregon State Highway Commission District Engineer, (item #4), to locate a mobile home or recreational vehicle and accessory structures according to proper setback regulations (item #7) and display decal.

APPLICANT X Richard B. Evens DATE 1-21-75

County Planning & Zoning Office
By Steve J. Hedt
Date 22 Jan 75

County Health Department
By Brent Roegner
Date 1/22/75

County Building Department
By Steve J. Hedt
Date 1-21-75

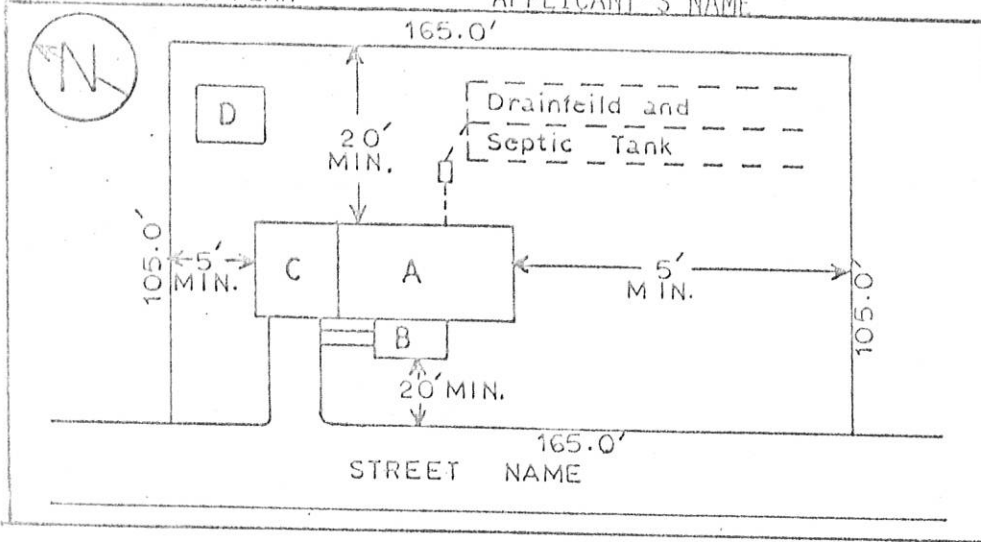
FOR OFFICE USE ONLY:
mobile citing

STAMP:
APPROVED
JAN 22 1975
TILLAMOOK COUNTY PLANNING COMMISSION
1391

the permit was issued in Nov. or Dec. '73 and the
instalation done by Willard Sorenson could you
please look up permit No. ? thanks R.E.

TYPICAL PLOT PLAN

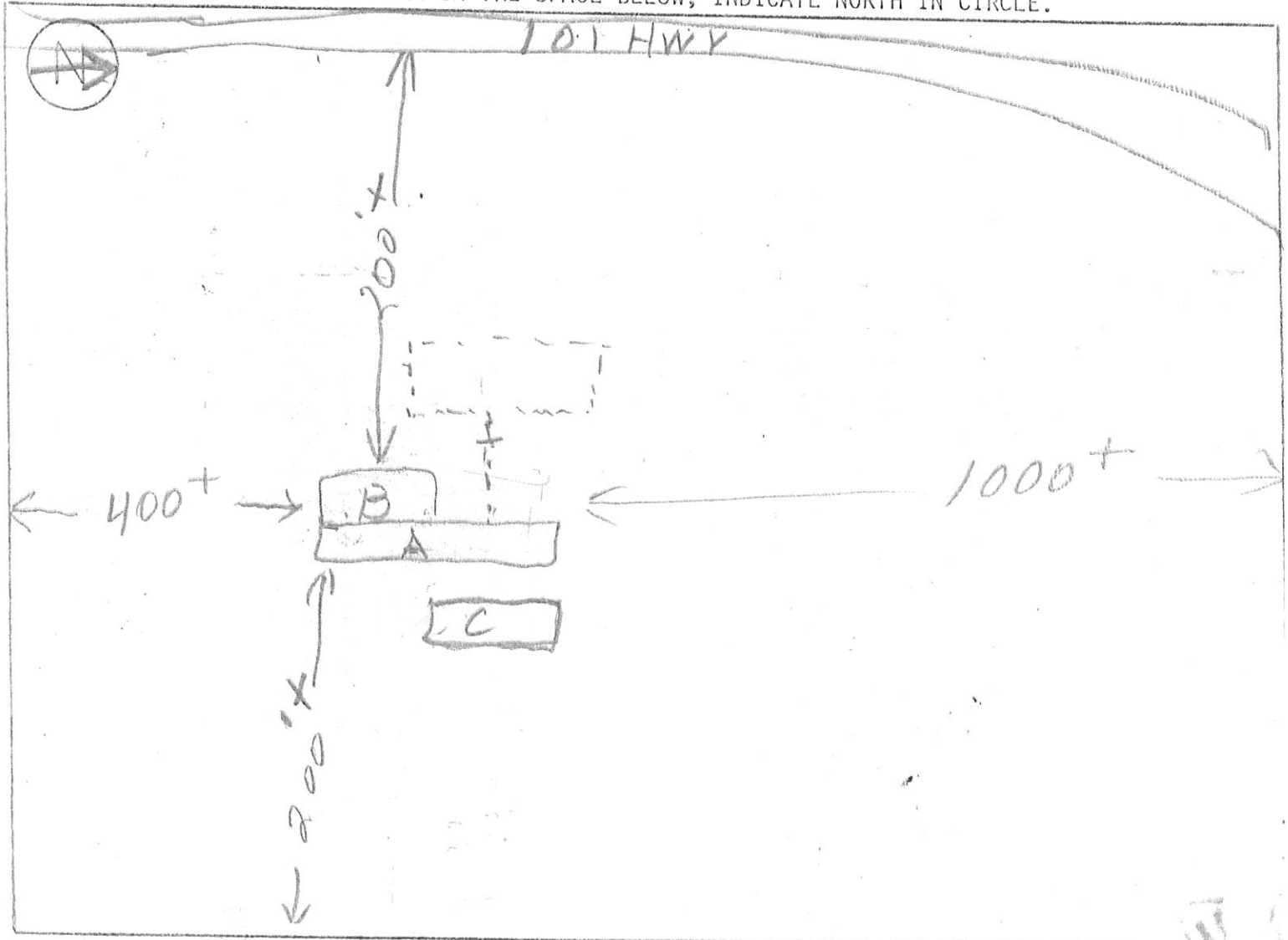
APPLICANT'S NAME



LOCATE THE FOLLOWING BELOW

- A. HOUSE OR TRAILER
- B. DECK & PATIO COVERING, IF ANY.
- C. GARAGE OR CARPORT, IF ANY.
- D. EXISTING OR ACCESSORY BUILDINGS, IF ANY.

SKETCH YOUR PROPOSED PLOT PLAN IN THE SPACE BELOW, INDICATE NORTH IN CIRCLE.



NOTES: USE REVERSE SIDE IF MORE SPACE NEEDED.

PERMIT

Completed

TILLAMOOK COUNTY HEALTH DEPARTMENT
Robert C. Todd, D.O., County Health Officer
Court House
Tillamook, Oregon 97141

Septic Tank 900 gal.
Disposal Field 510 Sq. ft.
Special _____

Permit No. 462
Application No. 462
Fee Paid 7.50

Richard Evens is hereby authorized to construct a
subsurface sewage disposal system at 16910 Highway 101 S., Tillamook

The sewage system constructed or altered under the authority of this permit
shall not be put in use until same has been inspected and/or approved by the
County Health Officer.

