



COOS COUNTY CONDITIONAL USE LAND USE APPLCIATION

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: 11/04/22 Receipt #: 123905858 Amount: 1876 Received by: MB

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) Claudia Kelly

Mailing address: P.O. Box 1144, Bandon OR. 97411

Phone: 541-347-4929

Email:

Township: 28S Range: 14W Section: 29 ¼ Section: B 1/16 Section: B Tax lots: 100

Select Select Select Select Select

Tax Account Number(s): 987601

Zone: Select Zone Rural Residential-2 (RR-2)

Tax Account Number(s)

Please Select

B. Special Districts and Services

Water On-Site (Well or Spring)

Sewage Disposal On-Site Septic

School Bandon

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 time limes.
 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

Claudia Kelly

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: 55542 Bates Road, Bandon OR. 97411

Type of Access: County Road Name of Access: Bates Road

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:



Coos County Planning Department
Coos County Courthouse Annex, Coquille, Oregon 97423
Mailing Address: Planning Department, Coos County Courthouse, Coquille, Oregon 97423
(541) 396-7770
FAX (541) 396-1022 / TDD (800) 735-2900
Jill Rolfe, Planning Director

CONSENT

On this 16th day of SEPTEMBER, 2022

I, CLAUDIA KELLY
(Print Owners Name as on Deed)

as owner/owners of the property described as Township 28, Range 14,

Section 29 83, Tax Lot 100, Deed Reference _____

Hereby grant permission to DAVID REED so that a(n)
(Print Name)

ACU VACATION RENTAL application can be submitted to the Coos
(Print Application Type)

County Planning Department.

Owners Signature/s

Claudia Kelly



Coos County Planning Department
60 E. Second, Coquille, Oregon 97423
Mailing Address: 225 N. Adams, Coquille, Oregon 97423
(541) 396-7770
TDD (800) 735-2900

CONSENT

On this _____ day of _____, 20____,

I, _____
(Print Owners Name as on Deed)

as owner/owners of the property described as Township _____, Range _____,

Section _____, Tax Lot _____, Deed Reference _____

Provide consent for Coos County Planning Staff to provide any information on the property identified in this form to the following people:

Name:

Mailing Address:

Phone Number:

Email :

Owners Signature/s

Claudia Kelly

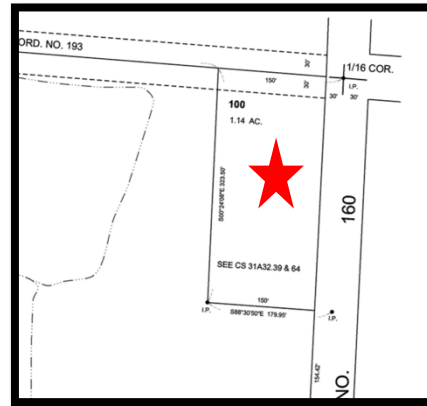
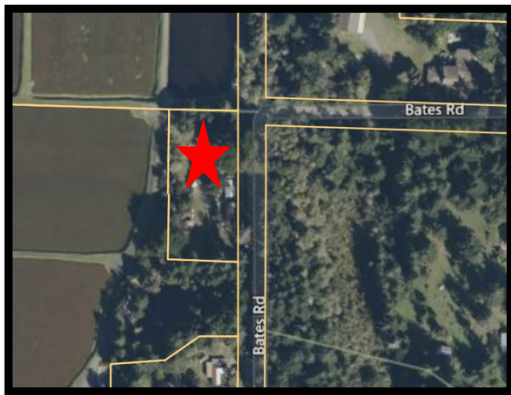


SOUTH
COAST
CONSULTING
LLC

P.O. Box 134
Langlois, OR 97450
T: (559)708-8899
E: info@southcoastconsultingllc.com
W: www.southcoastconsultingllc.com

Land Use Consulting - Permitting Assistance - Project Management - Feasibility & Project Analysis

Applicant's Narrative for Administrative Conditional Use request to designate an existing Single Family Dwelling as a Short Term Rental/Vacation Rental Dwelling



Request: Administrative Conditional Use approval to designate an existing Single Family Dwelling as a Short Term Rental (STR)/Vacation Rental Dwelling (VRD) on property zoned RR-2 in Bandon, Coos County, Oregon.

