



1510 – B Third Street  
Tillamook, Oregon 97141  
[www.tillamook.or.us](http://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 #851-21-000410-PLNG:  
HIGH HEAVEN INVESTMENT, INC. / GRIMM**

*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 6, 2022**

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

**#851-21-000410-PLNG:** A partition request to create three (3) residential parcels. Located within the Unincorporated City of Beaver, via Highway 101 S., a state highway, and Blaine Road, a county road. The subject property is designated as Tax Lot 900 of Section 29BC, Township 3 South, Range 9 West of the Willamette Meridian Tillamook County Oregon, and Tax Lot 700 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) Zone. Property owner is High Heaven Investment, Inc. and the applicant is John Grimm.

Written comments received by the Department of Community Development **prior to 4:00p.m. on May 20, 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 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 May 23, 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: [www.co.tillamook.or.us/commdev/landuseapps](http://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](mailto:arimoldi@co.tillamook.or.us).

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**

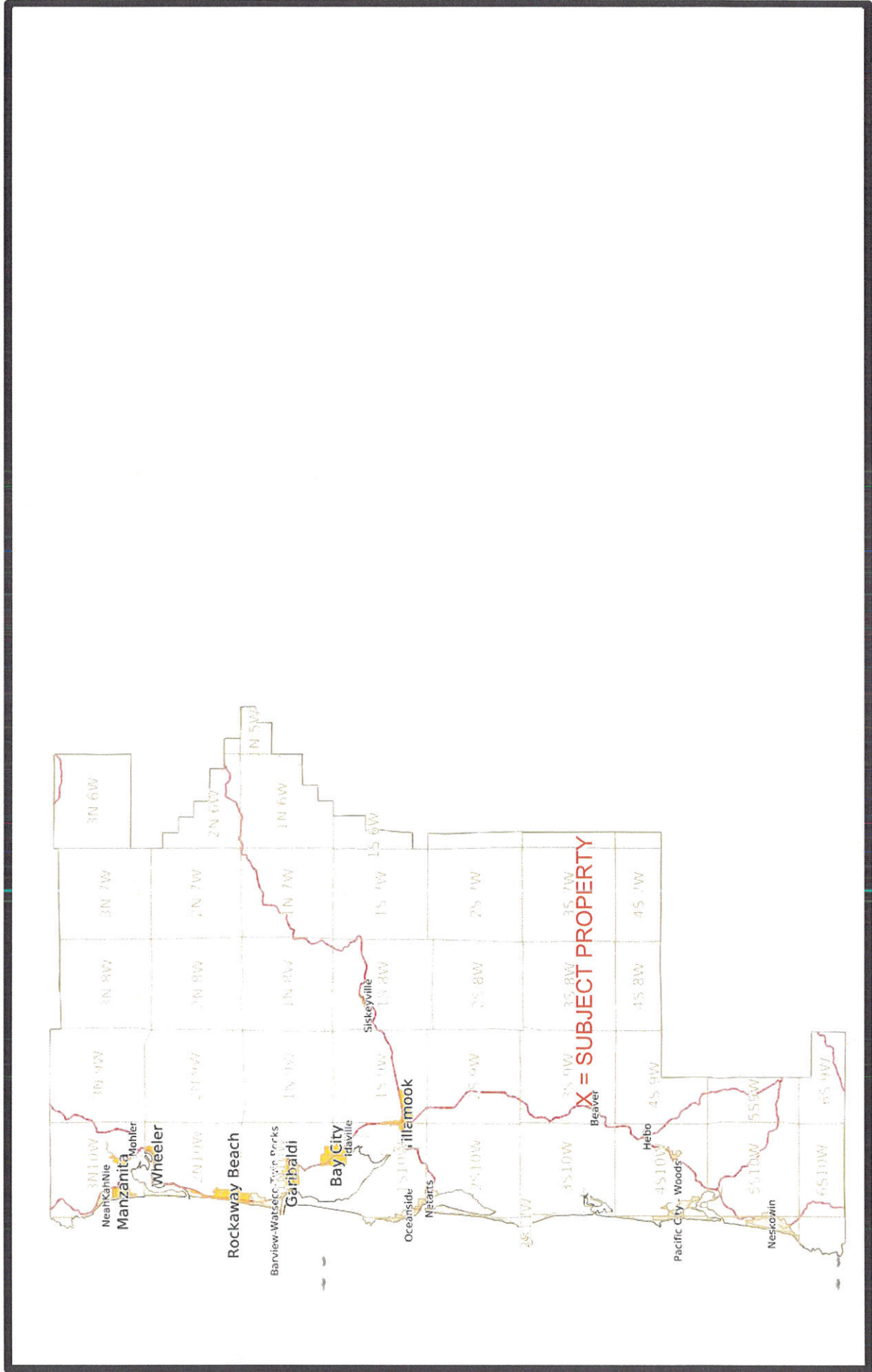
(1) Approval Criteria. The Approval Authority (Director for partitions and Planning Commission for subdivisions) may approve, approve with conditions or deny a preliminary plat. The Approval Authority decision shall be based on findings of compliance with all of the following approval criteria:

- (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.

