



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 #851-23-000166-PLNG:
RICE & ROOS**

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

Date of Notice: June 30, 2023

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

#851-23-000166-PLNG: A partition request to create three (3) residential parcels. Located within the Community of Beaver, via Blaine Road, a county-maintained road. The subject property is designated as 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). The property owner is Case Roos, and the applicant is Michael Rice.

Written comments received by the Department of Community Development **prior to 4:00p.m. on July 14, 2023**, 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 July 17, 2023.

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 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 3412 or email 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.

.....

TILLAMOOK COUNTY LAND DIVISION ORDINANCE

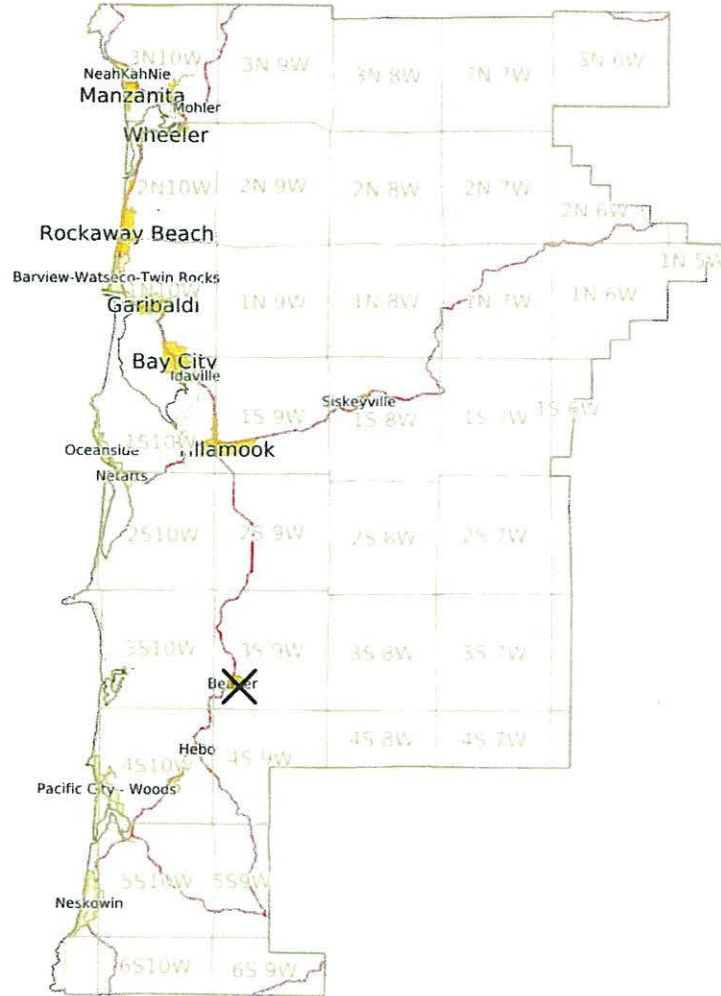
SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

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

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



Tillamook County GIS



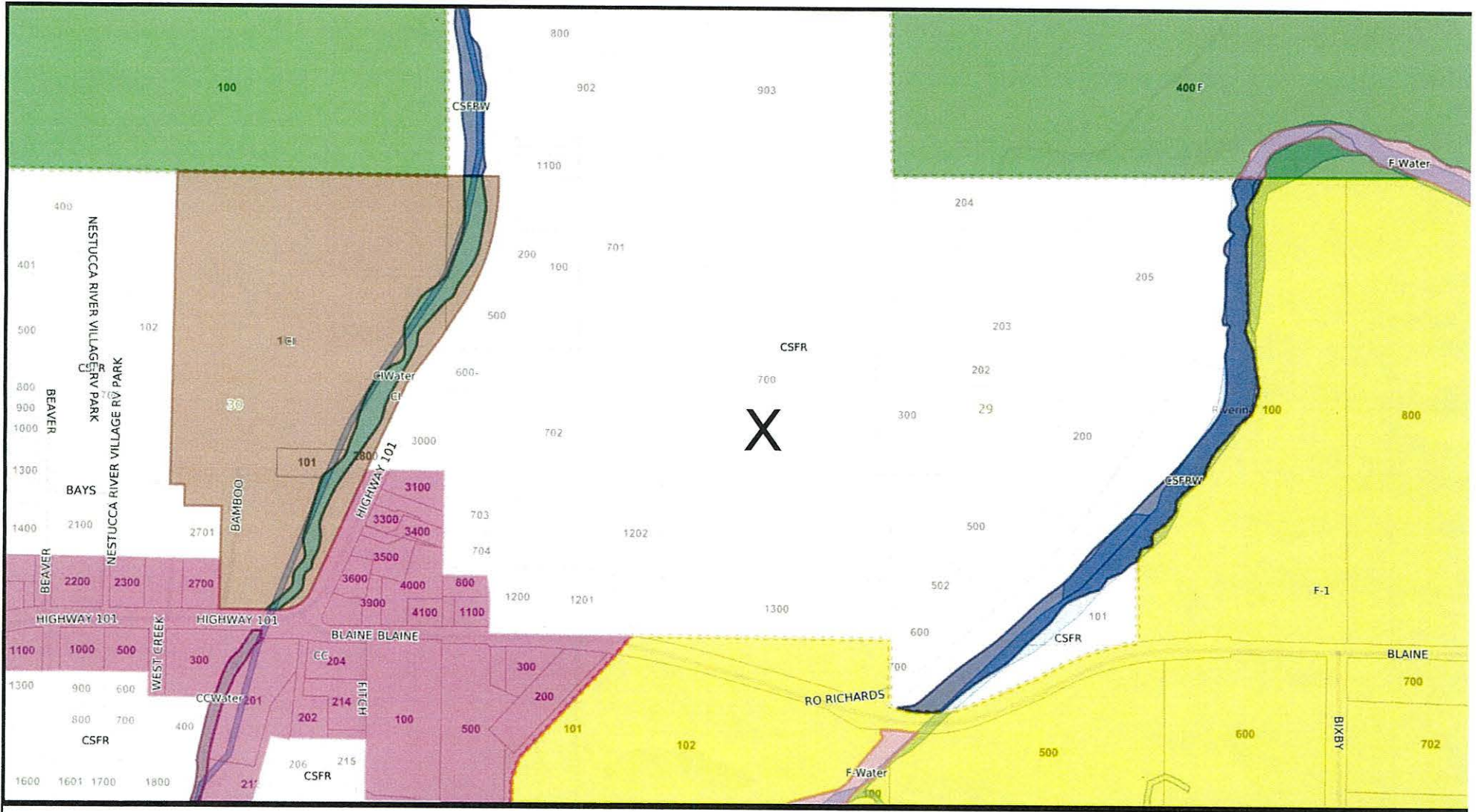
Created: Wed Jun 28 2023-14:20:19

Active Layers: County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Township_Range_Section, Road_Centerline

Extent: -13861366.416816, 5621408.5659463, -13622882.8886, 5747529.6625993



Tillamook County GIS



Created: Wed Jun 28 2023-14:12:59

Active Layers: County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, TCo_CONUS_wet_poly, Tillamook_County_Zoning, Township_Range_Section, Road_Centerline

Extent: -13784637.952848, 5665020.7232127, -13782774.800284, 5666006.0442803



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TILLAMOOK COUNTY LAND DIVISION ORDINANCE

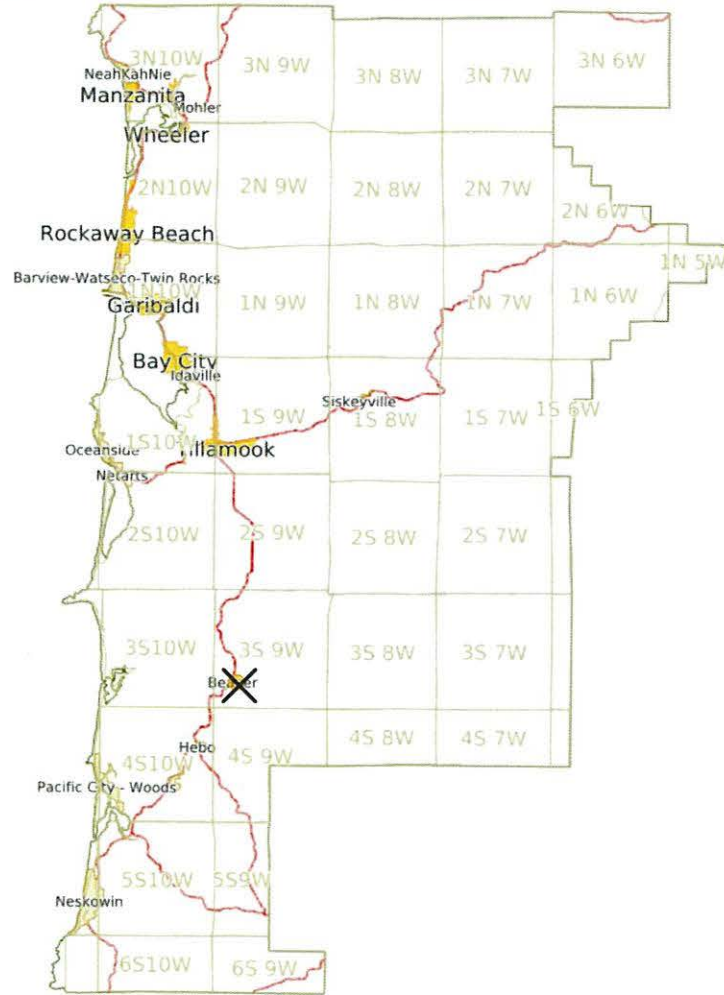
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Tillamook County GIS