Subject Property: 55542 Bates Road, Bandon OR 97411

Map Number: 28S-14W-29BB

Tax Lot: 100

Account Number: 987601

Property Owner: Honey Tadlock Revocable Living Trust; Claudia Kelly, Trustee

Applicant: Claudia Kelly

I. Property Description

Approximately 1.14 acres in size, the subject lot is zoned Rural Residential 2 (RR-2) and is located west of Bates Road, on the east side of the City of Bandon, in Coos County. The property is not inside Bandon's incorporated City Limits or Urban Growth Boundary, and is developed with an existing two-story, single family dwelling, that was placed on the property in 1937 after surviving Bandon's 1936 fire. A detached, single-car garage with attached storage room from the same era is also located on the property. The home is approximately 1532 square feet, with living room, dining space, kitchen, two bedrooms, one bathroom, and a wrap-around exterior deck

located on the main floor. The second floor is a finished attic space with sleeping accommodations for four. There are queen size beds in each main floor bedroom, with a queen and two single beds upstairs. The property is serviced by an existing private water well and an on-site septic system, with electricity provided by the City of Bandon. The current property owner/applicant purchased the property in 2020 and has completed extensive repairs and updates to the property and dwelling, including the main floor's wrap-around deck and privacy fencing, new flooring throughout the house, new paint, complete bathroom and kitchen remodel, infrared improvements to the water system, new electrical, plumbing, roofing, and siding.

Exterior Photos:



Interior Photos:



Living Room – Main Floor



Bathroom – Main Floor



Guest Room #1 – Main Floor



Rear Door – Main Floor



Guest Room #2 – Main Floor



Dining Area – Main Floor



Kitchen – Main Floor



Guest Room #3 - Upstairs

II. Applicable Criteria

Proposal – Short Term Rental (STR)/Vacation Rental Dwelling (VRD)

The property owner requests approval from Coos County to designate the subject property as an STR/VRD, to allow the operation of a vacation rental in the existing single-family dwelling. The modest size of the modernized home, its rural residential location on the outskirts of Bandon's City Limits, the property's topography, historic charm, and overlooking view of a multi-generational cranberry farm, make the subject lot uniquely suited for short term rental.

The dwelling, garage, and additional parking are located on the flat portion of the property, with the septic system and well located in the sloped side and rear yards. Local and nationally inventoried wetlands separate the subject lot from the abutting farm land on the west property

line, creating a physical separation between the properties that ensures no guest access or property impact to the nearby farm operations. A maximum of 8 overnight guests, with off-street parking to accommodate four vehicles is proposed. If the request is granted, the property owner will obtain proper tourist accommodation licensing from Coos Health and Wellness, and property management services from a local provider who will maintain the established trash, security, and landscaping services.

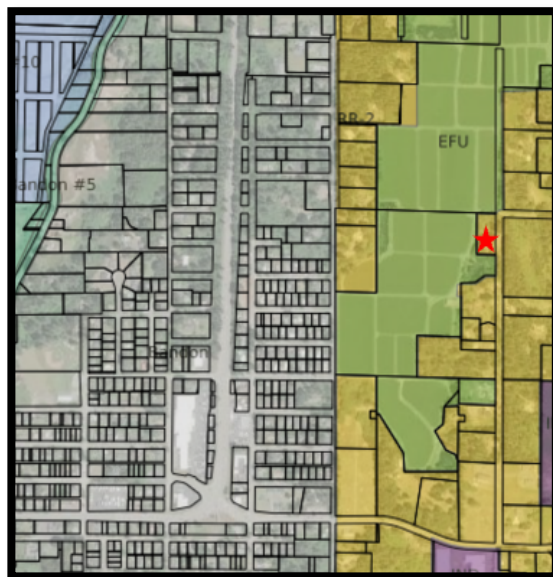
Compatibility

The property is bordered to its north, south, and west, by cranberry bogs, with frontage along Bates Road to the east. There are five properties within the 250-foot study radius (identified below; *images not to scale*), one is a designated STR/VRD with multiple approved dwelling units, two are part of a large cranberry farm in common ownership, and two are developed with multiple dwelling units with records of construction between the 1930's and today.