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# Map - VICINITY





FOR ASSESSMENT AND TAXATION ONLY. NOT SUITABLE FOR  
LEGAL, ENGINEERING, OR SURVEY PURPOSES

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

03S09W29BC  
CANCELLED:  
402  
1000

SEE MAP 3S 9W 29

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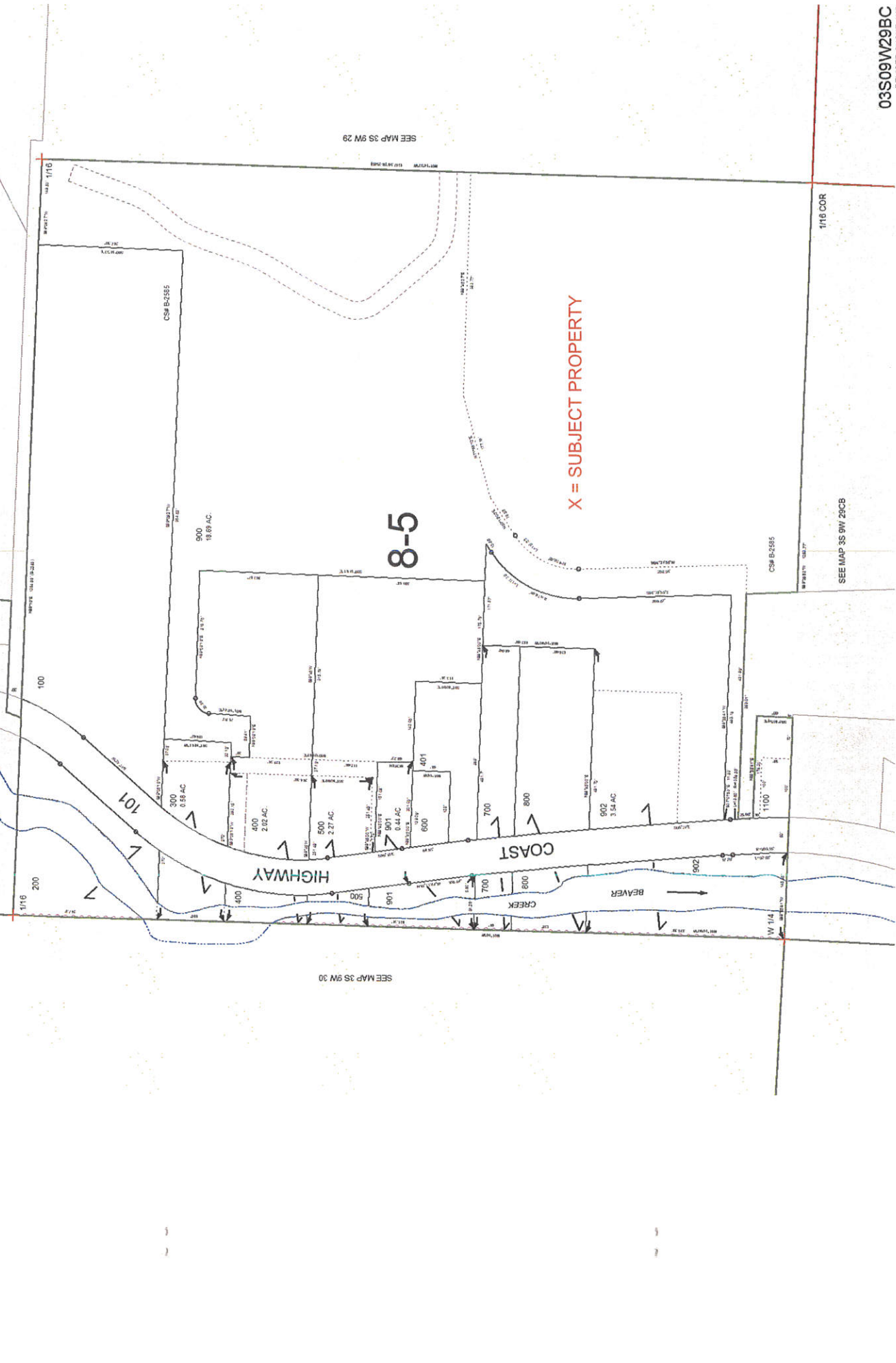
SEE MAP 3S 9W 29

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03S09W29BC  
REVISED 6/16/17, WS