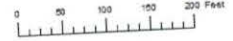


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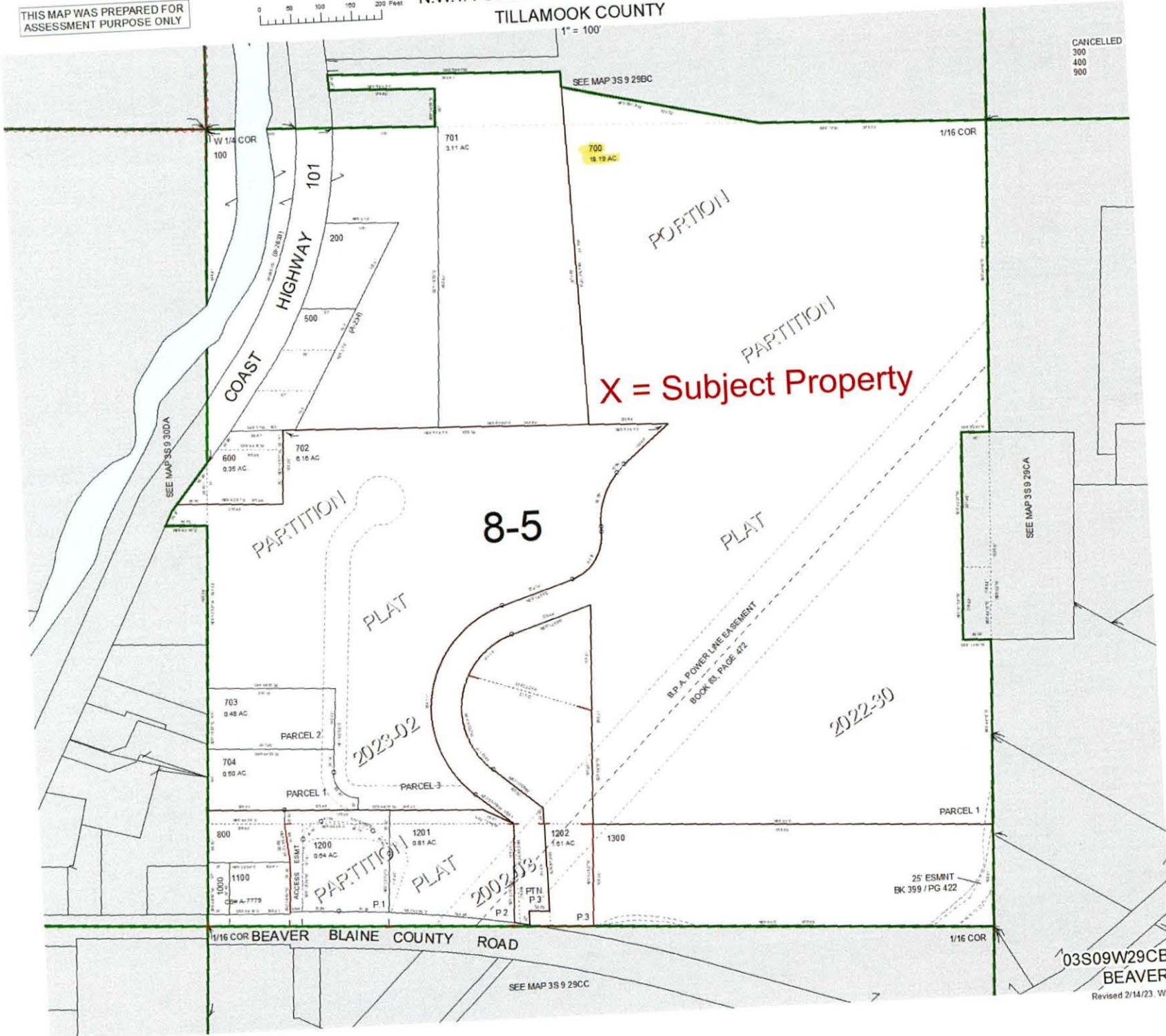
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



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

03S09W29CB
BEAVER

CANCELLED
300
400
900



X = Subject Property

8-5

2023-02

2022-30

2002-03

1/16 COR BEAVER BLAINE COUNTY ROAD

SEE MAP 3S 9 29CC

SEE MAP 3S 9 29CA

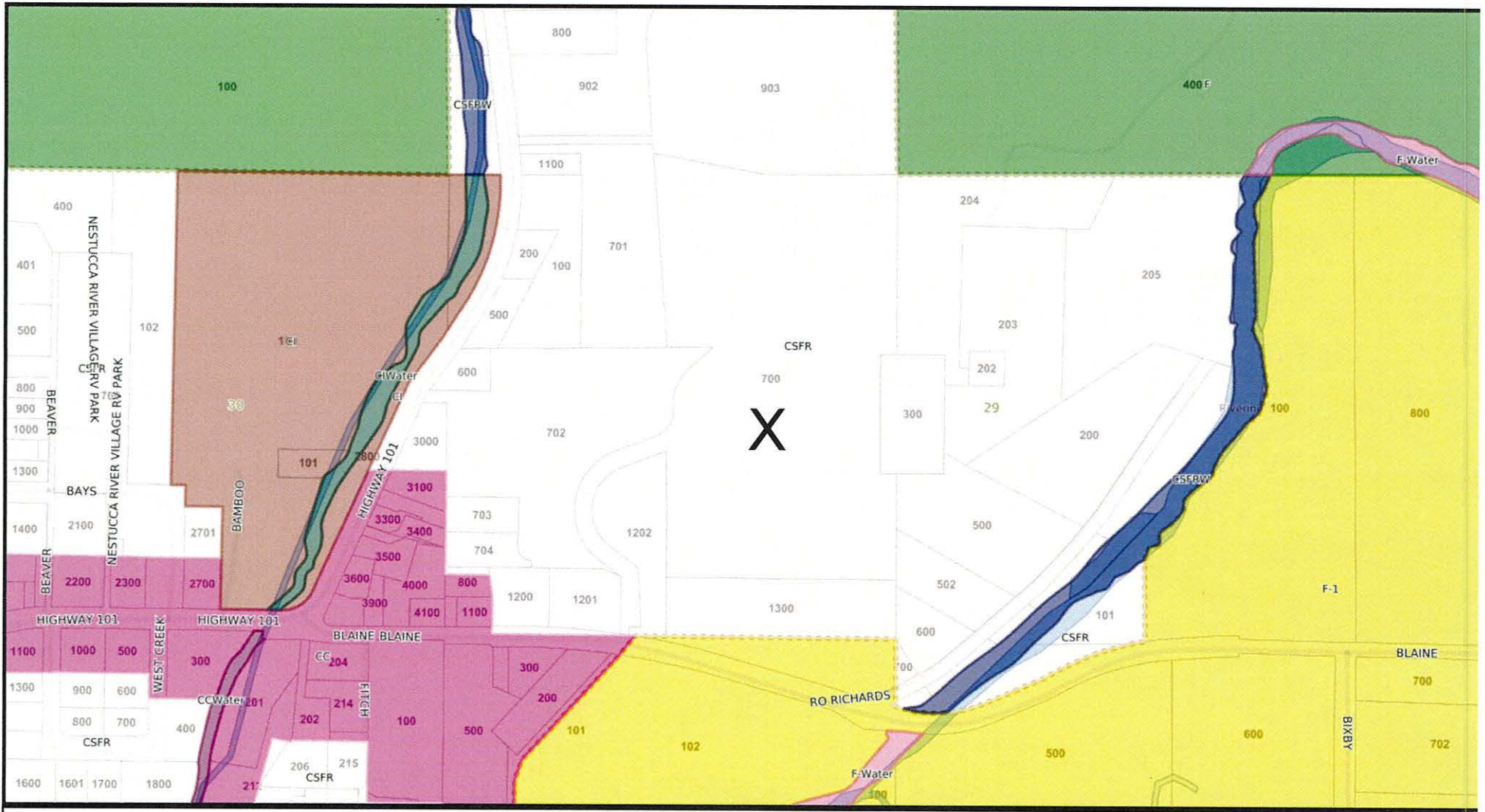
25' ESMNT
BK 399 / PG 422

03S09W29CB
BEAVER

Revised 2/14/23 WS



Tillamook County GIS



Created: Wed Jun 28 2023-14:12:59

Active Layers: County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, TCo_CONUS_wet_poly, Tillamook_County_Zoning, Township_Range_Section, Road_Centerline

