



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

*Land of Cheese, Trees and Ocean Breeze*

**NOTICE OF ADMINISTRATIVE REVIEW  
PARTITION REQUEST #851-22-000253-PLNG:  
KEITH & JONES**

*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: August 22, 2022**

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

**#851-22-000253-PLNG:** A partition request to create two (2) residential parcels. Located north of the Unincorporated Community of Beaver, via Highway 101 S., a State Highway. The subject property is designated as Tax Lot 700 of Section 20, Township 3 South, Range 09 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned Rural Residential 2-Acre (RR-2). Property owner is James Keith and the applicant is Terry Jones.

Written comments received by the Department of Community Development **prior to 4:00p.m. on September 6, 2022**, will be considered in rendering a decision. Comments should address the attached criteria upon which the Department must base its decision. Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 250 feet of the exterior boundaries of the subject property for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request. The decision will be rendered no sooner than September 7, 2022.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: [www.co.tillamook.or.us/commdev/landuseapps](http://www.co.tillamook.or.us/commdev/landuseapps) and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 x 3412 or email [arimoldi@co.tillamook.or.us](mailto:arimoldi@co.tillamook.or.us).

Sincerely,

Angela Rimoldi, Planning Permit Technician

Sarah Absher, CFM, Director

Enc. Applicable Ordinance Criteria  
Vicinity, Assessor and Zoning Maps

## REVIEW CRITERIA

### TILLAMOOK COUNTY LAND DEVELOPMENT ORDINANCE

#### SECTION 3.010: RURAL RESIDENTIAL 2 ACRE AND 10 ACRE ZONE (RR-2) (RR-10)

4. STANDARDS: Land divisions and development in the RR-2 and RR-10 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

- (a) The minimum lot size is two acres for parcels zoned before October 4, 2000.
- ...
- (e) The minimum lot width and depth shall both be 100 feet.
- (f) The minimum front yard shall be 20 feet.
- (g) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.
- (h) The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.

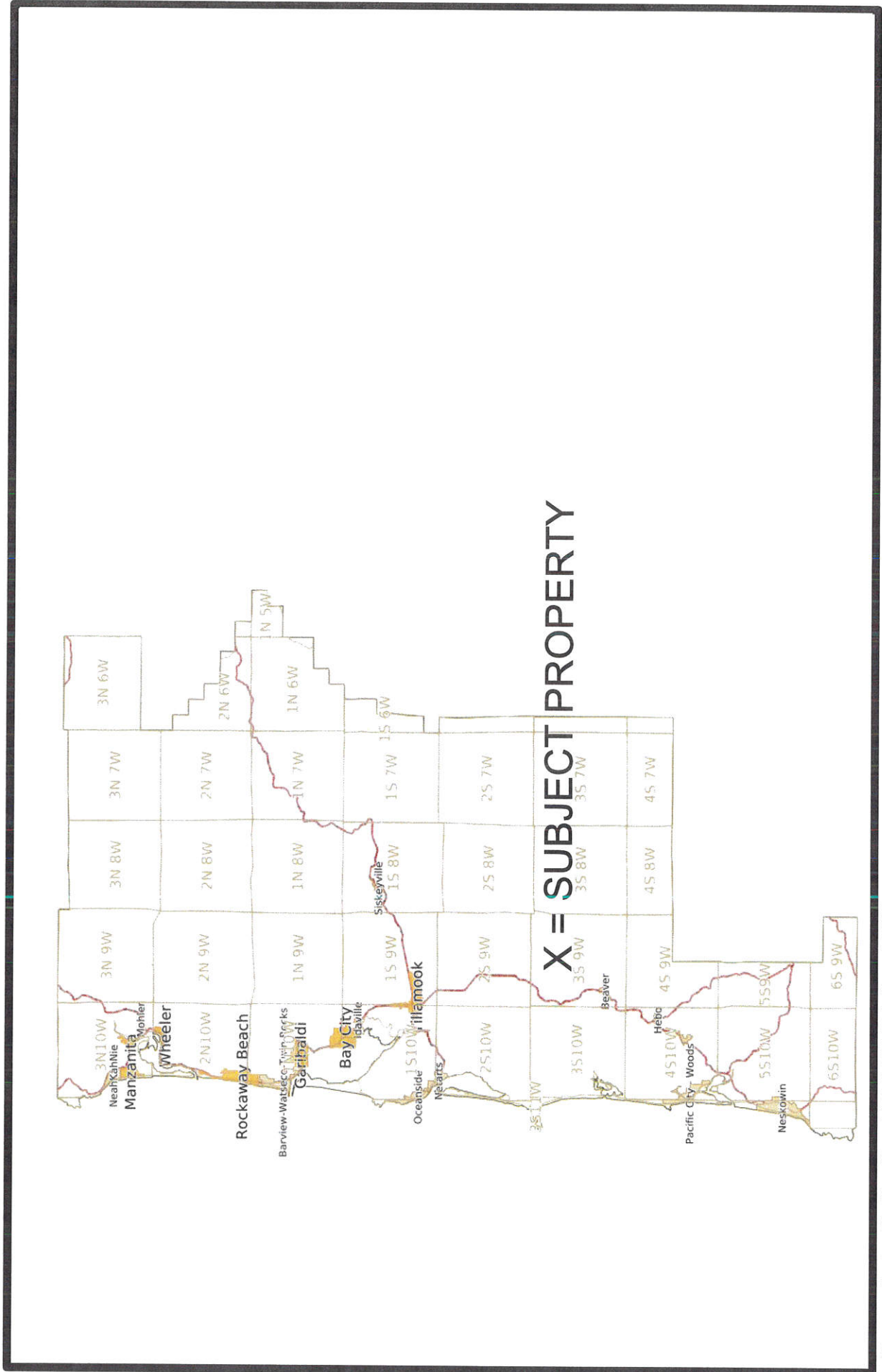
### TILLAMOOK COUNTY LAND DIVISION ORDINANCE