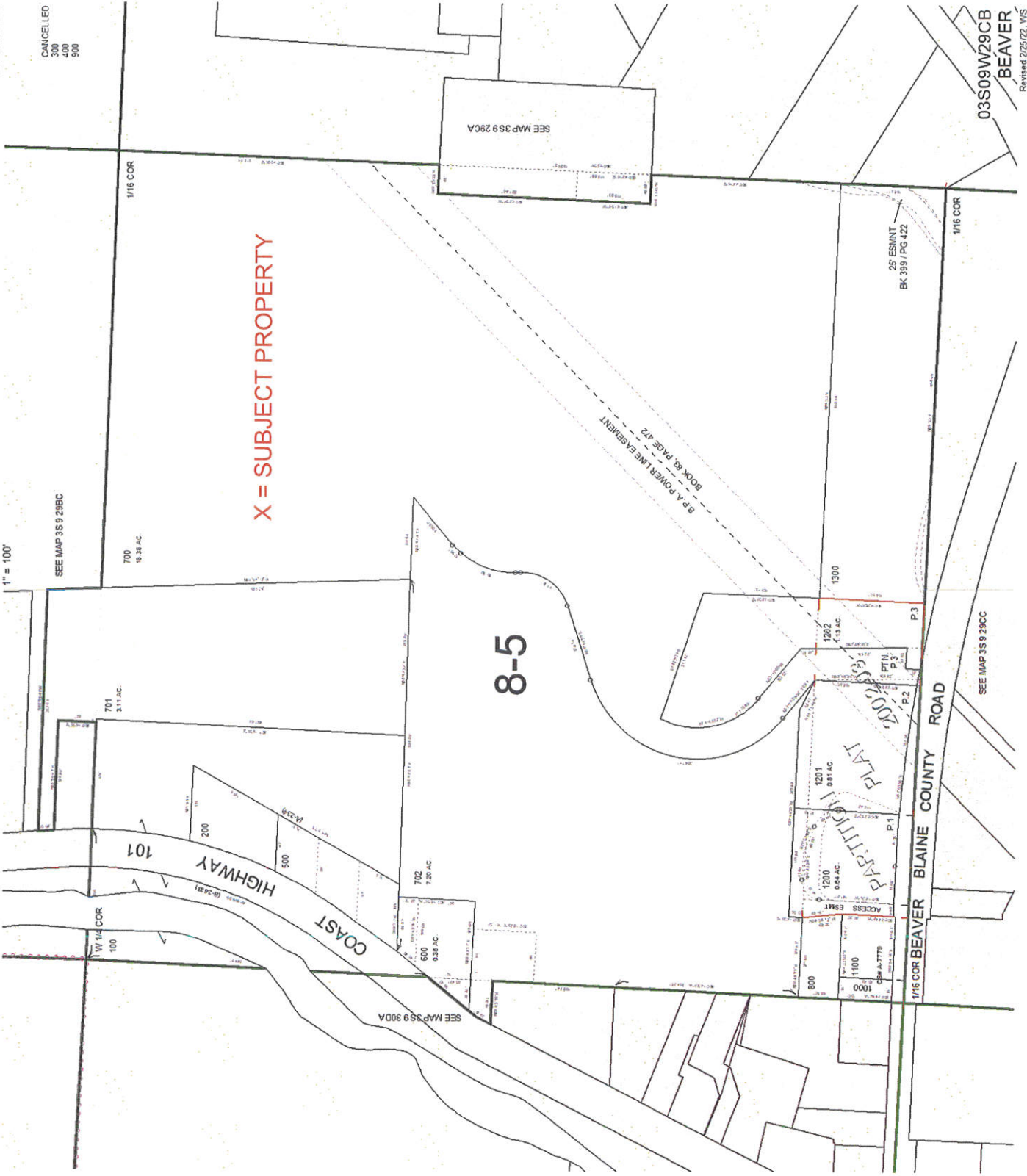
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