Extent: -13784637.952848, 5665020.7232127, -13782774.800284, 5666006.0442803



LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Michael R. Rice, PLS Phone: (503) 801-7901
 Address: P.O. Box 521
 City: Tillamook State: OR Zip: 97141
 Email:

Property Owner

Name: Alexis Roos Phone: (503) 812-7865
 Address: 20295 Beaver Creek Road
 City: Cloverdale State: OR Zip: 97112
 Email: case.roos7@gmail.com

Location:

Site Address: N/A

| | | | | |
|-------------|----------|-------|---------|------------|
| Map Number: | 3S | 9W | 29CB | #700 |
| | 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

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

Other information:

| |
|---|
| OFFICE USE ONLY |
| Date Stamp <div style="border: 2px solid blue; padding: 5px; text-align: center;"> RECEIVED JUN 06 2023 BY: <i>Counter</i> </div> |
| <input type="checkbox"/> Approved <input type="checkbox"/> Denied |
| Received by: |
| Receipt #: <i>132194</i> |
| Fees: <i>\$ 1,100.00</i> |
| Permit No: 851- <i>23-000166</i> 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.

| | |
|--|--|
| <p style="text-align: center;"><i>Alexis Ross</i></p> <p><small>Property Owner (*Required)</small></p> | <p style="text-align: center;">6.5.2023</p> <p><small>Date</small></p> |
| <p style="text-align: center;"><i>[Signature]</i></p> <p><small>Applicant Signature</small></p> | <p style="text-align: center;">6/5/23</p> <p><small>Date</small></p> |

PARTITION PLAT PROPOSAL

REPLAT OF PARCEL 1, PARTITION PLAT #2022-30

LOCATED IN THE NW 1/4 AND THE SW 1/4 OF SECTION 29

T. 3 S., R. 9 W., W.M.

TILLAMOOK COUNTY, OREGON

MAY 30th, 2023

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROPOSAL IS ACROSS FOUND, ORIGINAL PARTITION PLAT MONUMENTS FROM THE SOUTH 1/16 COMMON TO SECTION 30 AND 29 AND THE NE CORNER OF PARCEL 2, PARTITION PLAT #2002-03 (P-650), TILLAMOOK COUNTY SURVEY RECORDS. (N89°46'25"E) AND (N0°22'27"W) FROM MAP B-4043, TILLAMOOK COUNTY SURVEY RECORDS.

NARRATIVE:

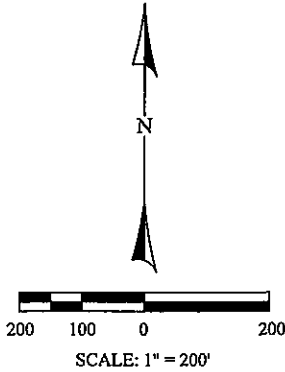
THIS PROPOSAL WAS CONDUCTED AS A DEPENDENT RESURVEY OF THE SUBJECT PROPERTY DESCRIBED AS PARCEL 1, PARTITION PLAT #2022-030 IN INSTRUMENT #2023-1671, TILLAMOOK COUNTY CLERK'S RECORDS.

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

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

| SHORT LINE TABLE | | |
|------------------|----------------|------------|
| NUM | BEARING | DIST. |
| (L1) | (N88°31'01"E) | (130.48') |
| L2 | S33°52'58"W | 25.00' |
| L3 | N56°06'20"E | 83.92' |
| (L4)1 | (S38°05'04"W)1 | (17.98')1 |
| (L5)1 | (S5°38'07"E)1 | (7.94')1 |
| (L6)1 | (S69°19'37"W)1 | (124.15')1 |
| (L7)1 | (S53°27'58"E)1 | (78.92')1 |
| (L8)1 | (S0°22'27"E)1 | (168.50')1 |
| (L9) | (N89°46'25"E) | (25.00') |
| (L10) | (N0°22'27"W) | (24.75') |
| (L11) | (N89°46'25"E) | (33.63') |
| (L12) | (N3°44'08"W) | (169.55') |
| (L13) | (S53°16'02"W) | (103.43') |
| (L14) | (N69°13'37"E) | (138.44') |

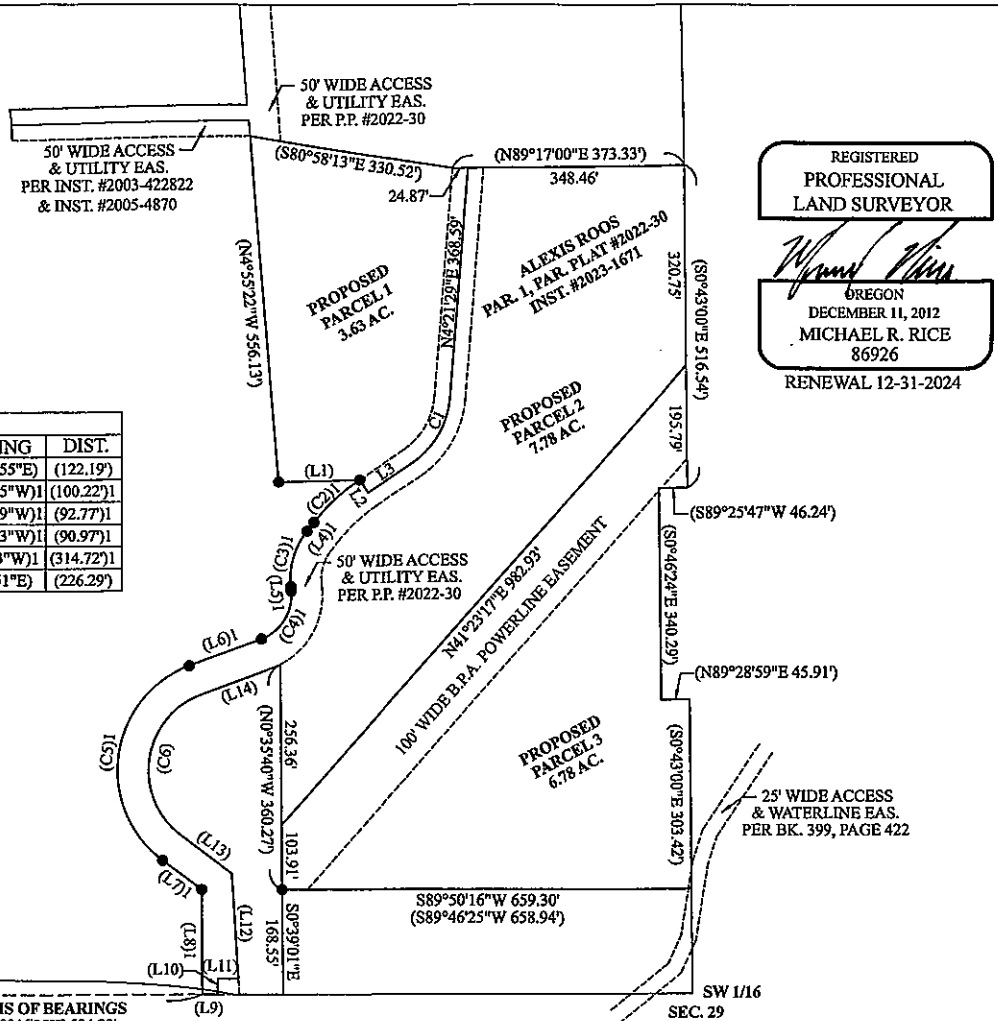
| CURVE TABLE | | | | | |
|-------------|---------------|------------|------------|----------------|------------|
| NUM | DELTA | ARC | RADIUS | BEARING | DIST. |
| (C1) | (51°44'51") | (126.44') | (140.00') | (N30°13'55"E) | (122.19') |
| (C2)1 | (18°01'09")1 | (100.64')1 | (320.00')1 | (S47°09'05"W)1 | (100.22')1 |
| (C3)1 | (43°33'54")1 | (95.04')1 | (125.00')1 | (S16°16'09"W)1 | (92.77')1 |
| (C4)1 | (74°40'21")1 | (97.75')1 | (75.00')1 | (S31°54'43"W)1 | (90.97')1 |
| (C5)1 | (123°04'12")1 | (384.49')1 | (179.00')1 | (S7°46'23"W)1 | (314.72')1 |
| (C6) | (122°35'11") | (276.00') | (129.00') | (N7°55'51"E) | (226.29') |