Disposal Field in 18-36" wide ditch
6" Gravel Below Tile
4" Gravel Parallel to Tile
2" Gravel Above Tile

Witness my hand and seal this 17 day of September 19 73

Date of Inspection 11-19-73

County Sanitarian JLS

TCHD-SAN 001(1972)

POST ON PREMISES

FINAL INSPECTION DATE _____

REMARKS: _____

INSTALLER Self

James L. Sebhardt, R.S., P.E.
James L. Sebhardt, R.S., P.E., Civil Engineer

Marge —

16910 Hi/015

Richard Evans ~~and~~
is approved for sewage disposal

Jin

Jim

TILLAMOOK COUNTY PLANNING COMMISSION

LOCATION AND PLACEMENT APPLICATION

MOBILE HOMES *** RECREATION VEHICLES

Room 7, Court House, Tillamook, Oregon 97141 Phone 842-6202

Receipt No. 3442
Zone A-1

This permit becomes void if mobile home/recreation vehicle is not placed on property within six (6) months from date of approval.

Permit No. 432
Permit Fee 10.00

1. Name of Mobile/Rec. Veh. owner Richard Evens
Mailing address 1855 Bishop Ave W
City and State Tillamook Oregon Phone No. 842-7355

2. Location or address of property where Mobile or Rec. Veh. is to be placed.
Number and Street _____ Between _____ and _____
Lot # _____ Block _____ Addition _____
Tax Lot 2600 Twp 3 R S9 WWM: Sec. 6 Code 8-3 Lot Size 4/8 acres
Recorded Property Owner Richard B Evens
Address 1855 Bishop Ave W Tillamook ORE
Contract Property Owner AS ABOVE
Address _____

3. Size of Mobile/Rec. Veh. 12x60 4. Driveway Permit Existing
Year 1966 5. Source of Water Supply Spring (Existing)
Make Vandy 6. Sewage Disposal Method Septic Tank
License No. 89080 Permit Number (Septic Tank) see other side -
X110019 Completed #462 11/1/73

7. LOT PROVIDES: 8. A plot plan must be drawn on the attached sheet and accompany this application.

Area of Lot	<u>14+ Acres</u>	200'
Front Yard	<u>5 acres</u>	200'
Side Yard L.	<u>2 acres</u>	1000'
Side Yard R.	<u>2 acres</u>	400'
Rear Yard	<u>4 acres</u>	200'+

9. I agree to obtain the proper driveway permit from the Tillamook County Roadmaster or Oregon State Highway Commission District Engineer, (item #4), to locate a mobile home or recreational vehicle and accessory structures according to proper setback regulations (item #7 and display deal.

APPLICANT X Richard B. Evens DATE 1-21-75

County Planning & Zoning Office
By Steve J. Becht
Date 22 Jan 75

County Health Department
By Brent Pearson
Date 1/22/75

County Building Department
By Steve J. Becht
Date 1-21-75

FOR OFFICE USE ONLY:
mobile citing

STAMP:
APPROVED
JAN 22 1975

TILLAMOOK COUNTY
PLANNING COMMISSION

STATE REGISTRATION No. OWNER

Receipt No. 3195
Zone A-1
Fire Zone 3
Class _____
Type of Building _____

TILLAMOOK COUNTY BUILDING DEPARTMENT

Court House, Tillamook, Oregon 97141
Room 9 -:- Phone 842-6202

BUILDING PERMIT APPLICATION

ALTERATIONS, REPAIRS, ADDITIONS, Etc.

Blanks above this line not to be filled by applicant

Permit No. 3363
C. T. _____
Sec. 6 T. 35 R. 9
Construction Cost 500.00
Permit Fee 5.00 + 5.00
Plan Check Fee check

APPLICANT MUST FILL IN FROM HERE DOWN TO HEAVY LINE AT BOTTOM OF PAGE WITH INK OR INDELIBLE PENCIL

Application is hereby made to Alter Repair Move Wreck Addition a structure according to description given below and plans and specifications (if furnished).

Location— Number and Street 101 SOUTH Between 10 MILES and _____

Tax Lot 2600 Section 6 Lot _____ Block _____ Addition _____

Dimensions — Size of Lot is 48 ACRES X Size of building is 14' x 62'

Construction — Wood Frame X Brick Ordinary _____ Mill _____ Semi-Fireproof _____ Fireproof Steel Frame _____ Fireproof Reinforced Concrete _____ (Put an X in space following kind of construction.)

Use — Structure affected by this work is used or occupied as ROOF OVER TRAILER No. of Stories _____

Cost — This work when completed will cost, including labor and materials:

Building \$ _____ Plumbing \$ _____ Wiring \$ _____ Total \$ 500.00

Plans and specifications made by _____ accompany this application

Recorded Owner DICK EVANS Address 16910 HWY SOUTH Phone 842-7359

Name of Builder OWNER Address TILLAMOOK Phone _____

DESCRIPTION OF WORK

For all work not requiring plans, a complete description of all work to be done and size of all structural members, joists, girders, studs, etc., must be stated below in as few words as possible. Give sketch showing location on back.

Framing Lumber Grade

Construction _____ No. 1 _____
Standard _____ No. 2 _____
Utility _____ No. 3 _____

ROOF OVER TRAILER

LOT PROVIDES

Area of Lot	<u>48 ACRES</u>
Front Yard	<u>200'</u>
Side Yard L.	<u>400'</u>
Side Yard R.	<u>400'</u>
Rear Yard	<u>200'</u>

PERMIT WILL INCLUDE ONLY SUCH WORK AS ABOVE STATED

I hereby certify that the work to be done (does not) (does) involve or effect the supporting walls, piers, columns, beams, girders, or bearing partitions, and that no other work is to be done except as given in above description, the plans and specifications, and that all works is to conform to the Uniform Building Code as adopted by Tillamook County.

PERMIT GOOD FOR ONE YEAR

Applicant Parked B. Evans Date 1-21-75

County Planning & Zoning County <u>Steve J. Skelton</u>	County Health Dept. Approved _____ Denied _____	Plans Checked by Plan Ex Approved _____ Denied _____	Fire Marshal By _____ Date _____	Permit Issued By <u>[Signature]</u> Date <u>1-21-75</u>
State _____ Date <u>21 Jan 75</u>	By _____ Date _____	By _____ Date _____	By _____ Date _____	

Application Received: **NOTICE: Application must be kept on premises until completion.**

By NANCY LARSON Date 1-25-75

ALL CONSTRUCTION MUST CONFORM TO UNIFORM BUILDING CODE



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

201 Laurel Avenue
Tillamook, Oregon 97141

Land of Cheese, Trees and Ocean Breeze

Building (503) 842-3407
Planning (503) 842-3408
On-Site Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1-(800) 488-8280

November 17, 1995

Ms. Melissa Shaw
P.O. Box 575
Garibaldi, OR 97118

Subject: Pre-Application Request for an Additional Dwelling and a New Parcel in the SFW-20 Zone on a Portion of Tax Lot 2600 of Section 6, T3S, R9W, W.M., Tillamook County, Oregon.

Dear Ms. Shaw:

My understanding of your request is that you want to permanently place a dwelling on the above described property, which currently has two dwellings in place. The dwelling on the west side of highway 101 was approved for your brother in 1991, and the dwelling on the east side is occupied by your parents. Your desire is to place a dwelling on the east side to be near your mother who is ill, and then to be able to pass the dwelling to your daughter in the future.

After review of applicable regulations, aerial photography, soil types, and the Tax Lot file, it appears that only a temporary Health Hardship dwelling can be allowed at this time. Approval of such dwellings require Conditional Use approval, renewal every two years as long as the hardship exists, and sharing of the septic system. The application fee is \$205, and processing requires approximately six weeks. These are not approved as permanent dwellings. The only process which may be available to place a permanent dwelling on the parcel is through the non-farm dwelling provisions. It is doubtful, however that these regulations apply to the parcel since the predominate use appears to be forest, or that the nonfarm criteria could be met. Further, the parcel is 45.9 acres in size and has two dwellings. Further partitions would not be consistent with this zoning.

If you wish to proceed with a Health Hardship dwelling, or if you have any questions, please don't hesitate to contact me.

Sincerely
TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

A handwritten signature in cursive script that reads "Chuck Beasley".