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

03S09W29CB  
BEAVER

03S09W29CB  
BEAVER  
Revised 2/25/22. VJS

CANCELLED  
500  
400  
300



X = SUBJECT PROPERTY

8-5

SEE MAP 3S 9 29CB

700  
18.38 AC

701  
3.11 AC

702  
7.20 AC

600  
0.38 AC

1200  
0.64 AC

1201  
0.61 AC

1282  
1.13 AC

1300

25' ESMNT  
BK. 399 / PG. 422

SEE MAP 3S 9 29CA

B-A POWER LINE AGREEMENT  
BOOK 83, PAGE 472

PARTIAL PLAT  
P. 1  
P. 2  
P. 3

BLAINE COUNTY ROAD

SEE MAP 3S 9 29CC

1/16 COR

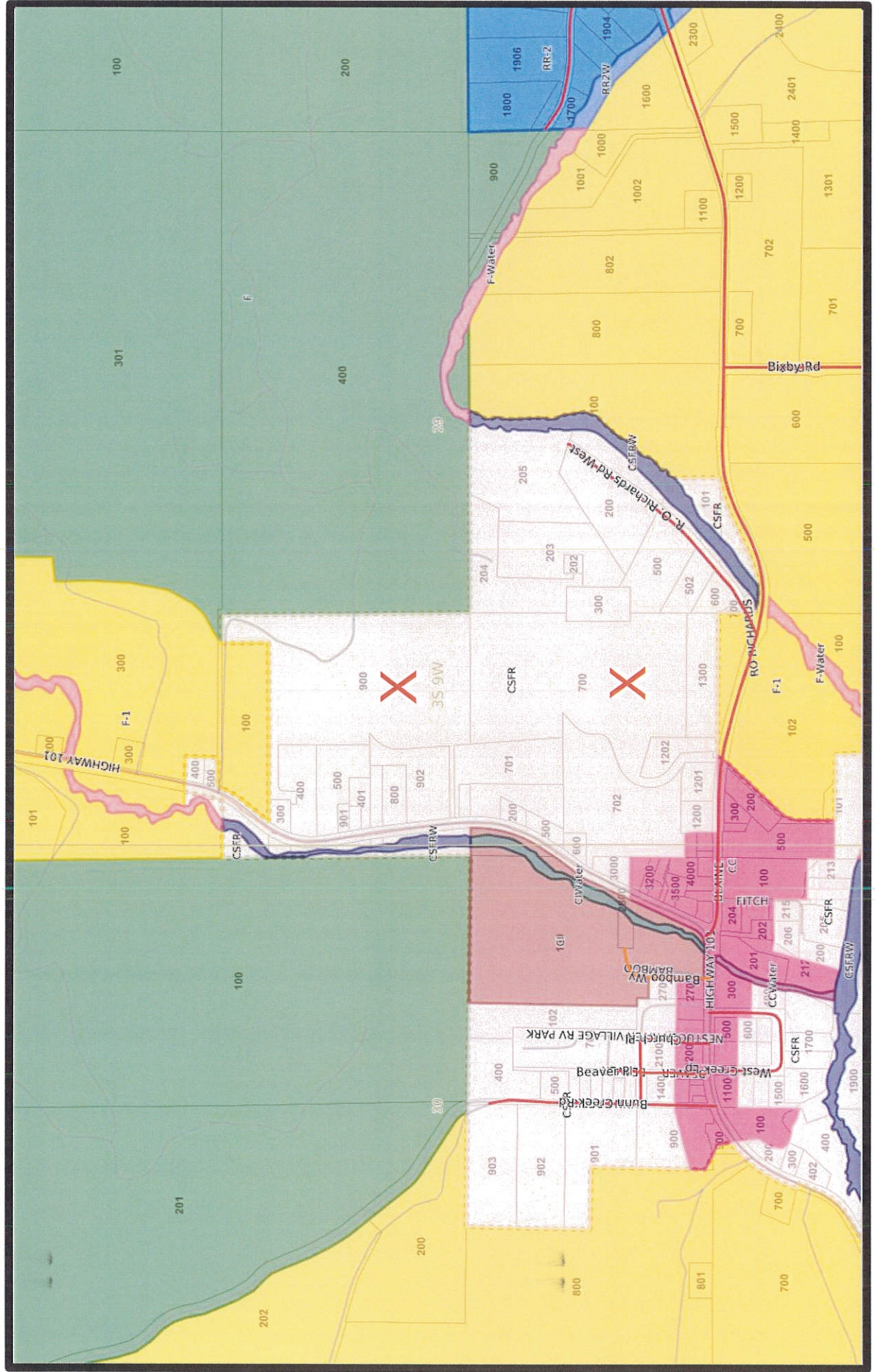
1/16 COR

1/16 COR

SEE MAP 3S 9 30DA



# Map - ZONING



Date: December 7, 2021

RE: Incomplete application for a Land Division Application / Account File #851-21-000410-PLNG

To Whom It May Concern:

As indicated in the attached correspondence, your application has been deemed to be incomplete.

Please acknowledge, in writing, your intent to provide the material required to complete the application, as identified in the attached correspondence.

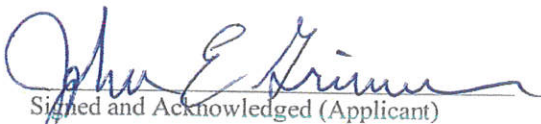
Tillamook County Department of Community Development  
Attn: Angela Rimoldi, Planning Technician  
1510 B Third Street  
Tillamook, OR 97141

If you indicate your intent to complete the application, you will have 180 days from the date the application was received (**November 9, 2021**) to submit the required material. If you fail to submit the material within 180 days, your application will be deemed void. The case file regarding the application will then be closed.

If you do not return this acknowledgment, by the above date, such action will be considered a refusal to complete the application under the meaning accorded in ORS 215.428. Your application will then be processed based upon the information you have previously submitted. Note that failure to submit sufficient evidence or material to demonstrate compliance with the applicable criteria is grounds for denial of the application.

**ACKNOWLEDGMENT**

- I intend to provide the additional material identified in the attached correspondence from the Department of Community Development.
- I refuse to provide the additional material identified in the attached correspondence from the Department of Community Development.