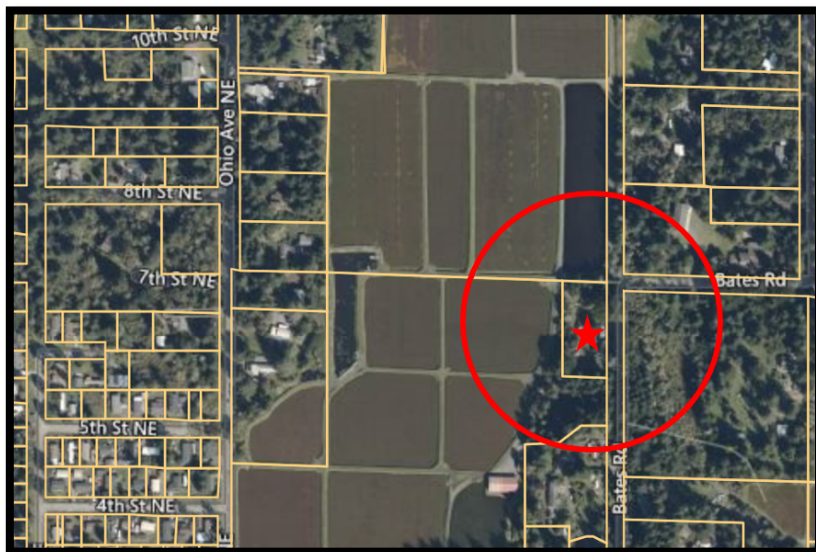
Neighboring Properties:

- 555610 Bates Road – VRD/SFD – RR-2 Zone
- 555617 Bates Road – Two SFD – RR-2 Zone
- 555478 Bates Road – Three SFD – RR-2 Zone
- 28S-14W-29BB TL 200 – Cranberry Bogs – EFU Zone
- 28S-14W-20C TL 1100 – Cranberry Bogs – EFU Zone

Not included in the 250-foot study area, but nearby, are numerous other dwelling units and the Veterans of Foreign Wars (VFW) Auxiliary Hall and cemetery.



The existing neighborhood is fairly mixed use, with a blend of residential, commercial, and agricultural uses co-existing for many years. The residential developments within the 250-foot study radius are relatively high in density, with more than one dwelling unit, and/or existing land use approval recorded by the Coos County Assessor's office. One property within the 250-foot study area currently operates as a STR/VRD, advertising on VRBO with occupancy for 20 overnight guests.



Other nearby properties are occupied by owners or long term tenants. The subject property is similar in size to these properties, but contains only one dwelling unit, which is inherently less of

an impact to the characteristics of the neighborhood than the surrounding properties that contain two or more dwellings/uses.

This proposal does not including use of the subject property to accommodate large groups or gatherings, which mitigates any potential negative impact of large groups or gatherings on the surrounding properties. The recent installation of privacy fencing around the home, and the request for maximum occupancy to be set at eight (8) persons, further mitigates any potential negative impact to the existing neighborhood. However, the property owner is willing to consider any condition of approval deemed necessary to further preserve the characteristics of the existing neighborhood.

The abutting farm land is primarily accessed through property on Ohio Street NE, but heavy equipment and commercial trucks occasionally travel on Bates Road during the fall months of the year, for the seasonal cranberry harvest. Four (4) off-street parking spaces have been delineated on the subject property, one space for each proposed bedroom and one additional space for potential service workers. Although only four off-street parking spaces are delineated in the included parking plan, there is ample additional off-street parking on the subject site. The proposed use of the subject property will have no impact on existing nearby farming operations or traffic, but the property owner is amendable to any condition of approval found necessary by Coos County to offset any potential negative impacts.

Licensing

The property owner understands and acknowledges that if this request is approved, licensing from the Coos County Environmental Health Department/Coos Health and Wellness will be required prior to operation, in accordance with ORS 446.310-350.