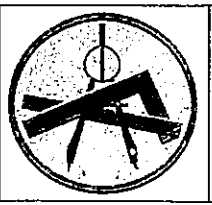
LEGEND:

- FOUND MONUMENTS AS DESCRIBED IN MAP B-4043, PARTITION PLATS #2022-30 & #2023-02, TILLAMOOK COUNTY SURVEY RECORDS.
- () RECORD PER PARTITION PLAT #2022-30 (P-1192), TILLAMOOK COUNTY SURVEY RECORDS.
- () RECORD PARTITION PLAT #2023-02 (P-1197), TILLAMOOK COUNTY SURVEY RECORDS.

NO () EQUALS MEASURED VALUE MEASURED EQUALS RECORD TILLAMOOK COUNTY SURVEY RECORDS UNLESS OTHERWISE NOTED.



PROPOSAL FOR :
ALEXIS ROOS
 LANDS DESCRIBED IN THE NW 1/4 AND THE SW 1/4 OF SECTION 29,
 T. 3 S., R. 9 W., W.M.
 PARCEL 1, PARTITION PLAT #2022-30
 INSTRUMENT #2023-1671
 TILLAMOOK COUNTY CLERK'S RECORDS



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



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

Land of Cheese, Trees and Ocean Breeze

Building (503) 842-340
Planning (503) 842-340
On-Site Sanitation (503) 842-340
FAX (503) 842-181
Toll Free 1-(800) 488-828



DATE: 6/6/2023

TO: Tillamook County One-Stop Permit Counter

FROM: Beaver Water district

RE: Sewer/Water Availability (CIRCLE)

Dear Sir:

I confirm that sewer/water is available to the following lot(s) within our district: T 35 R 9W SEC 29CB TL# 700

According to our records, the legal owner is Case Roos

COMMENTS: _____

This letter shall not create a liability on the part of Tillamook County, or by an officer, or employee thereof, for the services described above.

Signature of Authorized Representative

Manager

Title

(503) 801-3338

Phone #

cc: Property Owner

47823124648 TICOR TITLE 360423001241

RECORDING REQUESTED BY:



1215 NE Baker Street
McMinnville, OR 97128

GRANTOR'S NAME:
Peter Schons

GRANTEE'S NAME:
Alexis Roos

AFTER RECORDING RETURN TO:
Order No.: 471823124648-CW
Alexis Roos
20295 Beaver Creek Road
Cloverdale, OR 97112

SEND TAX STATEMENTS TO:
Alexis Roos
20295 Beaver Creek Road
Cloverdale, OR 97112

APN: 213673
213003
Map: r3s929bc00900
3s929cb00700
Vacant Land, Beaver, OR 97108

Tillamook County, Oregon
04/21/2023 01:22:02 PM 2023-01671
DEED-DWARR
\$20.00 \$11.00 \$10.00 \$61.00 - Total = \$102.00
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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Peter Schons, Grantor, conveys and warrants to Alexis Roos, a married person, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Tillamook, State of Oregon:

- PARCEL NO. 1:
Parcel 1 of PARTITION PLAT NO. 2022-030, situated in the West half of Section 29, Township 3 South, Range 9 West, Willamette Meridian, County of Tillamook, State of Oregon, recorded December 30, 2022 as Instrument No.2022-007503, Tillamook County Records; together with those access easements as delineated on said Partition Plat No. 2022-030.
- PARCEL NO. 2:
Parcel 2 of PARTITION PLAT NO. 2022-030, situated in the West half of Section 29, Township 3 South, Range 9 West, Willamette Meridian, County of Tillamook, State of Oregon, recorded December 30, 2022 as Instrument No.2022-007503, Tillamook County Records; together with those access easements as delineated on said Partition Plat No. 2022-030.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$350,000.00). (See ORS 93.030).

Subject to: See Attached Exhibit "A"

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATUTORY WARRANTY DEED

(continued)

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

Dated: 4/20/2023

[Signature]
Peter Schons

State of Oregon
County of Gambell

This instrument was acknowledged before me on April 20, 2023 by Peter Schons.

[Signature]
Notary Public - State of Oregon

My Commission Expires: March 9 2026

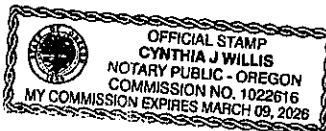


Exhibit "A"

Regulations, levies, liens, assessments, rights of way and easements of Beaver Water District.

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads, and highways.

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

Granted to: United States of America
Purpose: Transmission line
Recording Date: September 9, 1942
Recording No: Book 83, page 472
Affects: Reference is hereby made to said document for full particulars

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

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

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

Granted to: B. L. Becker
Purpose: Water pipeline
Recording Date: February 24, 1946
Recording No: Book 93, page 540
Affects: Reference is hereby made to said document for full particulars

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

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

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

Granted to: Tillamook Peoples' Utility District
Purpose: Public utilities
Recording Date: September 16, 1947
Recording No: Book 108, page 597
Affects: Reference is hereby made to said document for full particulars

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

Granted to: Tillamook Peoples' Utility District
Purpose: Public utilities
Recording Date: October 21, 1947
Recording No: Book 109, page 138
Affects: Reference is hereby made to said document for full particulars

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

Granted to: Tillamook Peoples' Utility District
Purpose: Public utilities
Recording Date: August 9, 1951
Recording No: Book 129, page 226
Affects: Reference is hereby made to said document for full particulars

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

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

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

Granted to: United States of America
Purpose: Access road
Recording Date: September 27, 1957
Recording No: Book 159, page 193
Affects: Reference is hereby made to said document for full particulars

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

Granted to: Keith M. Woods and Sheryl Woods
Purpose: Water pipeline
Recording Date: April 2, 1973
Recording No: Book 231, page 390
Affects: Reference is hereby made to said document for full particulars

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

Granted to: B. L. Becker and Olga Becker
Purpose: Water pipeline
Recording Date: April 5, 1973
Recording No: Book 231, page 436
Affects: Reference is hereby made to said document for full particulars

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

Granted to: Beaver Water District
Purpose: Public utilities
Recording Date: December 6, 1982
Recording No: Book 284, page 742
Affects: Reference is hereby made to said document for full particulars

Easement Agreement, including the terms and provisions thereof,

Executed by: Arlene J. Erickson; and American Tower Management Inc.
Recording Date: January 12, 2001
Recording No.: Book 422, page 762
Affects: Reference is hereby made to said document for full particulars

First Amendment to Easement Agreement, including the terms and provisions thereof,

Executed by: High Heaven Investments, Inc. and RLC Inc, successors-in-interest to Arlene J. Erickson; and American Tower, L.P.
Recording Date: October 18, 2004
Recording No.: 2004-008902
Affects: Reference is hereby made to said document for full particulars

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

Granted to: Tillamook People's Utility District
Purpose: Public utilities
Recording Date: January 17, 2001
Recording No: Book 422, page 860
Affects: Reference is hereby made to said document for full particulars

Matters contained in that certain Road Maintenance Agreement which document, among other things, may provide for liens and charges.

Executed by: High Heaven Investments, Inc., and RLC, Inc.
Recording Date: July 14, 2003
Recording No: 2003-422822

Reference is hereby made to said document for full particulars.