Chuck Beasley
Senior Planner

TILLAMOOK County Assessor's Summary Report
Real Property Assessment Report
 FOR ASSESSMENT YEAR 2020

July 6, 2021 5:28:04 pm

Account # 350159 Map # 3S09060002600S1 Code - Tax # Legal Descr See Record Mailing Name EVENS, RICHARD B Agent In Care Of 16915 HWY 101 S Mailing Address TILLAMOOK, OR 97141	Tax Status ASSESSABLE Acct Status **CANCELLED** Subtype NORMAL Deed Reference # See Record Sales Date/Price See Record Appraiser UNKNOWN
---	--

Prop Class	409	MA	SA	NH	Unit
RMV Class	409	06	01	022	3826-0

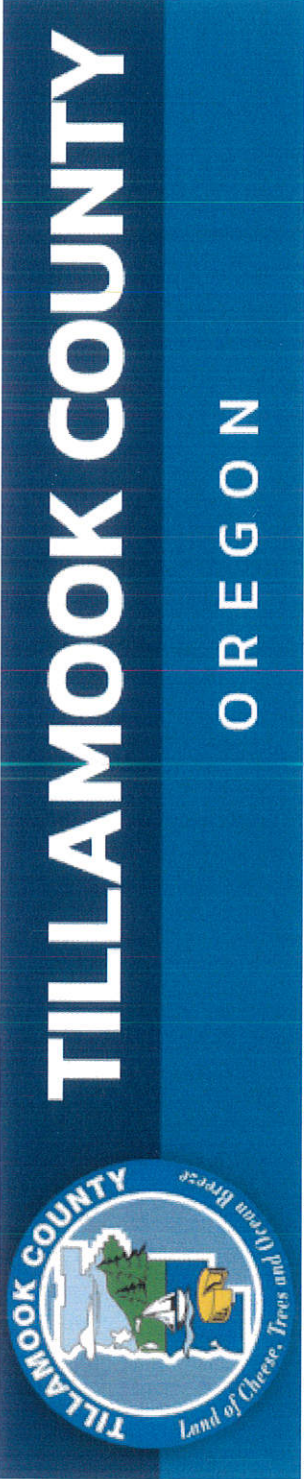
Situs Address(s)	Situs City
-------------------------	-------------------

Code Area		RMV	MAV	Value Summary AV	RMV Exception	CPR %
0803	Land	14,626			Land	0
	Impr.	6,550			Impr.	0
Code Area Total		21,176	0	0		0
Grand Total		21,176	0	0		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Trended RMV
						TD%	LS	Size	
0803	0	<input checked="" type="checkbox"/>			Market	100	A	5.90	14,626
Grand Total								5.90	14,626

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Trended RMV
					TD%	Total Sq. Ft.	Ex% MS Acct #	
0803	1	1900	401	401	100	0	6,550	
Grand Total							0	6,550

Code Area	Type	Exemptions/Special Assessments/Potential Liability					
0803		SPECIAL ASSESSMENT:					
	■ SOLID WASTE	Amount	12.00	Acres	0	Year	2020



[Back](#)
[Forward](#)
[Search Page](#)
[Logoff](#)

Account # 211915 **Tax Status** ASSESSABLE
Map # 3509060002600 **Account Status** ACTIVE
Code - Tax # 0800-408073 **Subtype** NORMAL
 0803-211915

Owner EVENS, CHARLES JOSEPH &

Agent

Mailing Address 16910 HWY 101 S
TILLAMOOK, OR 97141

Reports

[Summary Report](#)

[Ledger Report](#)

[Tax Summary Report \(Click Here to Pay Online\)](#)

[Tax Statement](#)

[Names](#)

Improvements

Site	Bldg #	Stat Class	Code Area	Year Built	Eff Year Built	Description	Livable Size
3		925	0803	1966	1966	Class 2 Addition to Manf Structure	0
4		354	0803	1966	1966	HAY COVER	840
6		345	0803	1966	1966	GENERAL PURPOSE BUILDING	576
8		345	0803	1966	1966	GENERAL PURPOSE BUILDING	672

If you have tax questions, please call (503)842-3400 or if you need technical help please call the Webmaster, Jeff Underwood at (503) 842-3406 x3480.

Help

Summary Report = A snapshot of a tax account including name, mailing address, situs, values, and basic improvement information.

Ledger Report = All name and subdivision changes including past sales information.

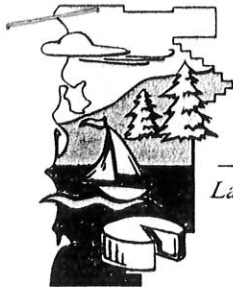
Images

[Documents/Images](#)

Tax Summary Report = Report of current tax amounts and prior tax amounts. Click on this link to pay your taxes.

Names = A listing of all names on a particular property/tax account and ownership percentage.

Documents/Images = A listing of all available images and documents, including floorplans, improvement



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

201 Laurel Avenue
Tillamook, Oregon 97141

Land of Cheese, Trees and Ocean Breeze

Building (503) 842-3407
Planning (503) 842-3408
On-Site Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1-(800) 488-8280

November 17, 1995

Ms. Melissa Shaw
P.O. Box 575
Garibaldi, OR 97118

Subject: Pre-Application Request for an Additional Dwelling and a New Parcel in the SFW-20 Zone on a Portion of Tax Lot 2600 of Section 6, T3S, R9W, W.M., Tillamook County, Oregon.

Dear Ms. Shaw:

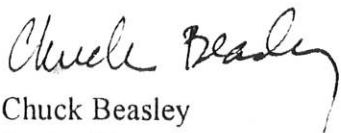
My understanding of your request is that you want to permanently place a dwelling on the above described property, which currently has two dwellings in place. The dwelling on the west side of highway 101 was approved for your brother in 1991, and the dwelling on the east side is occupied by your parents. Your desire is to place a dwelling on the east side to be near your mother who is ill, and then to be able to pass the dwelling to your daughter in the future.

After review of applicable regulations, aerial photography, soil types, and the Tax Lot file, it appears that only a temporary Health Hardship dwelling can be allowed at this time. Approval of such dwellings require Conditional Use approval, renewal every two years as long as the hardship exists, and sharing of the septic system. The application fee is \$205, and processing requires approximately six weeks. These are not approved as permanent dwellings. The only process which may be available to place a permanent dwelling on the parcel is through the non-farm dwelling provisions. It is doubtful, however that these regulations apply to the parcel since the predominate use appears to be forest, or that the nonfarm criteria could be met. Further, the parcel is 45.9 acres in size and has two dwellings. Further partitions would not be consistent with this zoning.

If you wish to proceed with a Health Hardship dwelling, or if you have any questions, please don't hesitate to contact me.

Sincerely

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

A handwritten signature in cursive script that reads "Chuck Beasley".

Chuck Beasley
Senior Planner

TILLAMOOK COUNTY CONSTRUCTION/PLACEMENT PERM. APPLICATION

for Building, Planning and Sanitation

APPLICANT

Application # 95-526

Legally Record Owner Richard Evans

Mailing Address 16915 Hwy 101-S Phone

City Tillamook OR State OR Zip Code 97141

CONTRACTOR/INSTALLER

Building Contractor Reg.No.

Sanitation Installer Reg.No.

Mobile Home Installer owner contracting cell Reg.No.