Zoning

Vacation Rental Dwellings are an Administratively Approved Conditional Use in existing dwellings in the RR-2 zone (CCZLDO Section 4.3.200). The existing development pre-dates the CCZLDO but conforms the siting requirements of Section 4.3.225 and Section 4.3.230, as a lawfully created parcel within the RR-2 zone with no proposed new construction a part of this application or proposal.

III. Summary

<u>Subject Property:</u>	55542 Bates Road, Bandon OR 97411
<u>Status:</u>	Existing Single-Family Dwelling (1937)
<u>Number of Bedrooms:</u>	Three (3) Bedrooms
<u>Maximum Occupancy:</u>	Eight (8) Overnight Guests (max. of 6 adults)
<u>Off-street Parking:</u>	Four (4) spaces
<u>Property Management:</u>	To be determined
<u>Refuse Service:</u>	Les' Sanitation
<u>Water:</u>	Private Well
<u>Power:</u>	City of Bandon – Bandon Electric

Sewer: Private Septic System
Street Access: Bates Road

Request: Approval of an Administrative Conditional Use Permit to designate the existing single-family dwelling at 55542 Bates Road, in Bandon Oregon, as a Vacation Rental Dwelling with a maximum occupancy of eight (8) overnight guests, subject to the proposals contained in this application and the following proposed conditions of approval:

1. All applicable federal, state, and local permits shall be obtained prior to the commencement of any development activity.

2. Pursuant to CCZLDO § 5.9.100, a Zoning Compliance Letter (ZCL) shall be required prior to the use of the dwelling as a Vacation Rental on the property; however, the following conditions need to be submitted with a request for your ZCL:

a. The applicant shall complete the following to ensure compatibility:

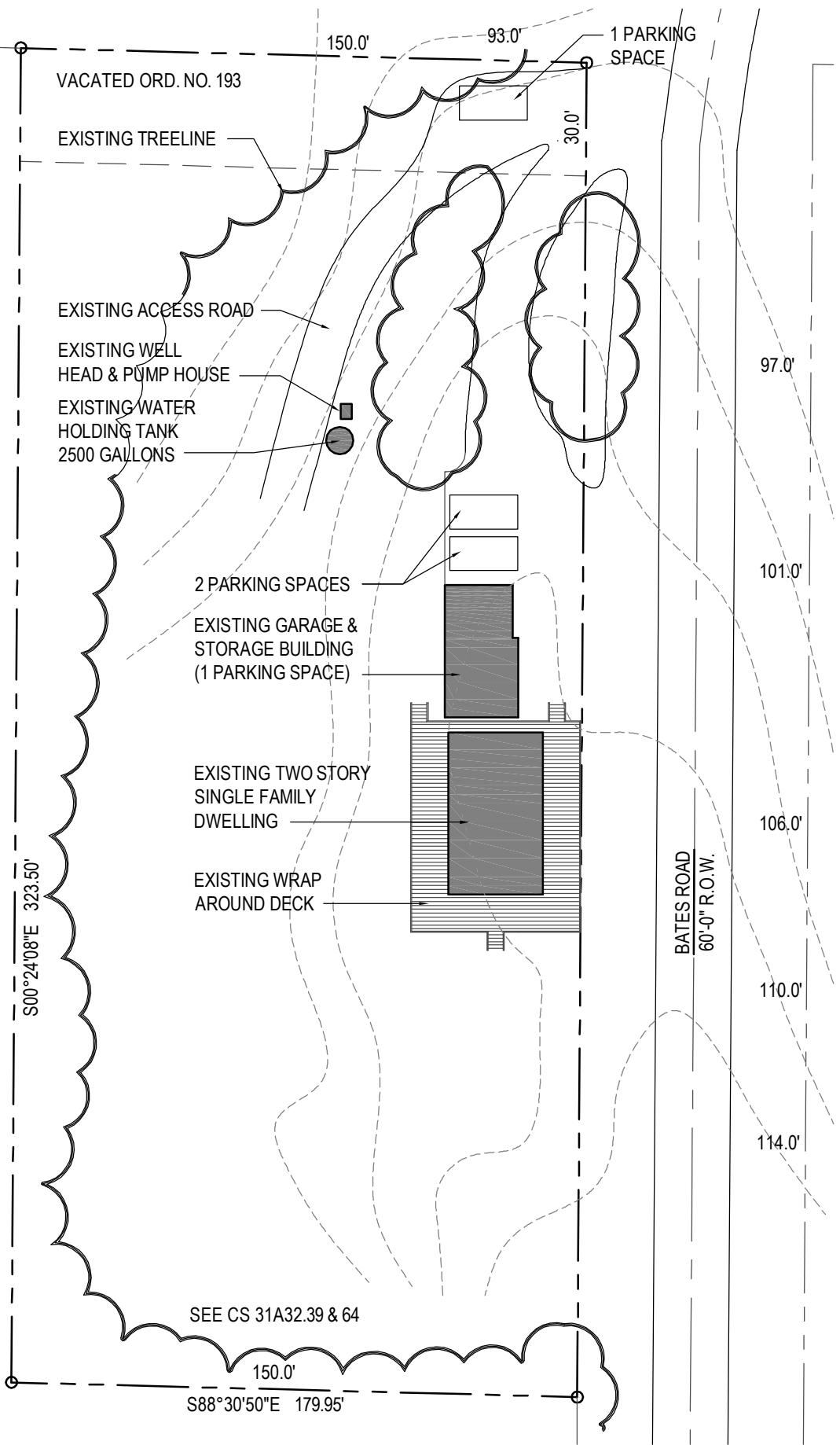
- i. Submit a plan to cover nuisance issues to ensure the use is compatible with the neighborhood. The plan shall consist of contacts for the property manager to report problems to, noise restriction and emergency contact information. The advertisement for the rental shall include a property manager name and contact information.
- ii. A contract that will be used for the rental shall contain all this information and shall be filed with the Planning Department.
- iii. If the property is receiving public services for water or sewer a letter from those utility companies is required that there is no limitation on service.
- iv. The number of overnight occupants are limited by the number of bedrooms. The Dwelling contains three (3) bedrooms and maximum capacity should be limited to eight (8) overnight guests.