  
Signed and Acknowledged (Applicant)

2/25/2022  
Date







Tillamook County Department of Community Development  
 1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819  
[www.co.tillamook.or.us](http://www.co.tillamook.or.us)

## LAND DIVISION APPLICATION

OFFICE USE ONLY
Date Stamp  <b>VIA EMAIL 11/9/2021</b>
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by: <b>S.S.</b>
Receipt #:
Fees: <b>\$409.00</b>
Permit No: 851-21-000110 -PLNG

**Applicant**  (Check Box if Same as Property Owner)

Name: **John Grimm** Phone: **503-789-0656**

Address: **PO Box 57**

City: **McMinnville** State: **OR** Zip: **97128**

Email: **jegtrees@gmail.com**

**Property Owner**

Name: **High Heaven Inv. and RLC, Inc.** Phone: **503-472-4802**

Address: **PO Box 57**

City: **McMinnville** State: **OR** Zip: **97128**

Email: **dlgtree@gmail.com**

**Location:**

Site Address:

Map Number: **35** **9W** **29CB** **700 and 900**  
Township Range Section Tax Lot(s)  
**35** **9W** **29CB** **900**

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:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
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- 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 Development**

- Proposed uses of the property, including all areas proposed to be dedicated as public right-of-way or reserved as open space
- On slopes exceeding an average grade of 10%, as shown on a submitted topographic survey, the preliminary location of development on lots demonstrating that future development can meet minimum required setbacks and applicable engineering design standards
- Preliminary utility plans for sewer, water and storm drainage when these utilities are to be provided
- The approximate location and identity of other utilities, including the locations of street lighting fixtures, as applicable
- Evidence of compliance with applicable overlay zones, including but not limited to the Flood Hazard Overlay (FH) zone
- Evidence of contact with the applicable road authority for proposed new street connections
- Certificates or letters from utility companies or districts stating that they are capable of providing service to the proposed development

**Additional Information Required for Subdivisions**

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

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

**Certificates:**

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

Additional Information:

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**Authorization**

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

*John Dumas* PRES High Heaven Investment Inc. 11-1-21

*John Dumas* VP RLC Inc.

11-1-21

Property Owner (\*Required)

Date

*John E. Dumas*

11/1/2021

Applicant Signature

Date





High Heaven Timberlands, Inc.  
PO Box 57  
McMinnville, OR 97128  
[jegtrees@gmail.com](mailto:jegtrees@gmail.com)  
(503) 789-0656

February 2, 2022

**Attention:** Tillamook County Community Development

**Applicant:** John Grimm, agent

**RE:** Incomplete application for a Land Division Application / Account File #851-21-000410-PLNG

**Partition within the Community Single Family Residential Zone (CSFR)**

Parcel Size- 37.08 acres-----Zoned CSFR-Planned Development Overlay Zone

We would like to partition 36.61 acres into 3 lots.

**Written Description that Demonstrates how the Proposed Partition Complies with the Applicable Review and Decision Criteria**

**General Standards-**This information is to provide evidence that this three parcel partition meets the criteria which the Tillamook County Staff has identified as additional information required deeming this application complete.

**1. The partition shall be consistent with the Comprehensive Plan and meet the intent and purpose of the zone;** Partitions are allowed within the Planned Development Overlay Zone. All property sizes, setbacks and other dimensional attributes resulting from this partition will conform to the provisions of the Tillamook County Land Use Ordinances.

**(a) The partition shall not decrease required setbacks, access, yard areas, lot widths or other standards of the zone;** All of these requirements will be met with this partition.

**(b) All parcels will retain any on-site septic system and associated repair area on the parcel it serves;** Currently there are no active on-site septic systems on the 3 future parcels. This criteria does not apply.

**(c) The partition will create no more than 3 parcels;** There is currently 1 parcel and the partition will create a total of 3 parcels .

**(d) A Partition within this zone has a minimum lot size of 20,000 square feet:**

- Each lot will be over the minimum lot size of 20,000 square feet.
- All three lots meet the minimum lot width and depth of 100 feet. This partition is creating 3 large parcels. Parcel #1 will be 18.19 acres, parcel #2 will be 8.90 acres and

parcel #3 will be 9.52 acres. Each lot will be generally shaped in a large rectangular shape which will greatly exceed the width and depth ratio.

2. 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.

- Prior to providing information under Sections 150 and 160, it is important to talk about meeting criteria in Section 050 (Pre-Planning for Large Lots). It is our intent to create three large parcels which will each have adequate access to public facilities. Most importantly for each of these lots, is to have access to Highway 101 and/or to have access to Blaine County Road. We have provided the location of each access on the map. Parcel #1 and #2 will have access to both Highway 101 and to the Blaine County Road. Both access points will provide 50 feet of road access which will be enough road width for future development of these 2 parcels if, in the future, they are subdivided. Parcel #3 will have 2 access points to Highway 101. The access to the North is a 30 foot wide easement (this easement is provided as evidence) and an additional easement to the South will provide a 50 foot easement to Highway 101. The easements that will be benefitting these 3 parcels will be adequate to provide future services to each parcel if further subdividing is to occur on these 3 large parcels.