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

Granted to: William L. Duval and Susan K. Holmes
Purpose: Access and utilities
Recording Date: July 14, 2003
Recording No: 2003-422823
Affects: Reference is hereby made to said document for full particulars

Easements as contained in Deed, including the terms and provisions thereof,

Executed by: RLC, Inc., and High Heaven Investments, Inc.
Recording Date: June 3, 2005
Recording No.: 2005-004670
Affects: Reference is hereby made to said document for full particulars

Easement Agreement, including the terms and provisions thereof,

Executed by: High Heaven Investments, Inc. and RLC, Inc.; and David Wassmer and Virginia Wassmer
Recording Date: October 29, 2021
Recording No.: 2021-009077
Affects: Reference is hereby made to said document for full particulars

Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat: Partition Plat No. 2022-030
Recording Date: December 30, 2022
Recording No: 2022-007503

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on Partition Plat No. 2022-030;

Purpose: Access and utilities
Recording Date: December 30, 2022
Recording No: 2022-007503
Affects: Reference is hereby made to said document for full particulars

8/14

SURVEYOR'S CERTIFICATE:

I, HAROLD P. SALO, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, SITUATED IN THE NORTHWEST ONE-QUARTER AND SOUTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE WILLAMETTE MERIDIAN, TILLAMOOK COUNTY, OREGON, THAT AT THE INITIAL POINT I FOUND A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "A. DUNCAN LS 793" AT THE NORTHEAST CORNER OF PARCEL 3, PARTITION PLAT NO. 2002-03, TILLAMOOK COUNTY PLAT RECORDS...

CONTAINING 38.59 ACRES, MORE OR LESS.



DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT RLC, INC., AN OREGON CORPORATION AND HIGH HEAVEN INVESTMENTS, INC., AN OREGON CORPORATION 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 SURVEYED AND PARTITIONED INTO THREE PARCELS AND CREATE A 50' WIDE ACCESS AND UTILITY EASEMENT ACROSS PARCEL 1 TO BENEFIT PARCELS 1 AND 2 AND A 50' WIDE ACCESS AND UTILITY EASEMENT ACROSS PARCEL 2 TO BENEFIT PARCELS 1, 2 AND 3 AS SHOWN ON THE ANNEXED PLAT. THIS PLAT CONFORMS TO THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

RLC, INC., AN OREGON CORPORATION

Bette Grimm - President

HIGH HEAVEN INVESTMENTS, INC., AN OREGON CORPORATION

Dan Grimm - President

ACKNOWLEDGEMENT

STATE OF OREGON COUNTY OF YAMHILL

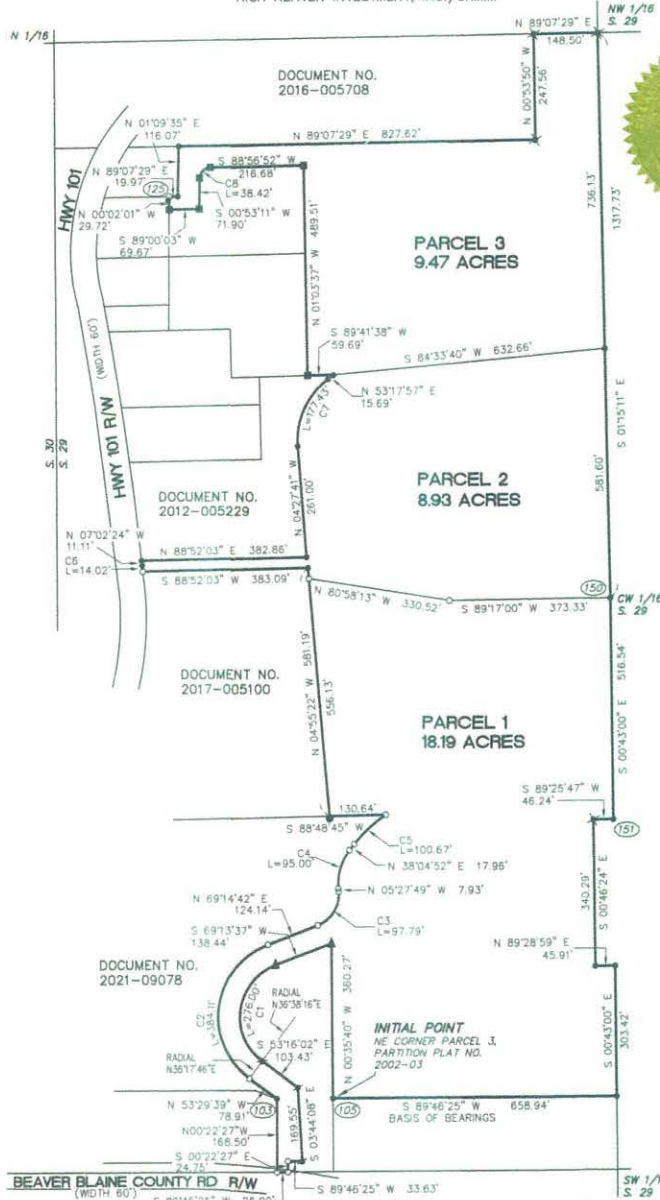
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 28th DAY OF December, 2022, PERSONALLY APPEARED BETTE GRIMM, PRESIDENT OF RLC, INC., AN OREGON CORPORATION AND DAN GRIMM, PRESIDENT OF HIGH HEAVEN INVESTMENTS, INC., AN OREGON CORPORATION, WHO BEING DULY SWORN DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY ON BEHALF OF RLC, INC. AND HIGH HEAVEN INVESTMENTS, INC.

Notary signatures and commission information for Cynthia J. Willis, Notary Public - Oregon, commission expires March 09, 2026.

PARTITION PLAT NO. 2022-30

SITUATED IN THE NW 1/4 AND SW 1/4 OF SECTION 29, T.3S, R.9W, W.M. TILLAMOOK COUNTY, OREGON

NOVEMBER 3, 2022 DEPARTMENT OF COMMUNITY DEVELOPMENT PARTITION #851-21-000410-PLNG HIGH HEAVEN INVESTMENT, INC./GRIMM



APPROVALS:

APPROVED JULY 21, 2022 AS PARTITION 851-21-000410-PLNG. Signature of Julie Webster, Tillamook County Department of Community Development, dated November 28, 2022.

APPROVED THIS 28th DAY OF DECEMBER, 2022

BY: Harold P. Salo, Tillamook County Surveyor

TAXES HAVE BEEN PAID IN FULL TO June 30th, 2023. Signature of David Deary, Tillamook County Tax Collector, dated 12/30/23.

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON) COUNTY OF TILLAMOOK)

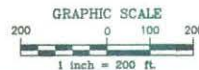
I, TASSI O'NEIL, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THIS COPY OF PARTITION PLAT NO. 2022-30 IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B-BED OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON RECORDED DECEMBER 30th, 2022 AT 8:51am O'CLOCK, AS INSTRUMENT NO. 2022-7563.

Signature of Cassi Murray, Deputy Clerk, Tassi O'Neil, Tillamook County Clerk.

I, HAROLD P. SALO, HERBY CERTIFY THAT THIS IS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE. Signature of Harold P. Salo, PLS 2264.