B. The parking and access shall be reviewed and signed off by the Coos County Road Department prior to receiving a Zoning Clearance Letter from staff. On-site parking is limited to three(3) vehicles for guests and one (1) vehicle for employees.

3. Pursuant to CCZLDO § 4.3.110.10(a) the applicant shall obtain a license from the Coos County Health Department in accordance with ORS 446.310-350. Renewals of the license shall be provided to the Planning Department to show the use remains in compliance.

CLAUDIA KELLY
 55542 BATES ROAD
 BANDON OR. 97411

SUMMARY TABLE	
MAP AND TAX LOT:	28S14W29BB LOT 100
ZONING DISTRICT:	RR-2 RURAL RESIDENTIAL 2
LOT SIZE:	1.14 ACRES
PARKING PROVIDED:	4 SPACES



THE WAYWARD R STUDIO
 BANDON OREGON
 DAVID REED / 541-551-0057

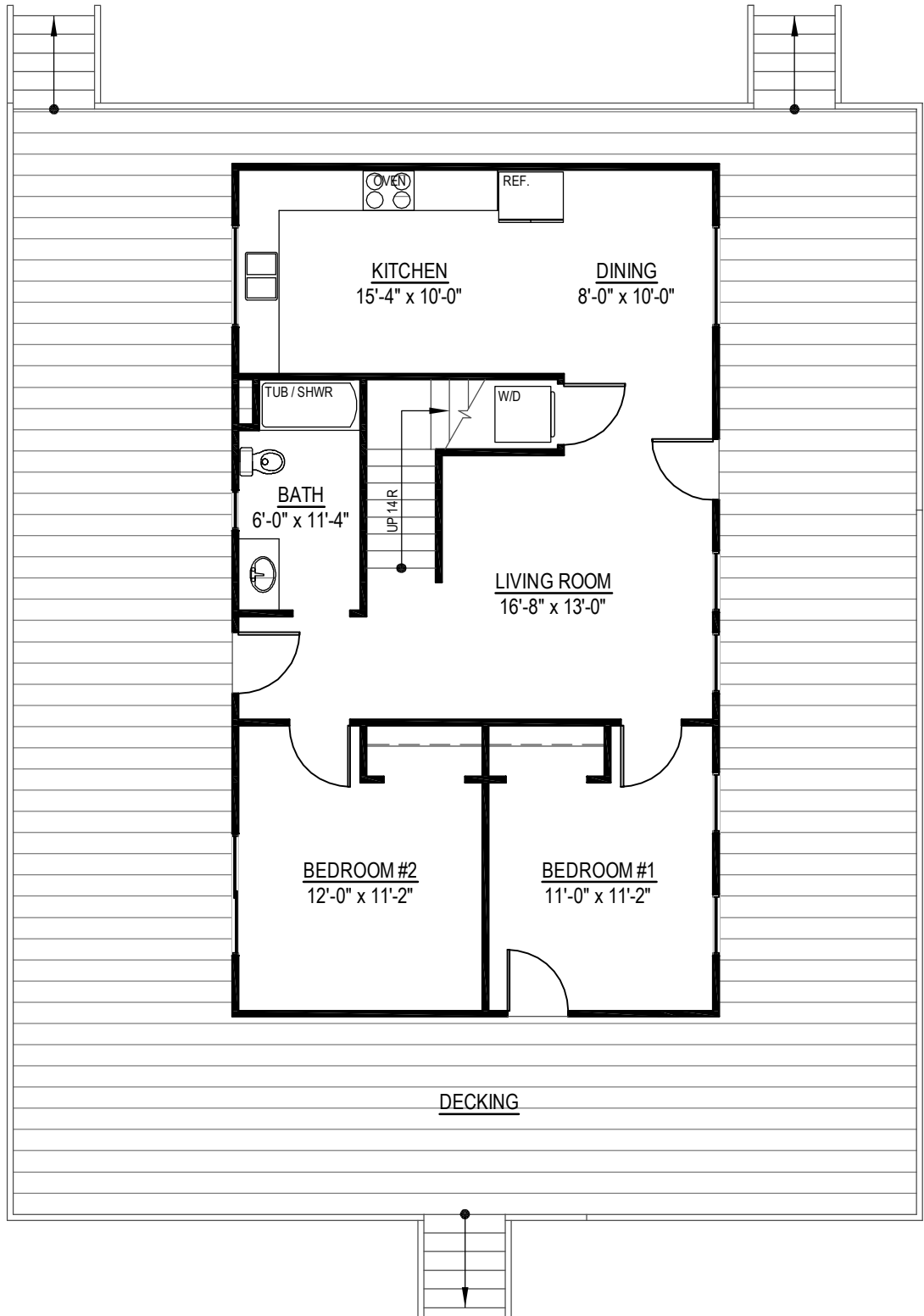
SITE PLAN

SCALE: 1"=40'-0"