[] Mail permit to contractor/installer.

unknown at this time

Contractors Address

APPROVED PERMIT

LOCATION INFORMATION

Area Pleasant Valley 16915 Hwy 101 S, at mi Post 76-101 Hwy

Township 35 Range 9 Section 6 Tax Lot 6201

Zone SAC-20 Lot Size X X X or Acres

PROPOSED USE

- / /Single Family Dwelling
/ /MD/RV Placement Re-Placement
/ /Addition
/ /Accessory Structure
/ /Demolition/Move
/ /Temporary MD/RV Placement
/ /Replacement
/ /Alteration
/ /Public/Commercial/Industrial

WASTE DISPOSAL

- / /Sewer District
/ /Septic Tank/Drainfield
/ /Construction Permit
/ /Minor/Major Repair Permit

WATER SUPPLY

Private/Public/Creek/Spring/Well

MOBILE HOME/RECREATION VEHICLE

License Number
Sylvan Make
1985 Year

VARIANCE/CONDITIONAL USE

File No. RECEIVED

SETBACKS

- 400 + Front Yard
900 + Rear Yard
200 + Left Side
1000 + Right Side
100 + River/Estuary/Creek

JUL 21 1995

COMMUNITY DEVELOPMENT

SIZE OF STRUCTURE

14x62 Dimensions
Height
Stories
1 # of dwelling Units
2 Bedrooms

ROAD ACCESS

- / /State Highway
/ /County Road/Public Way
/ /Private Road

VALUATION (AS DETERMINED BY BUILDING OFFICIAL) Sec.304(b) \$

The sketch below is made solely for the purpose of assisting in locating said premises and the Company assumes no liability for variations, if any, in dimensions and location ascertained by actual survey.

TICOR TITLE INSURANCE

SEE MAP 35A

W 1/4

2400
16.00 Ac.

2300
2.44 Ac.

2700
12.00 Ac.

LOT 7

COAST

2600
45.90 Ac.

LOT 8

Prep Field

1

6

12

7

S 1/4

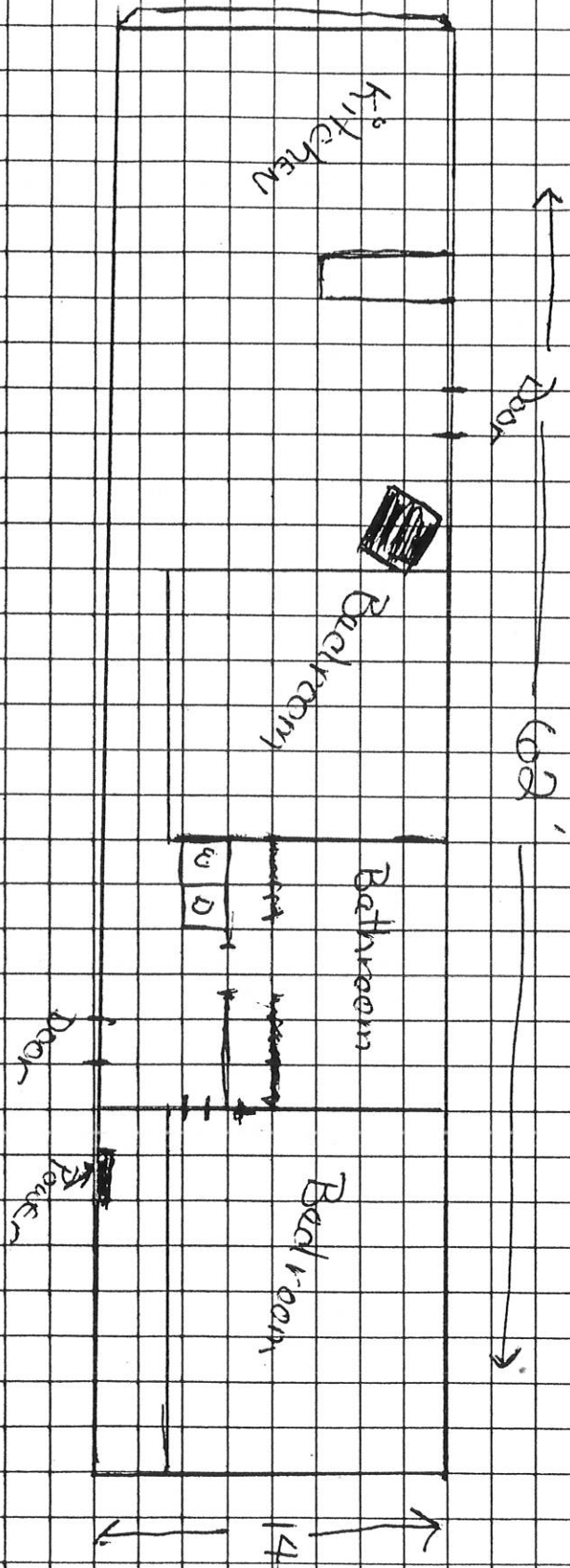
RECEIVED

SEE MAP 35 9 7

JUL 21 1995

COMMUNITY





RECEIVED
 AUG 02 1995
 COMMUNITY

BUILDING PERMIT CHECKLIST	STATUS
PERMIT #	95-
ZONING	Rmit
TAX LOT NUMBER	2510-5BA-0001
LOT SIZE	150 x 100
ALLOWED USE	outright
SETBACKS	J
PARKING	
BUILDING HEIGHT	
PLOT PLAN COMPLETENESS	
APPLICATION COMPLETENESS	
SEWER/WATER LETTER	
MANUFACTURED DWELLING FLOOR PLAN	
HAZARD: FLOOD PLAIN YES\NO AND PANEL #	
GEOLOGIC HAZARD YES\NO	
BEACH AND DUNE HAZARD YES/NO	
<p>NOTES:</p>	

Beginning at Engineer's center line Station 408+45.56, said station being 233.40 feet North and 145.44 feet East of the Northeast corner of the SW $\frac{1}{4}$ of Section 6, Township 3 South, Range 9 West, W.M.; thence South 40° 35' 30" West, 1051.51 feet; thence on a spiral curve left (the long chord of which bears South 34° 20' 50" West) 750 feet; thence on a 1145.92 foot radius curve left (the long chord of which bears South 15° 42' 15" West) 245.50 feet; thence on a spiral curve left (the long chord of which bears South 2° 56' 20" East) 750 feet; thence South 9° 11' East, 457.43 feet to Engineer's center line Station 441+00.

The widths in feet of the strip of land above referred to are as follows:

Station	to Station	Width on Easterly Side of Center Line	Width on Westerly Side of Center Line
426+47.07	428+92.57	100 in a straight line to 100	120
428+92.57	432+50	100 in a straight line to 150	120
432+50	436+42.57	150 in a straight line to 100	120 in a straight line to 150
436+42.57	441+00	100 taper to 180	150

EXCEPT therefrom that property described in that deed to the State of Oregon, by and through its State Highway Commission, recorded in Book 69, Page 183 of Tillamook County Record of Deeds.

Bearings are based upon the Oregon Co-ordinate System, North Zone.

The parcel of land to which this description applies contains 5.4 acres, more or less, outside of the existing right of way.

All rights of access of every nature to the right of way of said highway project; provided, however, that there shall be reserved for service of the remaining land the following:

A right of access to said highway project of a width of 35 feet on the Westerly side thereof opposite Highway Engineer's center line Station 432+30.

A right of access to said highway project of a width of 35 feet on the Westerly side thereof opposite Highway Engineer's center line Station 437+00.

A right of access to said highway project of a width of 35 feet on the Easterly side thereof opposite Highway Engineer's center line Station 437+00.

RECEIVED
JUL 2 1995
COMMUNITY

That the acquisition described in paragraph I hereof is encumbered by and plaintiff will take said acquisition subject to the interest of others then the within defendants of the following encumbrance:

TILLAMOOK COUNTY CONSTRUCTION/PLACEMENT PERMIT APPLICATION
for
Building, Planning and Sanitation

APPLICANT

Permit # 91-341

Legally Record Owner RICHARD EVANS

Mailing Address 16915 Hwy 101 S Phone 842-4077

City TILLAMOOK State OR ZipCode 97141

CONTRACTOR/INSTALLER

Building Contractor _____ Reg.No. _____
Sanitation Installer LEONNIG Reg.No. _____
Mobile Home Installer QUINER Reg.No. _____

[] Mail permit to contractor/installer

LOCATION INFORMATION 16910 Hwy 101 So.