SHEET 1 OF 3

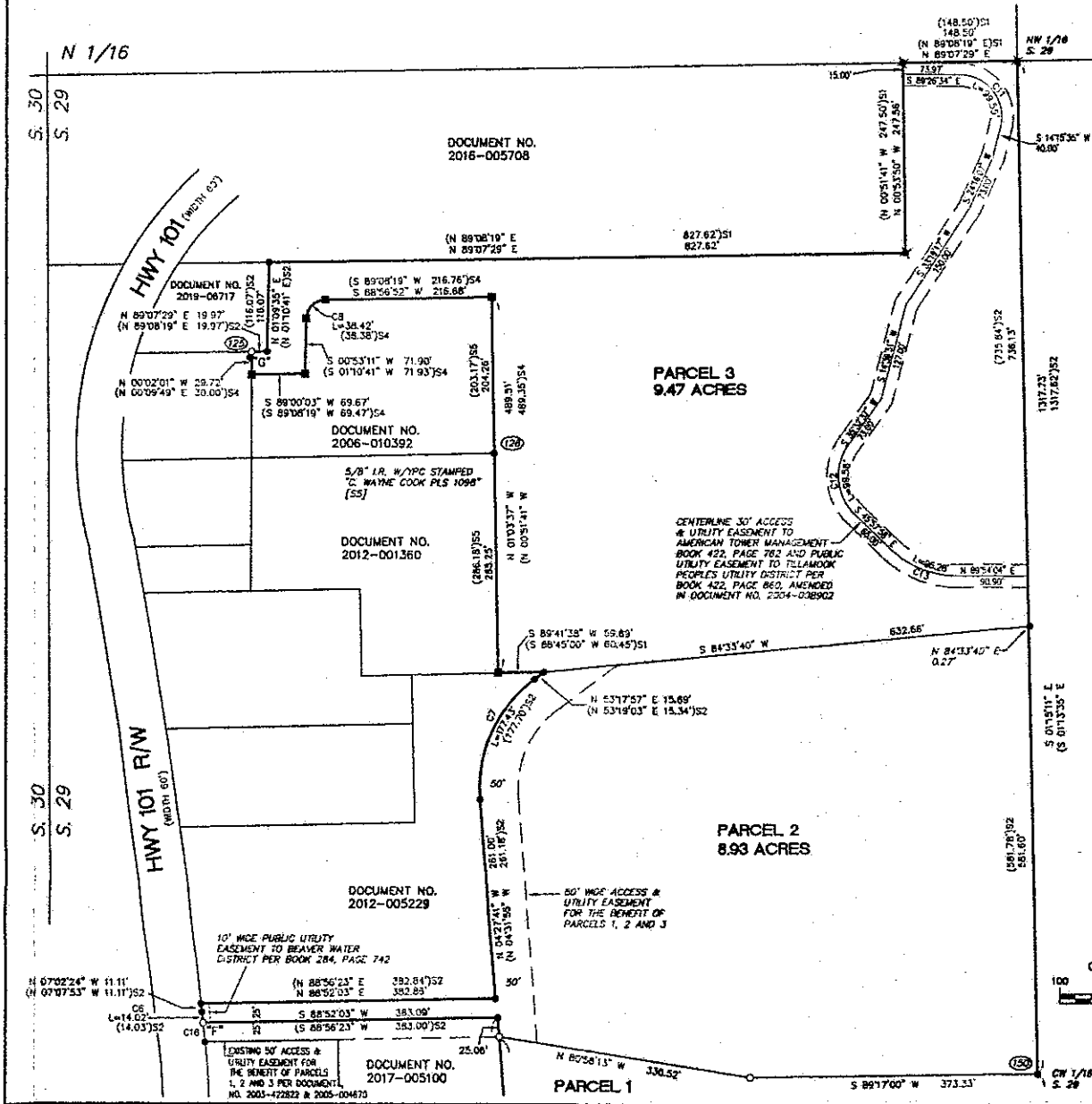
Professional Land Surveyors logo for Andy Paris and Associates, Inc., 16057 Boones Ferry Road, Lake Oswego, Oregon 97035. Project: 21201, Drawing: 21201PPI.DWG, Drafted: HPS 11/11/22.



PARTITION PLAT NO. 2022-30

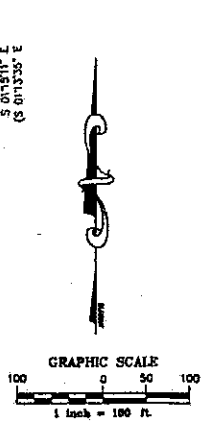
SITUATED IN THE NW 1/4 AND SW 1/4 OF SECTION 29, T.33S, R.9W, W.M. TILLAMOOK COUNTY, OREGON

NOVEMBER 3, 2022



| CURVE DATA TABLE | | | | | | RECORD DATA | | | |
|------------------|---------|----------|------------|-------------|----------|-------------|----------|------------|-----------|
| CURVE# | LENGTH | RADIUS | DELTA | CH. BEARING | CH. LEN. | LENGTH | RADIUS | DELTA | REFERENCE |
| C1 | 276.00' | 129.00' | 122°35'11" | S07°55'51"W | 226.29' | | | | |
| C2 | 384.11' | 179.00' | 122°56'55" | N07°46'14"E | 314.54' | 384.11' | 179.00' | 122°56'52" | S1 |
| C3 | 97.79' | 75.00' | 74°42'26" | N31°53'36"E | 81.01' | 97.79' | 75.00' | 74°42'20" | S1 |
| C4 | 95.00' | 125.00' | 43°32'41" | N16°10'32"E | 92.73' | 95.00' | 125.00' | 43°32'42" | S1 |
| C5 | 100.67' | 320.00' | 18°01'28" | N47°05'36"E | 100.25' | 100.67' | 320.00' | 18°01'28" | S1 |
| C6 | 14.02' | 1059.55' | 00°45'30" | N06°39'40"W | 14.02' | 14.02' | 1059.55' | 00°45'30" | S2 |
| C7 | 177.43' | 176.00' | 57°45'39" | N24°25'08"E | 170.01' | 177.70' | 176.00' | 57°50'58" | S2 |
| C8 | 38.42' | 25.00' | 58°03'40" | S44°55'02"W | 34.75' | 38.36' | 25.00' | 87°57'58" | S4 |
| C9 | 102.04' | 129.00' | 45°19'22" | S46°33'46"W | 99.40' | 102.04' | 129.00' | 45°19'25" | S3 |
| C10 | 173.96' | 129.00' | 77°16'49" | S14°43'50"E | 161.07' | 173.82' | 129.00' | 77°12'26" | S2 |
| C11 | 99.55' | 55.00' | 103°42'19" | N37°35'24"W | 98.51' | 99.55' | 55.00' | 103°42'19" | D1 |
| C12 | 99.58' | 70.00' | 81°30'28" | S05°12'36"E | 91.39' | 99.58' | 70.00' | 81°30'28" | D1 |
| C13 | 96.28' | 125.00' | 44°07'53" | S68°01'54"E | 93.92' | 96.28' | 125.00' | 44°07'53" | D1 |
| C14 | 100.00' | 179.00' | 32°09'32" | S37°41'56"E | 98.70' | | | | |
| C15 | 71.12' | 129.00' | 31°35'17" | S37°34'06"E | 70.22' | | | | |
| C16 | 25.08' | 1056.55' | 01°21'22" | N05°36'14"W | 25.08' | 25.08' | 1056.55' | 01°21'23" | S2 |
| C17 | 126.44' | 140.00' | 51°44'51" | N30°13'55"E | 122.19' | | | | |

- LEGEND:
- SET 5/8" X 30" I.R. W/YPC STAMPED "ANDY PARIS & ASSOC. INC." ON 11/3/22
 - FOUND AND HELD 5/8" I.R. W/YPC STAMPED "C. WAYNE COOK PLS 1098" PER B-2585 TCSR UNLESS OTHERWISE NOTED
 - FOUND AND HELD 5/8" I.R. W/YPC STAMPED "C. WAYNE COOK PLS 1098" PER B-2633 TCSR
 - FOUND AND HELD 5/8" I.R. W/YPC STAMPED "C. WAYNE COOK PLS 1098" PER A-8137 TCSR
 - FOUND AND HELD 5/8" I.R. W/YPC STAMPED "TERRY JONES LS 2507" PER B-1841 TCSR
 - ▲ FOUND AND HELD 5/8" I.R. W/YPC STAMPED "ANDY PARIS & ASSOC. INC." PER B-4268 TCSR
 - I.P. IRON PIPE
 - I.R. IRON ROD
 - W/YPC WITH YELLOW PLASTIC CAP
 - () ENCLOSES RECORD DATA
 - [] PROBABLE ORIGIN OF MONUMENT
 - S1 SURVEY NO. B-4043, TILLAMOOK COUNTY SURVEY RECORDS
 - S2 SURVEY NO. B-2633, TILLAMOOK COUNTY SURVEY RECORDS
 - S3 SURVEY NO. B-4268, TILLAMOOK COUNTY SURVEY RECORDS
 - S4 SURVEY NO. A-8137, TILLAMOOK COUNTY SURVEY RECORDS
 - S5 SURVEY NO. B-3483, TILLAMOOK COUNTY SURVEY RECORDS
 - P1 PARTITION PLAT NO. 2002-03
 - TCSR TILLAMOOK COUNTY SURVEY RECORDS
 - D1 BOOK 422, PAGE 762, TILLAMOOK COUNTY DEED RECORDS



REGISTERED PROFESSIONAL LAND SURVEYOR

Harold P. Salo

OREGON

JANUARY 15, 1987
HAROLD P. SALO
7284

EXPRES: JUNE 30, 2024

SINCE 1922

ANDY PARIS AND ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

16057 BOONES FERRY ROAD
LAKE OSWEGO, OREGON 97035
PH: 503-636-3341
www.andyparis.com

PROJECT: 21201
DRAWING: 21201PP1.DWG
DRAFTED: LPS 12/21/22

INDEXED

AFTER RECORDING RETURN TO:
FIRST AMERICAN TITLE
802 MAIN STREET
TILLAMOOK OR 97141

BOOK 399 PAGE 422

1050771

EASEMENT AGREEMENT

Cathy Jean Jordan, James D. McKillip, Kathleen M. McKillip, Lori K. Woods, Wayne E. Woods, D. Howard Fitch, Wallace Harold Fitch, Raymond L. Cloud, Edythe M. Petite, and Ella Woods,

Grantors,

and

Cathy Jean Jordan, James D. McKillip, Kathleen M. McKillip, Lori K. Woods, Wayne E. Woods, D. Howard Fitch, Wallace Harold Fitch, Raymond L. Cloud, Edythe M. Petite, and Ella Woods,

Grantees.