10-24-22

CLAUDIA KELLY
55542 BATES ROAD
BANDON OR. 97411



THE WAYWARD R STUDIO
BANDON OREGON
DAVID REED / 541-551-0057

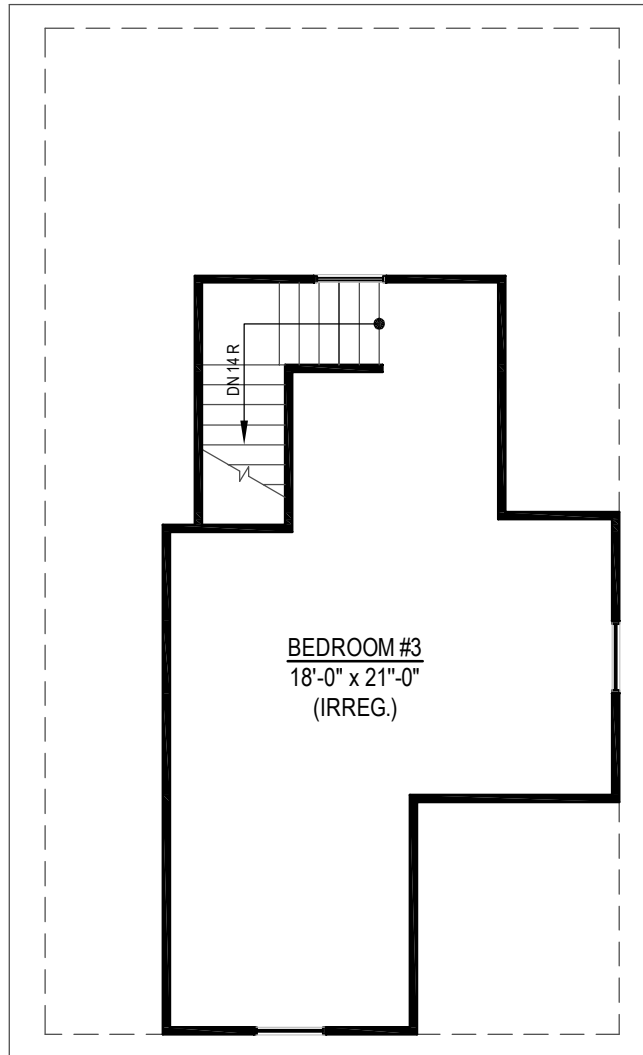
FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"



10-24-22

CLAUDIA KELLY
55542 BATES ROAD
BANDON OR. 97411



SECOND FLOOR PLAN

SCALE : 1/8"=1'-0"



THE WAYWARD R STUDIO
BANDON OREGON
DAVID REED / 541-551-0057

10-24-22

RECORDING REQUESTED BY:



300 Anderson Ave
Coos Bay, OR 97420

GRANTOR'S NAME:
Lindsay S. Williams

GRANTEE'S NAME:
Claudia Kelly

AFTER RECORDING RETURN TO:
Order No.: 360620032749-VR
Claudia Kelly
PO Box 1144
Bandon, OR 97411

SEND TAX STATEMENTS TO:
Claudia Kelly
PO Box 1144
Bandon, OR 97411

APN: 987601
Map: 28S-14W-29BB TL100
55490 Bates Road, Bandon, OR 97411

Coos County, Oregon	2020-10167
\$96.00 Pgs=3	10/13/2020 01:07 PM
eRecorded by: TICOR TITLE COOS BAY	
Debbie Heller, CCC, Coos County Clerk	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Lindsay S. Williams, Grantor, conveys and warrants to Claudia Kelly, 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:

The East 180 feet of the North 1/2 of the NE 1/4 of the NW 1/4 of the NW 1/4 of Section 29, Township 28 South, Range 14 West of the Willamette Meridian, Coos County Oregon; EXCEPTING 30 feet on the East of said premises which is reserved for public road purposes. TOGETHER WITH that portion of vacated public roadway fronting and abutting thereon, that would inure by operation of law.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$145,000.00). (See ORS 93.030).

Subject to:

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2020-2021.
2. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads, alleys and highways.
3. Any irregularities, reservations or other matters in the proceedings occasioning the abandonment or vacation of the street/road named below:

Certified Copy of Resolution – Recording Date: April 25, 1967
Certified Copy of Resolution – Recording No: 67-4-17493

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.

589082
LD. TAG NO.

OREGON HEALTH AUTHORITY
CENTER FOR HEALTH STATISTICS
CERTIFICATE OF DEATH

136-2012-002111
STATE FILE NUMBER

Legal Name First: William Middle: Walter Last: Williams Suffix:		Death Date January 24, 2012	
Sex Male	Age 78 years	Social Security Number 528-44-2712	County of Death Coos
Birth Date September 07, 1933		Birth Place Spanish Fork, Utah	
Residence 55542 Bates Road		City/Town Bandon	
Residence County Coos	State or Foreign Country Oregon	Zip Code + 4 97411	Inside City Limits? No
Marital Status at Time of Death Married		Spouse's Name Prior to First Marriage Nancy I. Lowe	
Father's Name Samuel Gordon Williams		Mother's Name Prior to First Marriage Sylvia A. Alwood	
Informer's Name Nancy Williams	Telephone Number Not Available	Relationship to Decedent Spouse	Mailing Address 55542 Bates Road, Bandon, OR 97411
Place of Death Hospital-Emergency Room/Outpatient		Facility Name Southern Coos Hospital & Health Center	
Location of Death 900 Eleventh St SE		City/Town or Location of Death Bandon	State Oregon
Method of Disposition Removal From State		Place of Disposition Spanish Fork City Cemetery	Zip Code + 4 97411
Name and Complete Address of Funeral Facility Amling/Schroeder Funeral Services - Bandon Chapel 125 SW 6th St, Bandon, Oregon 97411			
Date of Disposition TBD	Funeral Director's Signature /s/ Kelly L. White		OSR License Number CO-3704
Registrar's Signature /s/ Gloria J. Maxons		Date Received January 27, 2012	Local File Number 12056