3. 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 Section 150 and 160 of this ordinance;

- Water Supply: currently there is 1 well on the entire 37.08 acres which is located on the future, Parcel 1. This well is adequate to provide water for a home on parcel 1. If further development is to be done on Parcels 1, 2 or 3 it will be necessary for whoever wishes to develop the parcels into smaller lots to provide the information needed to accomplish that. Our map that is provided shows adequate easements for providing placement of all utilities, including water, power, communication and road access improvements that may be needed to further subdivide Parcels 1, 2 and 3.
- Sewage: Currently there is not a public sanitation system in the town of Beaver so any development occurring on the 3 parcels will be provided through septic systems for each individual parcel that is created.
- Streets, General: Adequate access points with proper widths (50 feet) are shown on the map. These accesses are adequate to provide street improvements consistent with the standards in Sections 150 and 160. At this time it is not our intent to develop these parcels into any home sites. What we would like to do is to provide the backbone layout if any further development were to occur on these 3 parcels.
- We are providing the 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 can be met. Regarding water service to these 3 parcels from



the Water Department/ Utility District we do not know at this time the extent of how many parcels, besides the 3 parcels we wish to create with this partition, will be created. What we are doing is to provide any future developer of these large parcels the pre-planning so as to avoid piecemeal development with inadequate public facilities. At this time we are providing adequate access points to Hwy. 101 and Blaine County Road along with right of ways and easements that will provide the ability for future development into smaller parcels.

- Subsurface sewage will be provided by onsite subsurface sewage systems. The 3 large parcels have adequate area on each parcel to provide the placement of individual septic systems.
- Currently there are no structures on the 36.61 acres

**PRELIMINARY PLAT  
FOR PARTITION**

IN THE NE 1/4 OF THE SE 1/4 SECTION 30,  
AND SW 1/4 OF NW 1/4 AND NW 1/4 OF THE  
SW 1/4 SECTION 29, T.3S, R.9W, W.M.  
TILLAMOOK COUNTY, OREGON  
FEBRUARY 22, 2022

OWNER/APPLICANT  
JOHN GRAM  
HIGH HEAVEN INVESTMENTS AND LLC INC  
PO BOX 57  
SCAMVILLE, OREGON, 97128

**ANDY PARRS AND ASSOCIATES INC.**  
PROFESSIONAL LAND SURVEYORS  
18057 BOONES FERRY ROAD  
LAKE OSWEGO, OREGON 97035  
PH: 503-636-3341  
www.andyparrs.com

PROJECT: 21201  
DRAWING: 21201.DWG  
DRAFTED: GR 3/10/2022

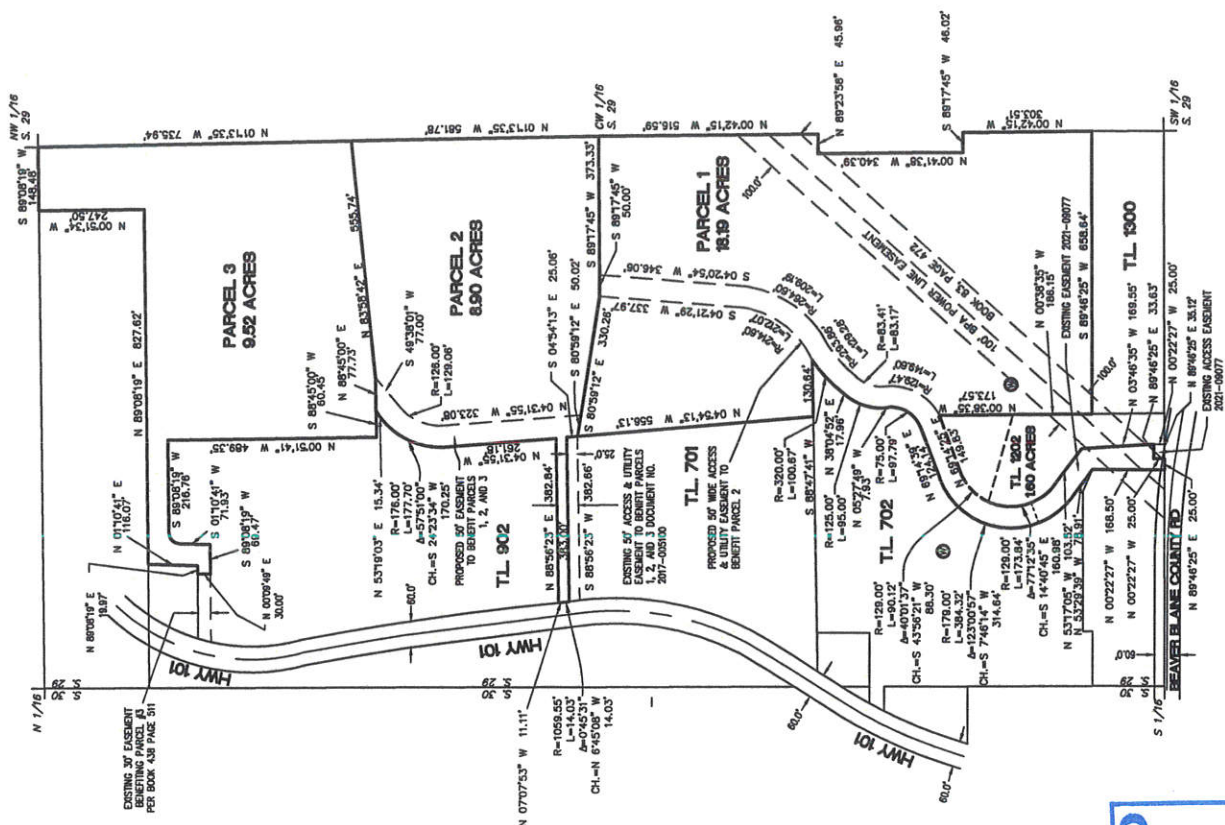
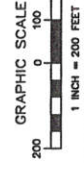
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 15, 1987  
HAROLD P. SALO  
2284

