

File Number : ACU-24-025

DR-24-057



COOS COUNTY CONDITIONAL USE LAND USE APPLICATION

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60 E. SECOND STREET OR MAIL TO:

COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL

PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

If the fee is not included the application will not be processed

(If payment is received on line a file number is required prior to submittal)

Date Received: 6/24/24 Receipt #: 248124 Amount: 1,956.00 Received by: [Signature]

This application shall be filled out electronically. If you need assistance please contact staff.

Applications shall be submitted by the property owner or a purchaser under a recorded land sale contract. "Property owner" means the owner of record, including a contract purchaser.

The application shall include the signature of all owners of the property.

A legal representative may sign on behalf of an owner upon providing evidence of formal legal authority to sign.

LAND INFORMATION

A. Property Owner(s) Jonathan O'Meara

Mailing address: 58022 Seven Devils Rd., Bandon, OR 97411

Phone: 978.790.3858

Email: bishop191188@gmail.com

Township: 27S Range: 14W Section: 33 ¼ Section: Select 1/16 Section: Select Tax lots: 700

Select Select Select Select Select

RR-5

Tax Account Number(s): 770800
Tax Account Number(s): _____

Zone: Select Zone Please Select

Please Select

B. Special Districts and Services

Water On-Site (Well or Spring)

Sewage Disposal On-Site Septic

School Coos Bay

Fire District Bandon RFPD

C. Type of Application (s) please consult with staff to determine prior to submittal

- Administrative Conditional Use for Vacation Rental
- Hearings Body Conditional Use for _____
- Historical, Cultural and Archaeological Resources, Natural Areas of Wilderness
- Beaches and Dunes
- Non-Estuarine Shoreland Boundary
- Significant Wildlife Habitat
- Natural Hazards
 - Flood
 - Landslide
 - Liquefaction
 - Erosion
 - Wildfires
- Airport Surfaces Overlay
- Variance to which standard _____

Include the supplemental application with all criteria addressed. If you require assistance with the criteria please contact a land use attorney or professional consultant. Property information may be obtained from a tax statement or can be found on the County Assessor's web page at the following links:

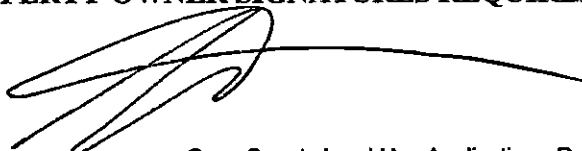
[Map Information](#) Or [Account Information](#)

D. **ATTACHED WRITTEN STATEMENT.** With all land use applications, the “burden of proof” is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning and Land Development Ordinance (CCZLDO). You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. A planner will explain which sections of the Ordinance pertain to your specific request. The information described below is required at the time you submit your application. The processing of your application does not begin until the application is determined to be complete. An incomplete application will postpone the decision, or may result in denial of the request. Please mark the items below to ensure your submittal is complete.

Application Check List: Please make off all steps as you complete them.

- I. **PROPOSAL AND CRITERIA:** A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
1. Project summary and details including timelines.
 2. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. This shall be addressed on the supplemental criteria page (see staff for criteria).
- II. **PLOT PLAN OR SKETCH PLAN:** A detailed drawing delineating the following:
- Owner's name, address, and phone number, map and Tax lot number
 - North Arrow and Scale - using standard engineering scale.
 - Accurate shape and dimensions of parcel, development site, including the lengths of the all property lines.
 - Any adjacent public or private roads, all easements and/or driveway locations. Include road names. Driveway location and parking areas, including the distance from at least one property line to the intersection of the driveway and the road (apron area);
 - All natural features, which may include, but are not limited to water features, wetlands, ravines, slope and distances from features to structures.
 - Existing and proposed structures, water sources, sewage disposal system and distances from these items to each other and the property boundaries.
- III. **DEED:** A copy of the current deed, including the legal description, of the subject property.
- IV. **CERTIFICATION:** I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit. If the property owner would like staff to contact a legal representative or consultant please provide the contact information using a consent form.