Area ACROSS HWY FROM ABOVE ADDRESS

Township 35 Range 9 Section 6 TaxLot 2600

Zone SFW-20 LotSize X X X or 40+ AC Acres

PROPOSED USE

- Single Family Dwelling
- Mobile Home/~~RV~~ Placement
- Addition _____
- Accessory Structure _____
- Demolition/Move
- Temporary MH/RV Placement
- Replacement _____
- Alteration _____
- Public/Commercial/Industrial

WASTE DISPOSAL

- Sewer District _____
- Septic Tank/Drainfield
- C.P. Cap Fill

WATER SUPPLY

Private/Public/Creek/Spring/Well

MOBILE HOME/RECREATION VEHICLE

X180856 License Number
1MPRL Make
1965 Year

VARIANCE/CONDITIONAL USE

File No. N/A

SETBACKS :

- 100'+ Front Yard
- 100'+ Rear Yard
- 100'+ Left Side
- 100'+ Right Side
- 100'+ River/Estuary/Creek

SIZE OF STRUCTURE

10'x60' Dimensions
- Height
- Stories
1 Units
2 Bedrooms

ROAD ACCESS

- State Highway
- County Road/Public Way #
- Private Road

CONSTRUCTION COST INCLUDING LABOR AND MATERIALS \$ -

TILLAMOOK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2020

July 6, 2021 5:27:44 pm

Account # 211915	Tax Status ASSESSABLE
Map # 3S09060002600	Acct Status ACTIVE
Code - Tax # 0803-211915	Subtype NORMAL

Legal Descr See Record

Mailing Name EVENS, CHARLES JOSEPH &

Deed Reference # 2019-819 = D.C.

Agent

Sales Date/Price 09-09-2018 / \$0

In Care Of WATTERS, THERESA &

Appraiser RANDY WILSON

Mailing Address 16910 HWY 101 S
TILLAMOOK, OR 97141

Prop Class 669	MA	SA	NH	Unit
RMV Class 409	06	AC	602	20451-2

Situs Address(s)	Situs City
ID# 16915 HWY 101 S	COUNTY

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0803 Land	223,250			Land	0
Impr.	7,150			Impr.	0
Code Area Total	230,400	48,870	30,155		0
Grand Total	230,400	48,870	30,155		0

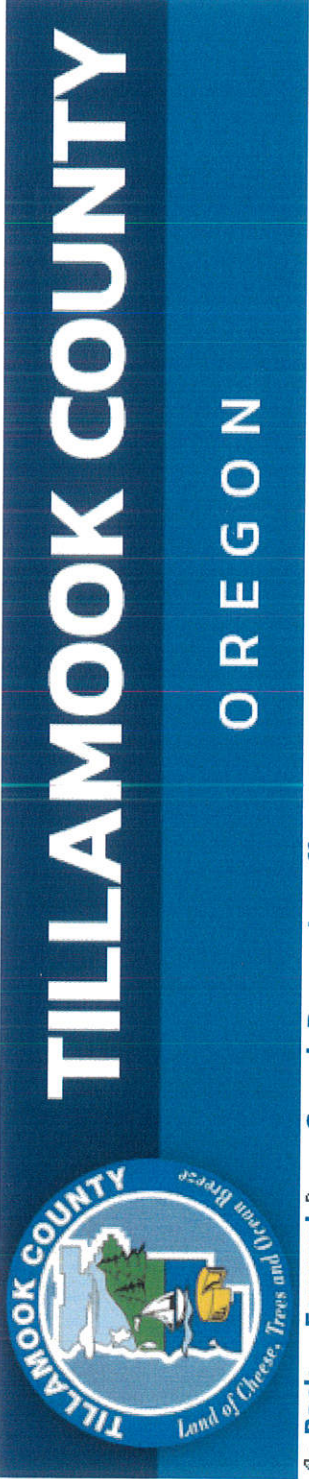
Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Trended RMV	
						TD%	LS	Size		
0803	0	<input checked="" type="checkbox"/>		SFW20	Forest Site	112	A	5.00	SFR	23,940
0803					LANDSCAPE - FAIR	100				500
0803					SA OSD	100				12,500
0803	0	<input type="checkbox"/>		SFW20	STF-Designated Forest Land	112	A	38.91	FB	186,310
Grand Total								43.91		223,250

Code Area	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
0803	4	1966	354	HAY COVER	125	840		280
0803	6	1966	345	GENERAL PURPOSE BUILDING	125	576		910
0803	3	1966	925	Class 2 Addition to Manf Structure	125	0		2,830
0803	8	1966	345	GENERAL PURPOSE BUILDING	125	672		3,130
Grand Total							2,088	7,150

Code Area	Type	Exemptions/Special Assessments/Potential Liability					
0803		SPECIAL ASSESSMENT:					
		■ SOLID WASTE	Amount	24.00	Acres	0	Year 2020
		NOTATION(S):					
		■ FOREST LAND - POTENTIAL ADDITIONAL TAX LIABILITY 321.362					
		■ S T F - POTENTIAL ADDITIONAL TAX LIABILITY 321.709 ADDED 2004					
0803		FIRE PATROL:					
		■ FIRE PATROL SURCHARGE	Amount	47.50			Year 2020
		■ FIRE PATROL NORTHWEST	Amount	41.68	Acres	40	Year 2020

MS Account(s): 0803-P-260194, P-396387

Comments: 10/08/10 - Reappraisal, updated inventory - tabled improvement, KL.
12/22/16 - Land reappraisal; tabled values. Size change per GIS acreage calculations. EJ.
4/2019 Request for review by owner/Structures are in need of maintenance and repair with depreciation reflective of their current status. RCW



[Back](#)
[Forward](#)
[Search Page](#)
[Logoff](#)

Account # 211915 **Tax Status** ASSESSABLE
Map # 3509060002600 **Account Status** ACTIVE
Code - Tax # 0800-408073 **Subtype** NORMAL
 0803-211915
Owner EVENS, CHARLES JOSEPH &
Agent
Mailing Address 16910 HWY 101 S
 TILLAMOOK, OR 97141

Reports

[Summary Report](#)
[Ledger Report](#)

[Tax Summary Report \(Click Here to Pay Online\)](#)

[Tax Statement](#)

[Names](#)

Improvements

Site	Bldg #	Stat Class	Code Area	Year Built	Eff Year Built	Description	Livable Size
3		925	0803	1966	1966	Class 2 Addition to Manf Structure	0
4		354	0803	1966	1966	HAY COVER	840
6		345	0803	1966	1966	GENERAL PURPOSE BUILDING	576
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Images

[Documents/Images](#)

PARTITION PLAT 2021 -

BASIS OF BEARINGS
 THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY G.P.S. OBSERVATIONS USING THE OREGON COAST ZONE COORDINATE SYSTEM. THIS GIVES A BEARING OF N 1° 24' 22" E BETWEEN MONUMENTS NUMBERED 185 AND 191.
 THIS IS A ROTATION OF 0° 48' 24" CLOCKWISE FROM MAP B-729.

NARRATIVE
 THIS IS A DEPENDENT SURVEY OF THE EVENS TRACT AS DESCRIBED IN INSTRUMENT NUMBER 2010-7134. THE PURPOSE OF THIS SURVEY IS TO PARTITION THE SUBJECT TRACT INTO TWO PARCELS, PARCEL 1 BEING UN-SURVEYED.
 MONUMENTS NUMBERED 13, 101, 185, 191 AND 192 WERE HELD. THE NORTHEAST CORNER WAS CALCULATED BY HOLDING RECORD DISTANCE FROM THE SOUTH 1/4 CORNER.
 THE WEST LINE OF HIGHWAY 101 WAS CALCULATED AT RECORD BEARING AND DISTANCE FROM MONUMENT NUMBER 187.