#### 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.

# Map - VICINITY















## LAND DIVISION APPLICATION

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

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

**Property Owner**

Name: James Keith Phone: 503-398-5489  
 Address: 21965 Hwy. 101 South  
 City: Cloverdale State: OR Zip: 97112  
 Email: none

**Location:**

Site Address: 21965 Hwy. 101 South; Cloverdale

Map Number:	3S	9	20	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:

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OFFICE USE ONLY	
Date Stamp	
5.22.15 2:11	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #: 127115	
Fees: 409-	
Permit No: 851-22 <sup>00</sup> -253 -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
- Dedication for public use
- Engineering/Survey
- Water
- Public Works

Additional Information:

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**Authorization**

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

*James Keith*  
 \_\_\_\_\_  
 Property Owner (\*Required)

*Tony J. Jones*  
 \_\_\_\_\_  
 Applicant Signature

*6-14-22*  
 \_\_\_\_\_  
 Date

*6-14-22*  
 \_\_\_\_\_  
 Date



PARTITION PLAT 2022 -

NARRATIVE

THIS IS A DEPENDENT SURVEY OF THE KEITH TRACT AS DESCRIBED INSTRUMENT 2006-7825, TILLAMOOK COUNTY DEED RECORDS. THE PURPOSE OF THIS SURVEY IS TO PARTITION THE SUBJECT TRACT INTO TWO PARCELS AS SHOWN HEREON. THE NORTH 1/16 CORNER WAS CALCULATED AT INTERSECTION BETWEEN MONUMENTS 28110 AND 28111. THE CENTERLINE OF HIGHWAY 101 WAS Laid OUT FROM MONUMENT 28110 USING RECORD VERTICES FROM MAP 1-12-711, REVISED 01819' CORNERLOCATIONS TO FIT THE AS-BUILT CENTERLINE. THE NORTHWEST QUARTER AS SHOWN ON MAP B-511 DOES NOT CLOSE, THEREFORE THE QUARTER WAS RECALCULATED BY AVERAGING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20 AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 20. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20 WAS CALCULATED BY AVERAGING THE BEARING OF THE SOUTH LINE OF SECTION 20. THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 20 WAS CALCULATED BY TAKING RECORD ANGLE FROM MAP B-511 OFF OF THE WEST LINE OF SECTION 20. THE NORTH BOUNDARY IS ALONG THE SOUTH SIDE OF A 14' WIDE EASEMENT, SEE DEED INSTRUMENT 2006-7825, TILLAMOOK COUNTY DEED RECORDS. THE MONUMENTS SET ON MAP B-511 WERE RECALCULATED AND THE EXISTING GRAVEL DRIVEWAY 7' SOUTHLY AND HELD THIS LINE. THIS IS THE SAME SOLUTION AS INDICATED ON MAP B-500X.