PROPERTY OWNER SIGNATURES REQUIRED FOR PROCESSING



ACCESS INFORMATION

The Coos County Road Department will be reviewing your proposal for safe access, driveway, road, and parking standards. There is a fee for this service. If you have questions about these services please contact the Road Department at 541-396-7660.

Property Address: **58022 Seven Devils Rd., Bandon OR 97411**

Type of Access: County Road

Name of Access: Seven Devils Rd.

Is this property in the Urban Growth Boundary? No

Is a new road created as part of this request? No

Required parking spaces are based on the use of the property. If this is for a residential use two spaces are required. Any other use will require a separate parking plan submitted that is required to have the following items:

- Current utilities and proposed utilities;
- Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
- The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
- Location of existing and proposed access point(s) on both sides of the road where applicable;
- Pedestrian access and circulation will be required if applicable. Internal pedestrian circulation shall be provided in new commercial, office, and multi-family residential developments through the clustering of buildings, construction of walkways, landscaping, accessways, or similar techniques;
- All plans (industrial and commercial) shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems;
- Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
- Number and direction of lanes to be constructed on the road plus striping plans;
- All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
- Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.

Additional requirements that may apply depending on size of proposed development.

- a. Traffic Study completed by a registered traffic engineer.
- b. Access Analysis completed by a registered traffic engineer
- c. Sight Distance Certification from a registered traffic engineer.

Regulations regarding roads, driveways, access and parking standards can be found in Coos County Zoning and Land Development Ordinance ([CCZLDO](#)) [Article 7](#).

By signing the application I am authorizing Coos County Roadmaster or designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. Inspections should be made by calling the Road Department at 541-396-7660

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway

Parking

Access

Bonded

Date:

Receipt # _____

File Number: DR-

SANITATION INFORMATION

If this is a request for a recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering Coos Health and Wellness, Environmental Health Staff will be reviewing the proposal to ensure the use meets environmental health standards for sanitation and water requirements to serve the facility. If the proposal indicates that you are using a community water system a review may be required. A fee is charged for this service and shall be submitted with the application \$83.00. If you have questions about regulations regarding environmental health services please call 541-266-6720. This form is required to be signed off for any type of subdivision, recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering.

Water Service Type: On-site Well

Sewage Disposal Type: On-site septic

Please check if this request is for industrial, commercial, recreational or home base business use and complete the following questions:

- How many employees/vendors/patrons, total, will be on site?
- Will food be offered as part of the an on-site business?
- Will overnight accommodations be offered as part of an on-site business?
- What will be the hours of operation of the business?

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

Staff Signature: _____

- This application is found to be in compliance and will require no additional inspections
- This application is found to be in compliance but will require future inspections
- This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and Wellness, Environmental Health Division to make an appointment.

Additional Comments:

Check with DEQ for their requirements by emailing: onsitecoosbay@DEQ.Oregon.Gov
Check with Building Codes for their requirements by emailing: building@co.coos.or.us

SUPPLEMENTAL APPLICATION REQUIREMENTS FOR VACATION/SHORT TERM RENTALS.

Below are the criteria for a Vacation Rental/Short Term Rentals. This type of use may be allowed in Urban and Rural Residential Zones through an Administrative Conditional Use (ACU) process.

In summary, an Administrative Conditional Use is a use or activity with similar compatibility or special conservation problems within a zoning district. A Conditional Use may be initiated by filing an application with the Planning Department using forms prescribed by the Department. An application for an Administrative Conditional use requires review by the Planning Director to insure compliance with approval criteria. This type of review is considered a “Discretionary” review that contains approval criteria. Approval criteria are listed with a specific review and findings must be made to address such criteria. The criteria are a set of rules that a proposal shall comply with in order to receive approval. A proposal that can comply with the criteria with mitigation measures or limitations will be approved with conditions. A proposal that cannot comply with the criteria outright or cannot comply with mitigation measures will be denied. An application for a conditional use or an Administrative Conditional Use shall be approved only if it is found to comply with this Article and the applicable review criteria, development standards and special development consideration and/or overlays set forth in the zoning regulations and any other applicable requirements of this Ordinance. Once the process has started for review refunds will not be processed. The burden of proof rest on the applicant to show that the request meets all criteria.