MONUMENT NOTES
 13 FOUND CS BRASS CAP IN CONCRETE STAMPED "1/4 S6 S7 RS 287 1974" WITH HAT SECTION, SOUTH 1/4, FROM WHICH 16" (12") HEIMLOCK WITH HEALED FACE BEARS (N63°E 47.3' AND 20" (17") HEIMLOCK WITH HEALED FACE BEARS (N87°W 53.3'), HELD, SEE MAP B-3694.
 101 FOUND CS BRASS CAP IN CONCRETE STAMPED "C 1/4 S6 RESET 1994 1974", HELD, SEE REWITNESS CARD 499.
 185 FOUND C2 BRASS CAP STAMPED "PROP COR 3" ON 3/4" IRON PIPE, HELD, SEE MAP B-729.
 191 FOUND C2 BRASS CAP STAMPED "PROP COR 2" ON 3/4" IRON PIPE, HELD, SEE MAP B-729.
 192 FOUND C2 BRASS CAP STAMPED "PROP COR 1" ON 3/4" IRON PIPE, HELD, SEE MAP B-729.

LEGEND
 ○ INDICATES SET 5/8" X 40" REBAR WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES LS 2507"
 ● INDICATES FOUND MONUMENT AS NOTED HEREON, HELD, SEE MAP B-729
 ● INDICATES FOUND 5/8" BAR, HELD, SEE MAP F-20-05
 ○ 1 INDICATES RECORD DATA FROM MAP B-729
 ○ 2 INDICATES RECORD DATA FROM DEED INSTRUMENT 2010-7134

DECLARATION
 ALL INFORMATION BY THESE PRESENTS THAT CHARLES JOSEPH EVENS, ELIZABETH DARLENE BILLUPS, CYNTHIA LEE HATHAWAY, THERESA JANE WATERS AND JULIA BINGENHEIMER ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO TWO PARCELS, AS SHOWN ON THE ANNEXED MAP.

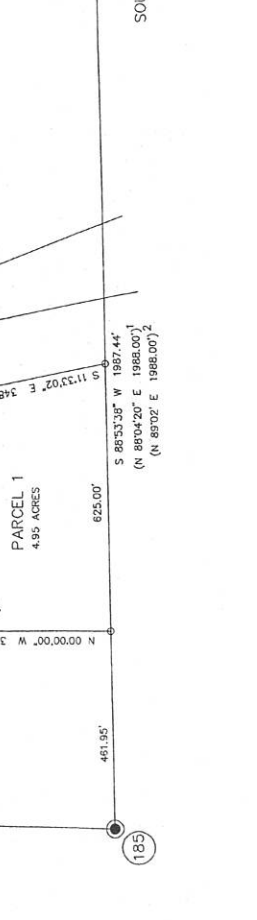
BY: TASSI ONEILL, COUNTY CLERK
 AS INSTRUMENT NO. _____
 IN PLAT CABINET B-_____, TILLAMOOK COUNTY PLAT RECORDS.

ACKNOWLEDGMENT
 STATE OF OREGON
 COUNTY OF TILLAMOOK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2022.
 BY CHARLES JOSEPH EVENS, ELIZABETH DARLENE BILLUPS, CYNTHIA LEE HATHAWAY, THERESA JANE WATERS AND JULIA BINGENHEIMER.

SIGN _____ PRINT _____
 MY COMMISSION EXPIRES: _____ DAY OF _____, 20____.

SURVEYOR'S CERTIFICATE
 I, TERRY L. JONES, CERTIFY THAT:
 I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS PARCEL 1 (PARCEL 2 BEING UN-SURVEYED), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, AS BEING DESCRIBED AS FOLLOWS: BEGINNING AT A BRASS MONUMENT NUMBERED 13, THENCE N 07°42'22" E 1139.39' TO MONUMENT 191; THENCE S 88°53'51" W 1278.83' TO CORNER 2; THENCE N 88°53'51" E 1278.83' TO CORNER 1; THENCE S 88°53'51" W 1139.39' TO THE SOUTH 1/4 OF SECTION 6, THENCE ALONG THE SOUTH LINE OF SECTION 6, 389°53'35" W 1987.44' TO THE INITIAL POINT.



APPROVALS
 APPROVED SEPTEMBER 14, 2021 AS PARTITION PLAT 851-21-114 PLNG

TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT
 DATE _____
 NOTE: THE ABOVE SIGNATURE DOES NOT WARRANT THAT SENIOR OR A SITE EVALUATION APPROVAL IS OR WILL BE AVAILABLE TO PARCEL 1.

APPROVED THIS _____ DAY OF _____, 2022.

TILLAMOOK COUNTY SURVEYOR _____

TAKES HAVE BEEN PAID IN FULL TO JUNE 30, 2022.

TILLAMOOK COUNTY TAX COLLECTOR _____ DATE _____

STATE OF OREGON _____
 COUNTY OF TILLAMOOK _____

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THE _____ DAY OF _____, 2022 AT _____ O'CLOCK, AND RECORDED AS PARTITION PLAT NO. _____ IN PLAT CABINET B-_____, TILLAMOOK COUNTY PLAT RECORDS.

BY: TASSI ONEILL, COUNTY CLERK
 AS INSTRUMENT NO. _____
 IN PLAT CABINET B-_____, TILLAMOOK COUNTY PLAT RECORDS.

DECLARATION
 ALL INFORMATION BY THESE PRESENTS THAT CHARLES JOSEPH EVENS, ELIZABETH DARLENE BILLUPS, CYNTHIA LEE HATHAWAY, THERESA JANE WATERS AND JULIA BINGENHEIMER ARE THE OWNERS OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO TWO PARCELS, AS SHOWN ON THE ANNEXED MAP.

BY: TASSI ONEILL, COUNTY CLERK
 AS INSTRUMENT NO. _____
 IN PLAT CABINET B-_____, TILLAMOOK COUNTY PLAT RECORDS.

ACKNOWLEDGMENT
 STATE OF OREGON
 COUNTY OF TILLAMOOK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2022.
 BY CHARLES JOSEPH EVENS, ELIZABETH DARLENE BILLUPS, CYNTHIA LEE HATHAWAY, THERESA JANE WATERS AND JULIA BINGENHEIMER.

SIGN _____ PRINT _____
 MY COMMISSION EXPIRES: _____ DAY OF _____, 20____.

SURVEYOR'S CERTIFICATE
 I, TERRY L. JONES, CERTIFY THAT:
 I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS PARCEL 1 (PARCEL 2 BEING UN-SURVEYED), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, AS BEING DESCRIBED AS FOLLOWS: BEGINNING AT A BRASS MONUMENT NUMBERED 13, THENCE N 07°42'22" E 1139.39' TO MONUMENT 191; THENCE S 88°53'51" W 1278.83' TO CORNER 2; THENCE N 88°53'51" E 1278.83' TO CORNER 1; THENCE S 88°53'51" W 1139.39' TO THE SOUTH 1/4 OF SECTION 6, THENCE ALONG THE SOUTH LINE OF SECTION 6, 389°53'35" W 1987.44' TO THE INITIAL POINT.

PARCEL 1/4 CORNER

TERRY JONES
 11765 HWY 101 SOUTH
 TILLAMOOK, OR. 97141
 (503) 801-0967

EVENS ESTATE
 EVENS, BILLUPS, HATHAWAY,
 WATERS & BINGENHEIMER

SW 1/4 OF SECTION 6, T3S, R9W
 TILLAMOOK COUNTY, OREGON

DATE: MARCH 3, 2022
 EQUIPMENT: LINES V FIELD
 TOPCON ES-103
 FC-5000

T.L. DCA
 T.L.J.
 T.L.J.

STIM-CONTIBRENDCRS



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

After recording return to and until requested otherwise send all tax statements to:

Richard B. Evens, Trustee
16915 Highway 101 S
Tillamook, OR 97141

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Richard B. Evens, hereinafter called Grantor, for the consideration hereinafter state, does hereby remise, release and quitclaim unto Richard B. Evens, Trustee of the Revocable Living Trust of Richard Benjamin Evens hereinafter called Grantee, and unto Grantee's successors and assigns; all of the Grantor's right, title and interest in that certain real property, if any, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Tillamook, State of Oregon, described as follows, to-wit:

Beginning at the quarter section corner on the South line of Section 6 in Township 3 South of Range 9 West of the Willamette Meridian and running thence South 89° 02' West 1,988 feet; thence North 0° 42' West 1,139.39 feet; thence North 89° 02' East 1,988 feet to the quarter section line running North and South through said Section 6; thence South 0° 42' East along said quarter section line, 1,139.39 feet to the point of beginning. EXCEPT that portion in U.S. Highway 101.