EXPIRES: JUNE 30, 2022



LEGEND:  
WELL



**RECEIVED**  
MAR 15 2022  
BY: .....





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

1510 B Third St  
Tillamook, Oregon 97141

*Land of Opportunity and Ocean Views*

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

VERIFICATION of WATER SOURCE  
WITHIN TILLAMOOK COUNTY



DATE: 3/15/2022

TO: TILLAMOOK COUNTY, DEPARTMENT OF COMMUNITY DEVELOPMENT  
201 LAUREL AVENUE, TILLAMOOK, OR 97141  
FAX: 503-842-1819

RE: WATER SOURCE REVIEW This letter is valid for one year from the date of issue.

The water source identified below can be used under Oregon Water Law to supply the following lot(s) within Tillamook County:

Township: 3S Range: 9 West Section: 29 Tax Lot(s): 700

Situs address (if known): None off Blaine Rd, Beaver OR

According to records, the legal owner is/are: RLC, Inc and/or High Heaven Inv, LLC

Contact telephone #: 503-789-0656

Water source: Well ID # 55073

Comments: \_\_\_\_\_

Building permit applicants who will be using a private water source will be required to have the District 1 Watermaster verify proof of a legal water source and sign below. An order adopted by the Tillamook County Board of Commissioners on September 1, 2009 states that a fee of \$75.00 shall be collected when a private water source verification is required. This fee is collected by the Department of Community Development.

Landowners are responsible for maintaining water sources, waterline easements, water rights, and wells. The information provided in this form does not guarantee that a water source will be available forever. Due to climatic conditions water sources can decline and wells can go dry. The information provided by the District 1 Watermaster is the result of a search of OWRD records and field inspections. Although a property may have water rights of record, if the water right has undergone five successive years of non-use it may be subject to cancellation under ORS 540.610. The official water right of record is kept in Salem at OWRD. Owners of wells constructed after July 1, 2009 must submit a one-time fee of \$300 to record the exempt use with OWRD in Salem.

Building permit applicants who will be connecting to a local water district will be required to have the water district provider verify proof of service from the water district.

Nikki Hendricks (digital signature) 3-18-2022

Nikki Hendricks  
Oregon Water Resources Department  
Watermaster, District 1  
4000 Blimp Blvd, Ste 400  
Tillamook, OR 97141-9680  
(503) 815-1967 Fax (503) 815-1968  
Email: Nikki.M.Hendricks@wrdd.state.or.us

Cell # 503-457-8989

Revised 09/24/2015

\*\*\*\*\*FOR OFFICE USE ONLY\*\*\*\*\*

Date: \_\_\_\_\_ Received by: \_\_\_\_\_ Fee Paid: \_\_\_\_\_ Receipt: \_\_\_\_\_

RECORDING REQUESTED BY:



105 NE 4th St  
McMinnville, OR 97128

GRANTOR'S NAME:  
High Heaven Investments, Inc and RLC Inc

GRANTEE'S NAME:  
High Heaven Investments, Inc and RLC Inc

AFTER RECORDING RETURN TO:  
High Heaven Investments, Inc., an Oregon Corporation and RLC  
Inc, an Oregon Corporation  
P.O. Box 57  
McMinnville, OR 97128

SEND TAX STATEMENTS TO:  
High Heaven Investments INC and RLC INC.  
P.O. Box 57  
McMinnville, OR 97128

Tillamook County, Oregon  
01/14/2021 09:01:01 AM 2021-00385  
DEED-DBS  
\$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.  
Tassi O'Neil, Tillamook County Clerk

5

TICOR TITLE - 360417001409

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**BARGAIN AND SALE DEED - STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

High Heaven Investments, Inc., an Oregon Corporation and RLC Inc, an Oregon Corporation, Grantor,  
conveys to High Heaven Investments, Inc., an Oregon Corporation and RLC Inc, an Oregon Corporation,  
Grantee, the following described real property, situated in the County of Tillamook, State of Oregon,

SEE ATTACHED LEGAL EXHIBIT "A"

The true consideration for this conveyance This conveyance is made solely as an adjustment of common boundary  
between adjoining properties, and does not create a separate parcel that can be conveyed independently to  
adjacent land. Pursuant to Tillamook Planning, lot line adjustment 851-19-000531-PLNG tax lots  
3S0929CB00600, 3S0930DA03000, 3S0930DA02900, 3S0929BC00900 AND 3S0929CB00700. (See ORS  
93.030).

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.