- Proposals shall contain a general scope of work for the proposal. At the minimum the proposal for a short term/vacation rental shall include:
 - Number of occupants at one time;
 - Number of vehicles;
 - Large gatherings;
 - Property manager including contact details;
 - Security;
 - The layout of the property, does the property have sight obscuring (from neighboring properties) fencing or landscaping;
 - Services such as cleaning and property maintenance (parking should include a one space dedicated to service worker); and
 - Any other details that may be important to this review process.
- Required Criteria to be addressed to receive approval. Under the criteria staff has included some additional guidance to help applicants understand how or what is meant/required to be addressed. The guidance is not meant to provide legal advice but does provide components of other successful application requests. It is helpful if an applicant approaches criteria as a series of questions. For example, how will this use be compatible and then present evidence to back up the answer. This could be drawings,

photos, contracts, maps or any other item that shows you understand and will follow the criteria.

Criteria and Responses:

Chapter IV – Coos County Zoning and Land Development Ordinance.

Section 4.3.210 Categories and Review Standards (87) Vacation rental/short term rental:

(a) Shall be found to be compatible with the surrounding area.

COMPATIBILITY: Means that the proposed use is capable of existing together with the surrounding uses without discord or disharmony. The test is where the proposed use is compatible with the existing surrounding uses, and not potential or future uses in the surround area. The surrounding area consists of the notification area for the project as set out in § 5.0.900.

In summary, the criteria are asking how the use of a vacation rental which is considered a commercial use will be compatible with the existing surrounding uses. For Rural Residential the study area is 250 feet from the boundary of the subject tract (contiguous properties within one ownership) and in Urban Residential the study area is 100 feet from the boundary of the subject tract.

There are many ways to provide evidence but one example would be to identify the properties within the study area on a map and explain what use is occurring on each of them and how the proposal will not interfere with such uses. The surrounding zoning would be another way to explain how the use is compatible. How will you control the vacation rental so that it is similar to a residential use through quiet times, parking, limitation on guest and etc.

Applicants Response:

The proposed vacation rental would work in harmony with its surrounding properties and space. This property will be mostly rented out by golfers playing at Bandon Dunes. Bandon Dunes property meets mine. My house is the first house outside of the resort. The travel to get to the resort doesn't go by any other houses, and creates no additional traffic than if I lived there as I work at the resort. Quiet times will be observed as well as a limitation of 6 people in the house. There will be no large or loud gatherings allowed. Parking is all next/near house and is 75 yards in off the street. The property is very private. Parking for 7 or more spots. See hand drawn map for additional reference.

(b) Shall be licensed by the Coos Health & Wellness (CHW) in accordance with ORS 446.310-350;

Please contact CHW to understand the licensing requirements. If the current dwelling is using surface water it may not qualify under the health standards.

Applicants Response:

Well has been drilled to the proper depth to eliminate surface water. It has a full filtration system and UV light. Along with a 3 stage filtration system in the kitchen for drinking water.

(c) Shall meet parking access, driveway and parking standards as identified in Chapter VII;

The Coos County Road Department will evaluate you parking and access. This requires that an applicant submitted a traffic plan that addresses the access, driveway and parking.

The driveway and access shall meet the minimum standards. The parking standards shall be drawn to show 1 space per guest accommodation plus, 1 space per employee. The guest accommodations are viewed by the number of bedrooms in the dwelling.

Applicants Response:

The parking for the property will be 8 spaces. 6 spaces for guests, and 2 for employees. The spaces will be indicated on the hand drawn map. Access to Seven Devils is by a 75 yard driveway which had been approved previously for construction being done. Access to the property is done from main road of Seven Devils. See drawn map for reference.

- (d) Shall not be conveyed or otherwise transferred to a subsequent landowner without a the new property owner submitting a Compliance Determination Application showing compliance with this section; and
- (e) A deed restriction shall be recorded with the Coos County Clerk's Office acknowledging that this is an accessory use to the approved residential use. If located within Urban Growth Boundary further restrictions may be required based on comments from the City.

This criterion just required acknowledgment that an applicant/property that in the event of sale of the property a review is required to continue the approved short term/vacation real use. A deed restriction will be required to be recorded as a condition of approval.