SUBJECT TO (1) Rights of the public in and to that portion of said premises lying in streets, roads and highways, and (2) Power and Line Easement, of Mountain States Power Company, dated April 21, 1926, recorded June 8, 1926 in Book 54 at page 599, Deed Records, said grant having made by Allan Page and Nellie Page.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-.

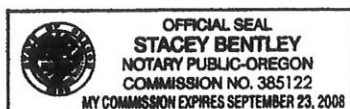
This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

In Witness Whereof, the Grantor has executed this instrument this 3rd day of Nov., 2004.

Richard B. Evens
Richard B. Evens

STATE OF OREGON)
)ss.
County of Tillamook)

This instrument was acknowledged before me on November 3, 2004, by RICHARD B. EVENS.



Stacey Bentley
NOTARY PUBLIC FOR OREGON
My Commission Expires: 9/23/08

After recording return to:

Albright & Kittell, P.C.
P.O. Box 939
Tillamook, OR 97141

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

Charles Joseph Evens
16910 Hwy 101 S.
Tillamook, OR 97141

Tillamook County, Oregon 2010-006846
11/12/2010 02:50:37 PM

Tillamook County, Oregon 2010-007134
11/24/2010 11:15:42 AM

DEED-RDBS
\$45.00 \$11.00 \$16.00 \$10.00 - Total = \$82.00



00101090201000071340090090

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



Tassi O'Neil, Tillamook County Clerk

Re-Record to correct scrivener's errors.
BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That we, Charles Joseph Evens and Scott Watters, as Co-Trustees of the Restated Revocable Living Trust of Richard Benjamin Evens dated April 3, 2008, as amended by the First Amendment to the Restated Revocable Living Trust of Richard Benjamin Evens, dated July 23, 2009 (the Trust), hereinafter called Grantor, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto Julia * Helen Evens, Theresa Jane Watters, Charles Joseph Evens, Elizabeth Darlene Billups and Cynthia Lee Hathaway, as joint tenants with the right of survivorship and not as tenants in common, hereinafter called Grantees, in all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Tillamook, State of Oregon, described below.

*Bingenheimer

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00; the transfer is a distribution from a revocable living trust.

The property of this Bargain and Sale Deed is described as follows, to wit:

Beginning at the quarter section corner on the South line of Section 6 in Township 3 South of Range 9 West of the Willamette Meridian and running thence South 89° 02' West 1,988 feet; thence North 0° 42' West 1,139.39 feet; thence North 89° 02' East 1,988 feet to the quarter section line running North and South through said Section 6; thence South 0° 42' East along said quarter section line, 1,139.39 feet to the point of beginning. EXCEPT that portion in U.S. Highway 101.

SUBJECT TO (1) Rights of the public in and to that portion of said premises lying in streets, roads and highways, and (2) Power and Line Easement, of Mountain States Power Company, dated April 21, 1926, recorded June 8, 1926 in Book 54 at page 599, Deed Records, said grant having made by Allan Page and Nellie Page.

AND SUBJECT TO all of the following:

1.0 Joe's Life Estate. Charles Joseph Evens shall have a life estate over that portion of the property lying ~~East~~ East of Highway 101, as well as all improvements located thereon, with the life estate subject to the following terms and conditions:

**West

1.1 Terms of the life estate. (i) that the life tenant have no power to sell all or any portion of the property subject to the life estate unless all of the remaindermen concur to such sale in writing; (ii) that the life tenant shall timely pay all taxes, liens or assessments levied against the property; (iii) that the life tenant shall be responsible for keeping and maintaining the residence and other improvements located on the life tenant's parcel in at least the same condition that it was on August 27, 2009, which was the date of Richard Benjamin Evens' death, at the life tenant's sole cost; (iv) that the life tenant may improve the property, but only at the life tenant's sole cost; (v) that the life tenant shall repair, at the life tenant's sole cost, any damage to the property that occurs during the life tenant's tenancy for any reason except natural aging or wear and tear; (vi) that any repairs to the roof or structure of any of the improvements that are the result of natural aging or wear and tear shall be the responsibility of the remaindermen, at their sole cost; (vii) that the life estate shall cease at the death of the life tenant. If the life tenant does not reside on the property, he can rent it to others and retain the rental income generated thereby.

2.0 The Second Life Estate. Upon the death of Charles Joseph Evens, Scott Watters (so long as he is married to Theresa Watters or, if she is deceased, so long as he was married to Theresa as of her demise) shall in writing notify each of Richard Evens' children who are then living (except Melissa) that there is a vacancy in the life estate and that, if a particular child (except Melissa) wants to occupy the life estate that was vacated under the same terms and conditions as are provided in Section 1.0 above (except as is provided in the next sentence), they must so notify Scott in writing within 30 days of the date that Scott's letter was mailed to them at their last address known to Scott. Should this second life estate life tenant no longer use the property as the life tenant's principal property, it shall terminate, the provision that it only terminates at death being unique to Joseph only).

2.1 If only one. If only one of Richard Evens' children then-living (except Melissa) notifies Scott in writing of their desire to occupy the life estate as provided above, then that shall occur.

2.2 If two. If two of Richard Evens' children then-living (except Melissa) notify Scott in writing of their desire to occupy the life estate as provided above, then Scott shall flip a coin, with the eldest of those two children calling "heads" or "tails," and with the winner being authorized to occupy the life estate as provided above.

2.3 If three or more. If three or more of Richard Evens' children then-living (except Melissa) notify Scott in writing of their desire to occupy the life estate as described above, Scott shall conduct a coin flip by having each child flip a coin until such time as one child has either a "head" or a "tail" and all of the rest of the children have the opposite, in which case the one child is eliminated. When two children are left, the matter shall be resolved as is provided in Section 2.2 above.

2.4 Alternate Conductor. Should Scott be unwilling or unable to conduct the above-described selection process for the second life estate, then

the person to conduct it (herein, including Scott, referred to as the Conductor) shall be determined by a majority vote of the living children of Richard Benjamin Evens (except Melissa). Should a majority vote not be attained, the court shall select the Conductor.

2.5 Compensation. For his work as provided herein, the Conductor shall be entitled to reasonable compensation for such services. Reasonable compensation shall be determined by reference to the fee schedule used by US Bank in Tillamook County, Oregon for Trustee services.

3.0 Sale of the Property. After the second life estate (or, should the attempt at achieving the second life estate prove to be unfruitful), the above-referenced Conductor shall sell the property for such price and for such terms as he shall solely determine, with the proceeds therefrom to be distributed to Richard Benjamin Evens' children who are then living at the time of the sale (except Melissa). For his work as provided herein, the Conductor shall be entitled to reasonable compensation for such services. Reasonable compensation shall be determined by reference to the fee schedule used by US Bank in Tillamook County, Oregon for Trustee services.

4.0 Access and Utility Easement. The life tenant, whether under Sections 1.0 or 2.0 above, shall have a general, non-exclusive easement over, under, through and on any and all areas on the property East of Highway 101 for utilities, including but not limited to, the maintenance, upkeep, use and upgrading of water, sewer, electricity and any other utilities for the benefit of the life estate, as well as access to the same for the purposes herein stated, as well as access to the life estate.

5.0 Background Documentation. As further background to Sections 2.0 and 3.0 above, attached hereto are both Exhibit A, containing Article I, Section 3.0 At the end of the life estate, of the First Amendment to the Restated Revocable Living Trust of Richard Benjamin Evens, dated July 23, 2009, and Exhibit B, containing Article XI, Section C Successor Trustees, of the Revocable Living Trust of Richard Benjamin Evens, Restated April 3, 2008.