SURVEYOR'S CERTIFICATE

I, TERRY L. JONES, CERTIFY THAT:  
 1. I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCELS 1, 2) DESCRIBED IN INSTRUMENT 2006-7825, TILLAMOOK COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE INITIAL POINT, WHICH IS A 5.67' BEAR THAT IS N 89°1'46" E 74.26' FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 9 WEST, WILLAMETTE MERIDIAN, SEE MAP B-5000X;  
 THENCE S 89°31'46" W 30.18' TO THE CENTERLINE HIGHWAY 101;  
 THENCE N 4°43'41" E 84.83' ALONG SAID CENTERLINE, TO THE BEGINNING OF A CURVE TO THE LEFT;  
 THENCE 488.41' ALONG A CURVE WITH A RADIUS OF 80.311', A DELTA OF 44° 43' 00" AND A CHORD WHICH BEARS N 17° 32' 46" W 467.22';  
 THENCE N 39° 49' 19" W 327.70' TO A CURVE TO THE RIGHT;  
 THENCE 162.46' ALONG A CURVE WITH A RADIUS OF 572.66', A DELTA OF 161°00' AND A CHORD WHICH BEARS N 31° 41' 19" W 162.12';  
 THENCE N 23° 33' 19" W 90.03';  
 THENCE N 65° 24' 36" E 183', MORE OR LESS, TO THE CENTERLINE OF EAST BEAVER CREEK;  
 THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, TO THE EAST-WEST CENTERLINE OF SECTION 20;  
 THENCE ALONG SAID CENTERLINE, S 89° 31' 46" W 289', MORE OR LESS, TO THE INITIAL POINT.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 TERRY L. JONES  
 DATE OF EXPIRATION  
 MAY 26, 2025  
 EXPIRES  
 GENERAL DATE: JUNE 30, 2023

*Terry L. Jones*  
 TERRY L. JONES

JAMES D. KEITH \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF OREGON > S.S.  
 COUNTY OF TILLAMOOK >  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, (YEAR) BY (JAMES D. KEITH).

(SIGN) \_\_\_\_\_  
 MOTARY PUBLIC - OREGON  
 COMMISSION NO. \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON >  
 COUNTY OF TILLAMOOK > S.S.  
 I HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY AND THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, AT \_\_\_\_\_ O'CLOCK, AND RECORDED AS PARTITION PLAT NO. \_\_\_\_\_ IN PLAT CABINET B-\_\_\_\_\_, TILLAMOOK COUNTY RECORDS AS INSTRUMENT NO. \_\_\_\_\_

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON >  
 COUNTY OF TILLAMOOK > S.S.  
 I, TASSI O'NEIL, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS COPY OF PARTITION PLAT NO. \_\_\_\_\_ IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAID, AS RECORDED IN PLAT CABINET B - \_\_\_\_\_ OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON, RECORDED \_\_\_\_\_, 2022 AT \_\_\_\_\_ O'CLOCK, AS INSTRUMENT NO. \_\_\_\_\_.

I, DALLAS W. ESPIN, DO HEREBY CERTIFY THAT THIS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS INDICATED ABOVE.

TERRY L. JONES, PLS 2907 \_\_\_\_\_

APPROVALS

APPROVED MONTH, 2022 AS PARTITION, 891-22-00000X PLNG.  
 TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_  
 NOTE: THE ABOVE SIGNATURE DOES NOT WARRANT THAT SENIOR OR SITE EVALUATION APPROVAL IS OR WILL BE AVAILABLE TO PARCEL 1.

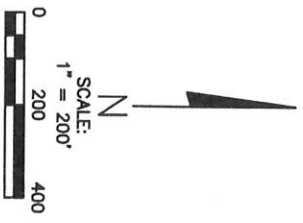
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

TILLAMOOK COUNTY SURVEYOR \_\_\_\_\_

TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2023.