Applicants Response:

Property is not for sale and don't plan on selling. But I acknowledge a deed restriction will be required as a condition of approval.

Vacation Rental Proposal

This is a proposal for using my current residence as a vacation rental for part of the year. Currently I am living at my residence, working on the additional/construction that has been going on for the last year.

Almost all work on the house has been completed, and I am in the final stages of inspections, just waiting for my final. All other inspections have been completed and passed. Once the house is complete, I would like to use it as a vacation rental. I will still stay here and have this as my residence. I love Oregon and don't want to leave. I moved here 12 years ago, and fell in love.

This house as a rental meets all ordinances and adds no strain to the resources or roadways around the house. It is a private house with land and space around it. Quiet hours will be observed as well as to not disrupt neighbors later in the eve. There is plenty of private parking, so cars will not be on or near the street. This house has easy straight access to Bandon Dunes, and passes no houses on the way. For rental purposes there is no increase in traffic to neighborhoods.

The timeline of the completion of all work is estimated to be between Oct and Dec of 2024. Currently the work has slowed a bit as my helper is not here for a couple months.

Once the final inspection is done, which I will call for when all work is completed, I hope to be approved and then begin to setup to rent it out by next spring time.

I spoke with the planning office, and was informed that I was able to apply for this while waiting for my final inspection, and to just indicate that I wanted to apply and get approved, but with condition of passing final inspection. I would like to get this process started as I am aware it can take a while with backlog.

Proposal info:

Number of occupants at one time – 6

Number of parking spaces – 8

Large Gatherings – Not going to do large gatherings

Property Manager – Jon O'Meara 978-790-3858

Security – There are security Cameras around outside of the house which watch the driveway and entry points. The house is also a smart home and has smart locks, which can be checked by me remotely, and ability to change codes remotely. There are exterior lights, and motion sensor lights for outside the house.

Layout – The house is set in off the road about 75 yards towards the middle of the property. There is a good deal of privacy and trees and bushes all around property which created a buffer between the house and the road. To one side of the property is the Bandon Dunes property, which is all just trees and bushes. The neighbor behind the house, is also blocked by thick layers of trees and brush. That neighbors house cannot be seen from my house. The neighbor on the other side, is blocked out by a polebarn, shrub trees and a fence. This creates a privacy barriers so the neighbors do not see the house and there is total privacy. The property is 6.5 acres and is very private and quiet.

Services – I am currently working on setting up my caretaker for the property who will do all property maintenance in the times I am not here doing it myself. I expect to do lawn, maintenance and upkeep for part of the time. I will be hiring a cleaning company to do the cleaning for the property between guests if I am not doing it as well. Trash service and pickup will be setup for guests.

Short-Term Rental Nuisance Response Plan

Each nuisance response plan shall contain the following information and otherwise be in a form required by the community development department:

Short-Term Rental Address: 58022 Seven Devils Rd. Bendon OR 97411

Mailing address of property owner:

Address: 58022 Seven Devils Rd.
City: Bendon
State: OR
Zip: 97411

Telephone number of the owner/owners of the residential dwelling unit/units:

(778) 790 - 3858

The name, address and telephone number of the person or persons who will be available by telephone, and who will be responsible for promptly responding to or causing a prompt response to a nuisance complaint arising out of the occupancy or use of the vacation rental by tenants, their visitors and/or their guests*:

Name: Jon O'Meara
Phone: (778) 790 - 3858
Address: 58022 Seven Devils Rd
City: Bendon
State: OR
Zip: 97411

Name: _____
Phone: () _____ - _____
Address: _____
City: _____
State: _____
Zip: _____

*For the purposes of this section, a return telephone call to a complainant shall be deemed "prompt" when: Between the hours of 7:01 a.m. and 9:59 p.m. the call to contact the renter to correct the problem is made within 30 minutes of receiving the initial complaint; Between 10:00 p.m. and 7:00 a.m., the quiet hours, the call to contact the renter to correct the problem is made within 15 minutes of receiving the initial complaint. No more than a total of three persons shall be designated in the response plan as a person responsible for responding to or causing a response to a nuisance complaint; and Only one such person shall be designated as the person responsible for responding to a nuisance complaint during any particular hours of the day, different days in a week, and/or different weeks of the year.