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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009. 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 establishment 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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009.

In Witness Whereof, the Grantor has executed this 12 day of November 2010.

Restated Revocable Living Trust of
Richard Benjamin Evens

By: Charles Joseph Evens
Charles Joseph Evens, Co-Trustee

By: Scott Watters
Scott Watters, Co-Trustee

STATE OF OREGON)
)ss.
County of Tillamook)

Signed and sworn to before me on this 12 day of November, 2010 by
CHARLES JOSEPH EVENS, Co-Trustee of the Restated Revocable Living Trust of
Richard Benjamin Evens.



Lori Hopkes
NOTARY PUBLIC FOR OREGON
My Commission Expires: 6/18/14

STATE OF OREGON)
)ss.
County of Tillamook)

Signed and sworn to before me on this 12 day of November, 2010 by
SCOTT WATTERS, Co-Trustee of the Restated Revocable Living Trust of
Richard Benjamin Evens.



Lori Hopkes
NOTARY PUBLIC FOR OREGON
My Commission Expires: 6/18/14

at their sole cost; (vii) that the life estate shall cease at the death of the life tenant. If the life tenant does not reside on the property, he can rent it to others and retain the rental income generated thereby.

3.0 At the end of the life estate.

3.1 Notification. At the end of Joe's life estate, my Trustee herein named (even though the trust has been terminated) or, if the Trustee is unwilling or unable to serve, then my Successor Trustee (even though the Trust has been terminated), shall in writing notify each of my children who are then living (except Melissa) that there is a vacancy in the life estate and that, if a particular child (except Melissa) wants to occupy the life estate that was vacated under the same terms and conditions as are described in Section 2.0 above, they must so notify my Trustee in writing within 30 days of the date that my Trustee's letter was mailed to them at their last address known to the Trustee. This life estate shall be subject to the provision that, should the life tenant no longer use the property as the life tenant's principal property, it shall terminate the provision that it only terminates at death being unique to Joseph only.

3.11 If only one. If only one of my children then living (except Melissa) notifies my Trustee in writing of their desire to occupy the life estate under Section 2.0 above, then that shall occur.

3.12 If two. If two of my children then living (except

Melissa) notify my Trustee in writing of their desire to occupy the life estate under Section 2.0 above, then my Trustee shall flip a coin, with the eldest child calling "heads" or "tails," and with the winner being authorized to occupy the life estate under Section 2.0 above.

3.13 If three or more. If three or more of my children then living (except Melissa) notify my Trustee in writing of their desire to occupy the life estate as described above, my Trustee shall conduct a coin flip by having each child flip a coin until such time as one child has either a "head" or a "tail" and all of the rest of the children have the opposite, in which case the one child is eliminated. When two children are left, the matter shall be resolved as is provided in Section 3.12 above.

3.2 At the end of the life estate. Once the life estate is over, my Trustee shall sell the property for such price and for such terms, including time payments, as my Trustee shall solely determine, with the proceeds therefrom to be distributed to my children who are living at the time of the sale (except Melissa).

3.3 Trustee Compensation. My Trustee, for his or her work described in this Section 3.0, shall be paid reasonable compensation for their service, the same being defined as what US Bank would charge for this service, were they the one conducting the administration of this matter, and

with all of the Trustee's expenses, including for attorneys, accountants, surveyors and other professionals or services or work, and including all out-of-pocket expenses, to be fully paid out of the proceeds of the sale, the cost of the same being a lien against the property until it is sold.

4.0 Special Distributions.

- (a) To Joe. I instruct that any and all of my machinery, chains saws, tools, hunting equipment, fishing equipment and souvenirs, including by swords, be distributed to my son Joe, to be his absolutely and forever. Should he not survive me, the same shall be distributed as is provided in Subsection (b) below.
- (b) Tangible personal property. All of my tangible personal property not described in Subsection (a) above shall be distributed as my children who are then living (except Melissa) shall unanimously agree in writing. Should they fail to agree, the same shall be sold for such price and upon such terms as my Trustee shall solely determine, with the proceeds distributed equally among my children who are then living (except Melissa) when the same is sold.

5.0 Residue. Any and all other property of the Trust shall be sold for such price and for such terms, including time payments, as shall be solely determined by my Trustee, with the proceeds therefrom to be distributed in equal share, share and share alike, among my children living at the time of my demise (except Melissa).

ARTICLE IX

TERMINATION OF TRUST

After all of the distributions described in the above Articles have been made, the trust shall terminate.

ARTICLE X

INCAPACITY

A person shall be deemed to be incapacitated if (i) such person has been duly adjudged an incapacitated person, a disabled person, an insane person or an incompetent person by any court of competent jurisdiction and a legal guardian for such person has been appointed; or (ii) a person's ability to receive and evaluate information effectively or to communicate decisions, or both, is impaired to such an extent that the person lacks the capacity to manage such person's financial resources, as determined by certification of one licensed physician; or (iii) such person is someone who cannot take any needed actions due to involuntary detention or disappearance, as determined by the affidavit of at least two people with knowledge regarding the same. A fiduciary hereunder shall have no liability to anyone for acting in good faith upon any such certification or affidavit.

ARTICLE XI

TRUSTEE PROVISIONS

A. Trustee. Trustee for this Trust shall be Richard Benjamin Evens, and he shall serve until he resigns, becomes incapacitated, or until his death. Trustee shall also mean any Successor Trustee who succeeds to the position of Trustee as herein provided.

B. Resignation of Trustee. A Trustee may resign at any time by giving written notice to the Successor Trustee, or if there is no successor, to the beneficiaries.

C. Successor Trustees. Upon the death, resignation, or incapacity of the Trustee, the Trustee shall be succeeded as Trustee of the trust estate by the Successor Trustee. My son, Charles Joseph Evens and my son-in-law Scott Watters, should he survive me being married to my daughter Theresa, and for as long as he stays married to my daughter Theresa, and if he was married to Theresa as of Theresa's demise, shall jointly hold the position of Successor Trustee. Should Charles Joseph Evens and Scott Watters be serving together as Trustee, the

concurrence of both shall be required on any decision or action, but they may delegate any or all of their powers hereunder to the other. Should one of them predecease the other, the other shall serve as Trustee. Should Scott Watters cease to be married to Theresa, then Charles Joseph Evens shall solely serve as Trustee. Should both of them predecease the end of the need for a Trustee, the majority vote of my children who are then surviving shall determine who will be Trustee.

D. Responsibility of Successor Trustee. A Successor Trustee, once the Successor Trustee becomes Trustee, shall have the same rights, titles, powers, duties, discretions, and immunities and otherwise be in the same position as the Trustee hereunder.

E. Compensation for Trustee. My Trustee and each Successor Trustee (should a Successor Trustee serve as Trustee) shall be entitled to reasonable compensation for services rendered as Trustee. Reasonable compensation shall be determined by reference to the fee schedule used by US Bank in Tillamook County.

ARTICLE XII

TRUSTEE'S DUTIES AND POWERS

All of the Trustee's rights, powers and duties are exercisable in a fiduciary capacity only. The Trustee shall have all of the rights, powers and duties created by Oregon law (as it now exists or is hereafter amended), as well as the following rights, powers and duties:

A. To collect, buy, hold, retain, sell or otherwise manage Trust assets received from any source.

B. To continue, initiate or participate in the operation of any business or other enterprise, and to effect incorporation, dissolution, or other change in the form of the organization of the business or enterprise.

C. To acquire an undivided interest in a Trust asset in which the Trustee, in any individual capacity, holds an undivided interest.

D. To invest and reinvest Trust assets in accordance with the provisions of the Trust or as provided by law, including investment in preferred or common stocks, bonds, real or personal property, or mutual funds (even though such action may cause duplication in management fees, prevent diversification, or equate to a delegation of Trustee's responsibilities).