Whereas, this agreement is intended to provide recorded legal access for all parties who own property adjacent to the existing roadway which lies within the boundaries of the right-of-way described in Exhibit A.

Whereas, the existing road currently provides access to the parties' respective properties and runs across portions of all parties' properties; and

Whereas, the parties have agreed to grant the necessary easement rights to provide for continued use of the entire road by all parties; and

Whereas, each party has the unrestricted right to grant an easement across his or her respective section of the right-of-way described in Exhibit A;

Now, therefore, in consideration of the mutual grant of easement, the parties agree as follows:

1. Cathy Jean Jordan hereby grants James D. McKillip, Kathleen M. McKillip, Lori K. Woods, Wayne E. Woods, D. Howard Fitch, Wallace Harold Fitch, Raymond L. Cloud, Edythe M. Petite, and Ella Woods, or their successors or assigns, an easement for purposes of ingress and egress across the section of right-of-way described in Exhibit A which crosses the following described real property:

Commencing at an iron pipe on the East line of the United Brethren Cemetery, said iron pipe being 650.21 feet North and 122.17 feet East from the Southwest corner of the Northeast quarter of the Southwest quarter of Section 29, Township 3 South, Range 9 West of the Willamette Meridian and said one-sixteenth

corner being marked by a Tillamook County Brass Cap; thence following the East line of said Cemetery South 0°52' East 114.37 feet to an iron rod; thence South 61°50' East 296.93 feet to an iron rod; thence North 33°12'13" East 388.50 feet to an iron rod; thence North 43°46'04" East 188.52 feet to an iron rod and the true point of beginning; thence South 56°52'15" West 648.23 feet to an iron rod; thence North 61°50' West 70.40 feet to an iron rod on the East line of said Cemetery; thence North 0°52' West 278.60 feet to an iron pipe at the Northeast corner of said Cemetery; thence South 89° 08' West 139.46 feet to an iron rod at the Northwest corner of said Cemetery; thence North 1°23'38" West 516.60 feet to an iron pipe at the Center-West one-sixteenth corner of said Section 29; thence following the East-West centerline of said Section 29, North 88°15'10" East 950 feet, more or less, to the West bank of the Big Nestucca River; thence following said West bank in a Southerly direction to a point that bears South 73°33'28" East from the true point of beginning; thence North 73°33'28" West 211.71 feet, more or less, to the true point of beginning.

LESS the following described tract; Beginning at an iron pipe on the East line of the United Brethren Cemetery, said iron pipe being 650.21 feet North and 122.17 feet East from the Southwest corner of the Northeast quarter of the Southwest quarter of Section 29, Township 3 South, Range 9 West, of the Willamette Meridian and said one-sixteenth corner being marked by a Tillamook County Brass Cap; thence North 0°52' West 164.23 feet to an iron pipe; thence North 78°09'40" East 70.66 feet to an iron rod and the true point of beginning; thence North 89°08' East 100 feet to an iron rod; thence South 0°52' East 100 feet to an iron rod; thence South 89°08' West 100 feet to an iron rod; thence North 0°52' West 100 feet to the true point of beginning.

TOGETHER WITH easement for powerline, including the terms and provisions thereof, disclosed by deed recorded July 20, 1983 in Book 288, page 173, Tillamook County Records.

2. James D. McKillip and Kathleen M. McKillip hereby grant Cathy Jean Jordan, Lori K. Woods, Wayne E. Woods, D. Howard Fitch, Wallace Harold Fitch, Raymond L. Cloud, Edythe M. Petite, and Ella

Woods, or their successors or assigns, an easement for purposes of ingress and egress across the section of right-of-way described in Exhibit A which crosses the following described real property:

Beginning at the Southwest corner of the Northwest quarter of the Southwest quarter of Section 29, Township 3 South Range 9 West of the Willamette Meridian in Tillamook County, Oregon, said point being a spike in the center line of the County Road #M-18; thence North 89°33' East 635.01 feet to the true point of beginning of the tract herein described; thence North 89°33' East 658.59 feet to the Southeast corner of the Northwest quarter of the Southwest quarter of section 29; said point being marked by an iron pipe; thence North 0°52' West along the East boundary of said Northwest quarter of the Southwest quarter 168.5 feet; thence South 89°33' West parallel to the South boundary of the herein described tract, 658.59 feet to a point North 0°52' West of the point of beginning; thence South 0°52' East 168.5 feet to the point of beginning. LESS that portion in the County Road right of way, being all in Tillamook County, Oregon.

3. Lori K. Woods and Wayne E. Woods hereby grant Cathy Jean Jordan, James D. McKillip, Kathleen M. McKillip, D. Howard Fitch, Wallace Harold Fitch, Raymond L. Cloud, Edythe M. Petite, and Ella Woods, or their successors or assigns, an easement for purposes of ingress and egress across the section of right-of-way described in Exhibit A which crosses the following described real property:

Beginning at the Southwest corner of the Northeast quarter of the Southwest quarter of Section 29, Township 3 South, Range 9 West of the Willamette Meridian, in Tillamook County, Oregon; thence North 0°52' West 314.92 feet along the 1/16th line of said Section to the TRUE POINT OF BEGINNING of the tract herein described; thence continuing North 0°52' West along said 1/16th line to the Southwest corner of that tract conveyed to the Trustees of the United Brethren Church, as a cemetery, by deed recorded December 14, 1903, in Book 1, Page 95, Tillamook County Records; thence North 89°08' East 132 feet to the Southeast corner of said cemetery tract; thence North 0°52' West along the West line of said cemetery tract to the Southerly line of that tract conveyed to Robert O. Stewart, et ux, recorded

August 30, 1963 in Book 187, Page 585, Tillamook County Records; thence South 61°50' East along said Stewart South line to the West bank of the Big Nestucca River; thence Southwesterly along said river to a point South 61°50' East of the point of beginning; thence North 61°50' West to the POINT OF BEGINNING. EXCEPTING THEREFROM any portion lying within the County Road.

4. D. Howard Fitch, Wallace Harold Fitch, and Raymond L. Cloud hereby grant Cathy Jean Jordan, James D. McKillip, Kathleen M. McKillip, Lori K. Woods, Wayne E. Woods, Edythe M. Petite, and Ella Woods, or their successors or assigns, an easement for purposes of ingress and egress across the section of right-of-way described in Exhibit A which crosses the following described real property:

Beginning at the Southwest corner of the Northeast quarter of the Southwest quarter of Section 29, Township 3 South, Range 9 West of the Willamette Meridian, in Tillamook County, Oregon; thence North 0°52' West 150.53 feet along the one-sixteenth line of said section to the point of beginning of the tract herein described; thence continuing North 0°52' West 164.39 feet; thence South 61°50' East to the West bank of the Big Nestucca River; thence Southwesterly along said river to a point South 61°50' East of the point of beginning; thence North 61°50' West to the point of beginning. EXCEPTING the easement to the Trustees of the United Brethren Church, as a cemetery road, by deed recorded December 14, 1903 in Book 1, page 95, Tillamook County Records; EXCEPTING FURTHER any portions lying in the County Road in Tillamook County, Oregon.

5. Edythe M. Petite hereby grants Cathy Jean Jordan, James D. McKillip, Kathleen M. McKillip, Lori K. Woods, Wayne E. Woods, D. Howard Fitch, Wallace Harold Fitch, Raymond L. Cloud and Ella Woods, or their successors or assigns, an easement for purposes of ingress and egress across the section of right-of way described in Exhibit A which crosses the following described real property:

Beginning at the Southwest corner of the Northeast quarter of the Southwest quarter of Section 29 in Township 3 South, Range 9 West of the Willamette Meridian; thence South 33°44' East 163.8 feet to the Big Nestucca River; thence following said river upstream

North 45°57' East 118.27 feet North 53°47'
East 106.73 feet; thence North 61°50' West
299.81 feet to the West line of said Northeast
quarter of Southwest quarter; thence along
said West line south 0°52' East 150.53 feet to
the point of beginning, all situated in
Tillamook County, Oregon.