**BARGAIN AND SALE DEED - STATUTORY FORM**  
(continued)

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

Dated: Jan 5 2021

[Signature]  
Daniel L. Grimm, as President of High Heaven Investments LLC and RLC Inc

[Signature]  
John E. Grimm, as Vice President of High Heaven Investments LLC and RLC Inc

State of Oregon  
County of Washouille

This instrument was acknowledged before me on Jan 7 2021 by Daniel L. Grimm, as President of High Heaven Investments LLC and RLC Inc

[Signature]  
Notary Public - State of Oregon

My Commission Expires: April 25 2022



State of Oregon  
County of Washouille

This instrument was acknowledged before me on Jan 5, 2021 by John E Grimm, as Vice President of High Heaven Investments LLC and RLC Inc

[Signature]  
Notary Public - State of Oregon

My Commission Expires: April 25 2022



PHONE 503\*842-8380  
IF NO ANSWER 503\*842-4727  
FAX 503\*842-1761

SERVING THE COMMUNITY  
SINCE 1977



## C. WAYNE COOK LAND SURVEYING

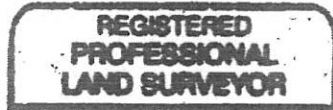
2180 ALDERCREST, TILLAMOOK, OREGON 97141

### HIGH HEAVEN INVEATMENTS INC. AND RLC INC

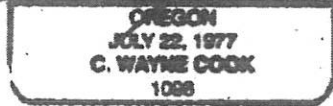
A tract of land in portions of the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 29, T. 3 S. R. 9 W. of the Willamette Meridian, in Tillamook County Oregon. Said tract of land being more particularly described as follows: Commencing at the South 1/16 corner between said Sections 29 and 30, thence N 89°46'25" E 529.23 feet along the South line of Northwest quarter of the Southwest quarter of Section 29 to the point of beginning; thence N 0°22'27" W 25.00 feet; thence S 89°46'25" W 33.63 feet; thence N 3°46'35" W 169.55 feet; thence N 53°17'05" W 103.52 feet; thence 173.83 feet along the arc of 129.00 foot radius curve to the right the chord of which bears N 14°40'52" W 160.97 feet; thence S 74°22'21" E 211.12 feet; thence S 0°38'35" E 186.15 feet; thence N 89°46'25" E 658.64 feet to the East line of the Northwest quarter of the Southwest quarter of Section 29; thence N 0°42'15" W 303.51 feet, along said East line; thence S 89°17'45" W 46.02 feet; thence N 0°41'38" W 340.39 feet; thence N 89°23'58" E 45.96 feet, to said East line of the Northwest quarter of the Southwest quarter of Section 29; thence N 0°42'15" W 516.59 feet to the Center West 1/16 corner of Section 29; thence N 1°13'35" W 1317.62 feet to the Northwest 1/16 corner of Section 29; thence S 89°08'19" W 148.50 feet; thence S 0°51'41" E 247.50 feet; thence S 89°08'19" W 827.62 feet; thence S 1°10'41" W 116.07 feet; thence S 89°08'19" W 19.97 feet; thence S 0°09'49" W 30.00 feet; thence N 89°08'19" E 69.47 feet; thence N 1°10'41" E 71.93 feet; thence 38.38 feet along the arc of a 25.00 foot radius curve, to the right, the chord of which bears N 45°09'30" E 34.72 feet; thence N 89°08'19" E 216.76 feet; thence S 0°51'41" E 489.35 feet; thence N 88°45'00" E 60.45 feet; thence S 53°19'03" W 15.34 feet; thence 177.70 feet along the arc of a 176.00 foot radius curve, to the left, the chord of which bears S 24°23'34" W 170.25 feet; thence S 4°31'55" E 261.18 feet; thence S 88°56'23" W 382.84 feet to the Easterly right of way boundary of Oregon State Highway #101

thence S 7°07'53" E 11.11 feet; thence 14.03 feet, along the arc of a 1059.55 foot radius curve, to the right, the chord of which bears S 6°45'08" E 14.03 feet; thence N 88°56'23" E 383.00 feet; thence S 4°54'13" E 581.19 feet; thence N 88°47'41" E 130.64 feet; thence 100.67 feet along the arc of a 320.00 foot radius curve to the left, the chord of which bears S 47°05'36" W 100.25 feet; thence S 38° 04'52" W 17.96 feet; thence 95.00 feet along a 125.00 foot radius curve to the left, the chord of which bears S 16°18'31" W 92.73 feet; thence S 5°27'49" E 7.93 feet; thence 97.79 feet along the arc of a 75.00 foot radius curve to the right, the chord of which bears S 31°53'25" W 91.01 feet; thence S 69°14'39" W 124.14 feet; thence 384.11 feet along the arc of a 179.00 foot radius curve to the left, the chord of which bears S 07°46' 14" W 314.54 feet; thence S 53°29'39" E 78.91 feet; thence S 0°22'27" E 168.50 feet to the South line of the Northwest quarter of the Southwest quarter of Section 29; thence N 89°46'25" E 25.00 feet to the POB.

Note: See Survey B-4043, Tillamook County Surveyor Records, for basis of bearing and monumentation data.



*C. Wayne Cook*



RENEWAL DATE 12-31-21

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