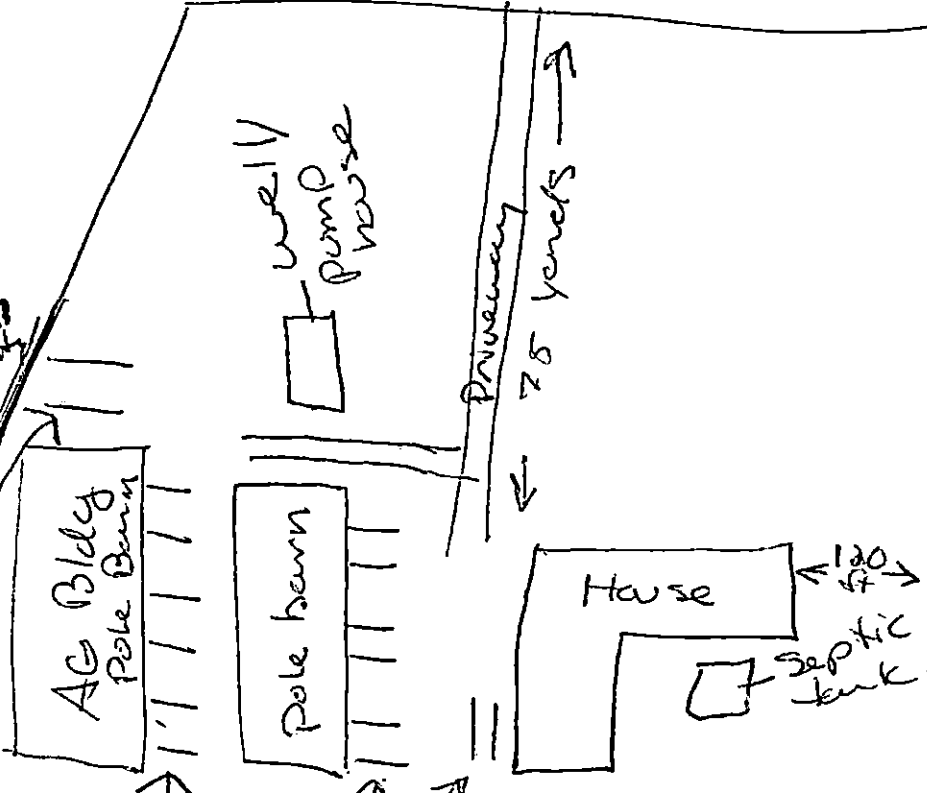
58022 Seven Devils Rd. Bunden OR 97411

Seven Devils

Jon Omeara
978-790-3858

tax lot - 700

20 ft
pole built
do
live
Privacy
Fence



Parking
10x20
spaces

300 ft
to creek
down a hill

200 yards approx

Cut Creek

**AFTER RECORDING
RETURN TO
Ticor Title Company
300 West Anderson Ave. - Box 1075
Coos Bay, OR 97420-0233
RECORDING REQUESTED BY:**

COOS COUNTY, OREGON	2016-006491
\$51.00	08/01/2016 01:37:25 PM
Terri L.Turi, Coos County Clerk	Pgs=2

GRANTOR:
Donna J. Misseres and Richard A. Misseres
58022 Seven Devils Road
Bandon, OR 97411

GRANTEE:
Jonathan B. O'Meara and Sylvia J. Krupa
370 Delaware Avenue SE
Bandon, OR 97411-9419

SEND TAX STATEMENTS TO:
Jonathan B. O'Meara and Sylvia J. Krupa
58022 Seven Devils Road
Bandon, OR 97411

AFTER RECORDING RETURN TO:
Jonathan B. O'Meara and Sylvia J. Krupa
58022 Seven Devils Road
Bandon, OR 97411

Escrow No: 360616015983-TTCOO07

58022 Seven Devils Road
Bandon, OR 97411

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Donna J. Misseres and Richard A. Misseres, as tenants by the entirety, Grantor, conveys and warrants to