6. Ella Woods hereby grants Cathy Jean Jordan, James D. McKillip, Kathleen M. McKillip, Lori K. Woods, Wayne E. Woods, D. Howard Fitch, Wallace Harold Fitch, Raymond L. Cloud and Edythe M. Petite, or their successors or assigns, an easement for purposes of ingress and egress across the section of right-of way described in Exhibit A which crosses the following described real property:

All that portion of the Southwest quarter of
the Southwest quarter of Section 29, Township
3 South, Range 9 West of the Willamette
Meridian, in Tillamook County, Oregon, which
is situated NORTH of the Beaver-Blaine County
Road.

7. The easements created by this document shall be permanent and appurtenant to the property owned by the grantees, as described in paragraphs 1 through 6 above. This agreement shall bind and inure to the benefit of the parties, their successors or assigns.

This easement is not intended to restrict the use by Grantors of the land in any way, as long as that use does not materially interfere with the Grantees' use and enjoyment of this easement for purposes of ingress and egress.

This easement shall continue in perpetuity and run with the land.

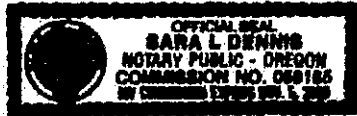
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 parties hereto have subscribed this instrument on the date indicated below.

Cathy Jean Jordan
Cathy Jean Jordan

STATE OF OREGON, County of Lincoln ss.

Personally appeared the above named Cathy Jean Jordan and, on July 9-14, 1998, acknowledged the foregoing instrument to be her voluntary act and deed.

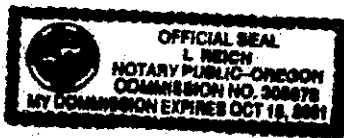


Sara L. Dennis
Notary public for Oregon
My commission expires: _____

James D. McKillip
James D. McKillip

STATE OF OREGON, County of Tillamook ss.

Personally appeared the above named James D. McKillip and, on July 30th, 1998, acknowledged the foregoing instrument to be his voluntary act and deed.

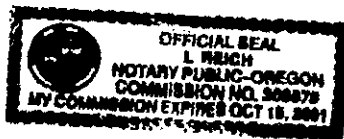


L. Reich
Notary public for Oregon
My commission expires: 10/15/2001

Kathleen M. McKillip
Kathleen M. McKillip

STATE OF OREGON, County of Tillamook ss.

Personally appeared the above named Kathleen M. McKillip and, on July 30, 1998, acknowledged the foregoing instrument to be her voluntary act and deed.



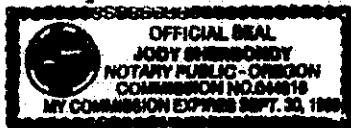
L. Reich
Notary public for Oregon
My commission expires: 10/15/2001

6

Lori K. Woods
Lori K. Woods

STATE OF OREGON, County of Tillamook) ss.

Personally appeared the above named Lori K. Woods and, on July 27, 1998, acknowledged the foregoing instrument to be her voluntary act and deed.

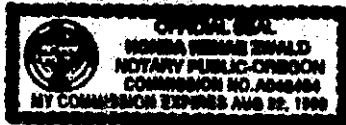


Jody Sherbondy
Notary public for Oregon
My commission expires: 9/30/99

Wayne E. Woods
Wayne E. Woods

STATE OF OREGON, County of Tillamook) ss.

Personally appeared the above named Wayne E. Woods and, on July 31, 1998, acknowledged the foregoing instrument to be his voluntary act and deed.

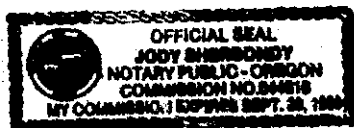


Nonda Renee Tuck
Notary public for Oregon
My commission expires: 8/22/99

D. Howard Fitch
D. Howard Fitch

STATE OF OREGON, County of Tillamook) ss.

Personally appeared the above named D. Howard Fitch and, on July 21, 1998, acknowledged the foregoing instrument to be his voluntary act and deed.

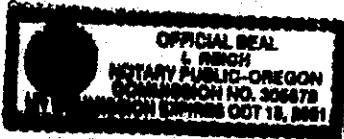


Jody Sherbondy
Notary public for Oregon
My commission expires: 9/30/99

Wallace Harold Fitch
Wallace Harold Fitch

STATE OF OREGON, County of Tillamook) ss.

Personally appeared the above named Wallace Harold Fitch and, on July 27th, 1998, acknowledged the foregoing instrument to be his voluntary act and deed.

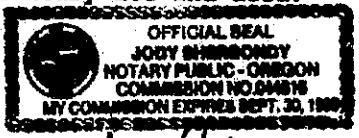


F. Reich
Notary public for Oregon
My commission expires: 10/15/2001

Raymond L. Cloud
Raymond L. Cloud

STATE OF OREGON, County of Tillamook) ss.

Personally appeared the above named Raymond L. Cloud and, on July 20, 1998, acknowledged the foregoing instrument to be his voluntary act and deed.

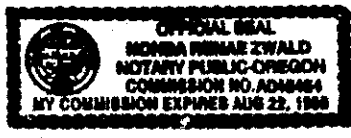


Jody Sherbondy
Notary public for Oregon
My commission expires: 9/30/99

Edythe M. Petite
Edythe M. Petite

STATE OF OREGON, County of Tillamook) ss.

Personally appeared the above named Edythe M. Petite and, on July , 1998, acknowledged the foregoing instrument to be her voluntary act and deed.



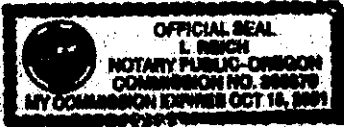
Nonda Renee Zwald
Notary public for Oregon
My commission expires: 8/22/98

8

Ella Woods
Ella Woods

STATE OF OREGON, County of Tillamook ss.

Personally appeared the above named Ella Woods and, on July 22, 1998, acknowledged the foregoing instrument to be her voluntary act and deed.



L. Reich
Notary public for Oregon
My commission expires: 11/15/2001

9

EXHIBIT "A"

A 25 foot wide non-exclusive access easement and water line easement, consistent with Major Partition approved December 7, 1983, by Vic Affolter, Tillamook County Planning Director, which is situated in the Southwest quarter of Section 29, Township 3 South, Range 9 West of the Willamette Meridian, in Tillamook County, Oregon, more particularly described as follows:

Beginning at an iron pipe on the East line of the United Bretheren Cemetery, said iron pipe being 650.21 feet North and 122.17 feet East from the Southwest corner of the Northeast quarter of the Southwest quarter of Section 29, Township 3 South, Range 9 West, Willamette Meridian, said Southwest 1/16th corner being marked by a Tillamook County Brass Cap; thence North 0° 52' West 164.23 feet to an iron pipe; thence North 78° 09' 40" East 70.66 feet to an iron rod; thence South 0° 52' East 50.00 feet to the TRUE POINT OF BEGINNING of a 25 foot wide access and water line easement, said easement being 12.5 feet on either side of the following described centerline; thence South 89° 08' West 17.94 feet; thence South 0° 52' East 48.49 feet; thence South 13° 08' 31" East 81.82 feet; thence South 15° 06' 29" West 268.67 feet; thence South 34° 12' 54" West 162.51 feet; thence South 18° 09' 20" West 50.12 feet; thence South 9° 24' 35" West 121.35 feet; thence South 25° 29' 58" West 54.43 feet; thence South 51° 43' 57" West 121.18 feet; thence South 64° 20' 36" West 78.23 feet; thence South 86° 25' 00" West 125.60 feet; thence North 76° 09' 13" West 94.26 feet; thence North 68° 44' 13" West 78.50 feet; thence North 78° 21' 23" West 58.44 feet; thence North 88° 24' 03" West 53.14 feet; thence South 80° 23' 14" West 110 feet, more or less, to a point on the Easterly right-of-way line of Beaver-Blaine County Road, said point being the terminus of said easement.

98372100

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

AUG. 17 2 58 PM '98

BOOK 399 PAGE 422

Witness my hand and seal, and I am duly sworn,
JOSEPHINE WELLS, Clerk

DEPUTY
50.00
20.00
1.00
9.00

EAASAB
AST
ADMIN
PLCP