TO BE COMPLETED BY FUNERAL FACILITY

45-2CGS (01/06)



I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE IN THE ORIGINAL RECORDS, FACTS ON FILE IN THE OREGON CENTER FOR HEALTH STATISTICS.

DATE ISSUED: **September 23, 2020**

EXHIBIT **3**
PAGE **1** OF **1**

Jennifer A. Woodward
JENNIFER A. WOODWARD, Ph.D.
STATE REGISTRAR



THIS COPY IS NOT VALID WITHOUT INTAGLIO STATE SEAL AND BORDER.

RECORDING REQUESTED BY:



300 Anderson Ave
Coos Bay, OR 97420

GRANTOR'S NAME:

Lindsay S. Williams

GRANTEE'S NAME:

Claudia Kelly

AFTER RECORDING RETURN TO:

Order No.: 360620032749-VR
Claudia Kelly
PO Box 1144
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SEND TAX STATEMENTS TO:

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PO Box 1144
Bandon, OR 97411

APN: 987601

Map: 28S-14W-29BB TL100
55490 Bates Road, Bandon, OR 97411

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THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (**\$145,000.00**). (See ORS 93.030).

Subject to:

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2020-2021.
2. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads, alleys and highways.
3. Any irregularities, reservations or other matters in the proceedings occasioning the abandonment or vacation of the street/road named below:

Certified Copy of Resolution – Recording Date: April 25, 1967
Certified Copy of Resolution – Recording No: 67-4-17493

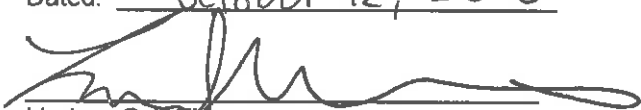
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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: October 12, 2020

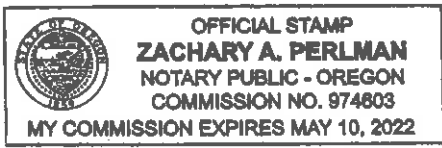

Lindsay S. Williams

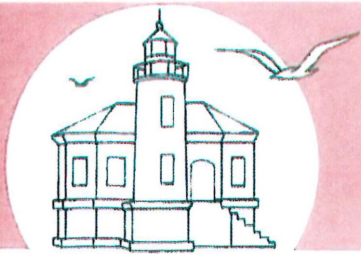
State of Oregon
County of Lane

This instrument was acknowledged before me on October 12, 2020 by Lindsay S. Williams.


Notary Public - State of Oregon

My Commission Expires: 5/10/2022





CITY OF BANDON

P.O. BOX 67
BANDON, OREGON 97411
Public Service... We Take It Seriously

AVAILABILITY OF POWER - ELECTRIC COORDINATION

1. The subject property is within the service territory of the City of Bandon Electric and can be provided electric power once the route has been determined, easements and/or permits obtained, and all fees are paid.
2. Utility notification center should be called before any trenching or excavation.
3. Structures are not allowed underneath or on top of any of the City of Bandon Electric facilities.
4. National electric safety code clearance requirements shall be followed

Situs Address: 55542 Bates Road, Bandon OR 97411

Township: 28S

Range: 14W

Section: 29 BB

Tax lot(s): 100

Bandon Electric Representative: *James F. Wickstrom* Date: 10/27/2022
James F. Wickstrom

Owner/Representative: *Claudia Kelly* Date: 11/4/2022