Jonathan B. O'Meara and Sylvia J. Krupa, Tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

Beginning at the Southwest corner of the Northeast quarter of the Northwest quarter of Section 33, Township 27 South, Range 14, West of the Willamette, Coos County Oregon and running thence East 330 feet along the South line of said NE ¼ of the NW ¼ of said Section 33 to the true point of beginning of the following described tract of land; thence running North 00° 30' 35" East 330 feet to a point; thence North 57° 30' East 480.93 feet to a point; thence South 10° 31' West 224.2 feet; thence South 78° 38' 40" East along the South line of the property conveyed to Mr. Charles Parsons by deed recorded as Microfilm Reel No. 80-3-623 Records of Coos County, Oregon for a distance of 290.8 feet to the West right of way line of the Bandon-Empire City Road as relocated; thence Southerly along said road right of way to the South line of the said NE ¼ of the NW ¼ of said Section 33; thence Westerly along the South line of the NE ¼ of the NW ¼ of said Section 33, 643 feet, more or less, to the point of beginning.

SAVE AND EXCEPT That portion conveyed to Gary L. Thisby and Joan A. Thisby in Property Line Adjustment Deed recorded November 19, 2012 as Microfilm Reel No. 2012-9860 and re-recorded on November 15, 2013 as Microfilm Reel No. 2013-10972.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$220,000.00. (See ORS 93.030)

Subject to and excepting:

2015/16 taxes, covenants, conditions, restrictions, easements, rights of way, homeowners association assessments, if any, and matters now of record.

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

360616015983-TTCOO07
Deed (Warranty-Statutory)

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.

DATED: 7-29-16



Richard A. Misseres
Richard A. Misseres

Donna J. Misseres
Donna J. Misseres

State of OREGON

COUNTY of COOS

This instrument was acknowledged before me on July 29, 2016

by Richard A. Misseres and Donna J. Misseres

Michelle Kay Lindsey, Notary Public - State of Oregon

My commission expires: July 21, 2018

Return to:

Jonathan B. O'Meara
58022 Seven Devils Road
Bandon, OR 97411

Coos County, Oregon
\$86.00

2024-00099
01/05/2024 10:43 AM
Pgs=1



Julie A. Brecke, Coos County Clerk

Send Property Tax Statements to:

Jonathan B. O'Meara
58022 Seven Devils Road
Bandon, OR 97411

QUITCLAIM DEED

Sylvia Krupa, Grantor, releases and quitclaims to Jonathan B. O'Meara, Grantee, all right, title and interest in and to the following described real property:

2016-000491

Beginning at the southwest corner of the Northeast quarter of the Northwest quarter of Section 33, Township 27 South, Range 14, West of the Willamette, Coos County Oregon and running thence East 330 feet along the South line of said NE 1/4 of the NW 1/4 of said Section 33 to the true point of beginning of the following described tract of land; thence running North 89° 30' 35" East 330 feet to a point; thence North 27° 30' East 480.93 feet to a point; thence South 10° 31' West 224.2 feet; thence South 78° 38' 40" East along the South line of the property conveyed to Mr. Charles Parsons by deed recorded as Microfilm Reel No. 80-3-623 Records of Coos County, Oregon for a distance of 290.8 feet to the West right of way line of the Bandon-Empire City Road as indicated; thence South along said road right of way to the South line of the said NE 1/4 of the NW 1/4 of said Section 33; thence West along the South line of the NE 1/4 of the NW 1/4 of said Section 33, 643 feet, more or less, to the point of beginning.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

The true consideration for this conveyance is \$190,000.

Dated this 5 day of January, 2024
~~December, 2023.~~

Sylvia Krupa, Grantor

Jonathan B. O'Meara, Grantee

County of Coos)
) ss
State of Oregon)

The foregoing Quitclaim Deed was acknowledged before me on this January 5, 2024 by Sylvia Krupa, who produced a valid form of government identification and such individual having executed aforementioned instrument in my presence by his/her own voluntary act,

IN WITNESS THEREOF, to this Quitclaim Deed, I set my hand and seal:

Notary Public of Oregon
My Commission expires: 10/10/27