TILLAMOOK COUNTY TAX COLLECTOR \_\_\_\_\_

DATE JUNE 22, 2022		EQUIPMENT TOPCON ES-103		FIELD TLJ/DSD		DRAWN DCA		CHECKED TLJ		JOB NO.	
SURVEY BY <b>TERRY JONES</b> 11755 HWY 101 SOUTH TILLAMOOK, OR, 97141 (503) 801-0967						PARTITION PLAT FOR <b>JAMES KEITH</b> DEED INSTRUMENT NUMBER 2006-7825 SW 1/4 NW 1/4 SECTION 20, T3S, R9W, W1M, TILLAMOOK COUNTY, OREGON					



**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY G.P.S. SYSTEM. THE OREGON COAST ZONE COORDINATE SYSTEM TRANSFORMED TO NAD 83 IS USED. THE ANGLE BETWEEN MONUMENTS 28110 AND 28111

- LEGEND**
- SET 5/8" X 40" BEAR WITH PLASTIC CAP MARKED "TERRY JONES US 2907"
  - FOUND MONUMENT AS NOTED HEREON
  - FOUND MONUMENT AS NOTED HEREON
  - ( ) RECORD VALUE FROM BOOK 411, PAGE 986
  - [ ] RECORD VALUE FROM MAP F-12-11
  - [ ] RECORD OR CALCULATED FROM MAP B-511
  - < > CALCULATED VALUE
  - MO ( ) OR [ ] MEASURED VALUE

**MONUMENT NOTES**

- 28072 FOUND 3" GASF BRASS CAP ON 1 1/2" IRON PIPE STAMPED "TS ROW S18 S20 S28 S30 1898 NS 1997" TOP FLUSH WITH GROUND, SET WHITE FIBERGLASS POST ALONG NORTH SIDE, SEE BOOK 1, PAGE 287 AND REMITNESS CARD 9823, HELD.
- 28110 FOUND GASF BRASS CAP ON 1 1/2" IRON PIPE, TOP 0.3' ABOVE GROUND, STAMPED "1/4 S18 S20 1881 RE 2311" SEE BOOK 2, PAGE 520 AND BOOK 10, PAGE 33, AND MAP B-187A, TILLAMOOK COUNTY SURVEY RECORDS, HELD.
- 28110 FOUND GASF BRASS CAP ON 1 1/2" IRON PIPE, TOP 0.3' ABOVE GROUND, STAMPED "TS ROW S17 S18 S19 S20 1985 R5707" SEE REMITNESS IN BOOK 3, PAGE 24, MAPS B-511, B-534 (A-1648 IS SAME MAP) AND B-541
- 28107 FOUND GASF BRASS CAP ON 1 1/2" IRON PIPE, TOP 0.3' ABOVE GROUND, IN FORMERLY UNIMPROVED CATCH, STAMPED "E 1/4 S18 S19 1888" WITH WHITE 4" X 4" POST S 40' W 1/4 COR, SEE MAPS B-534 (A-1648 IS SAME MAP) AND B-541 HELD FOR E 1/4

**OREGON COORDINATE REFERENCE SYSTEM**

OREGON COAST ZONE  
 NORTH AMERICAN DATUM OF 1983  
 LATITUDE OF LOCAL ORIGIN: 44°49'00" N  
 LONGITUDE OF LOCAL ORIGIN: 124°03'00" W  
 FALSE NORTING: -4000,000,000 METERS  
 FALSE EASTING: -500,000,000 METERS  
 SCALE FACTOR: 0.999 999 990 000 000 (CALCULATED)  
 SKEW ANGLE: 0.000 000 000 000 000 (CALCULATED)  
 THE ABOVE INFORMATION IS RECORDED FROM "OREGON COORDINATE REFERENCE SYSTEM HANDBOOK AND MAP SET", VERSION 3.01 2-29-2017, APPENDIX A, PAGE A-52, SEE CDOT RECORDS

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
  
 TERRY L. JONES  
 JAN 26, 2006  
 EXPIRES 12/31/2025  
 ORIGINAL DATE: DATE 26, 2002

**SURVEY BY:**  
 TERRY JONES  
 11785 HWY 101 SOUTH  
 TILLAMOOK, OR, 97141  
 (503) 801-0967

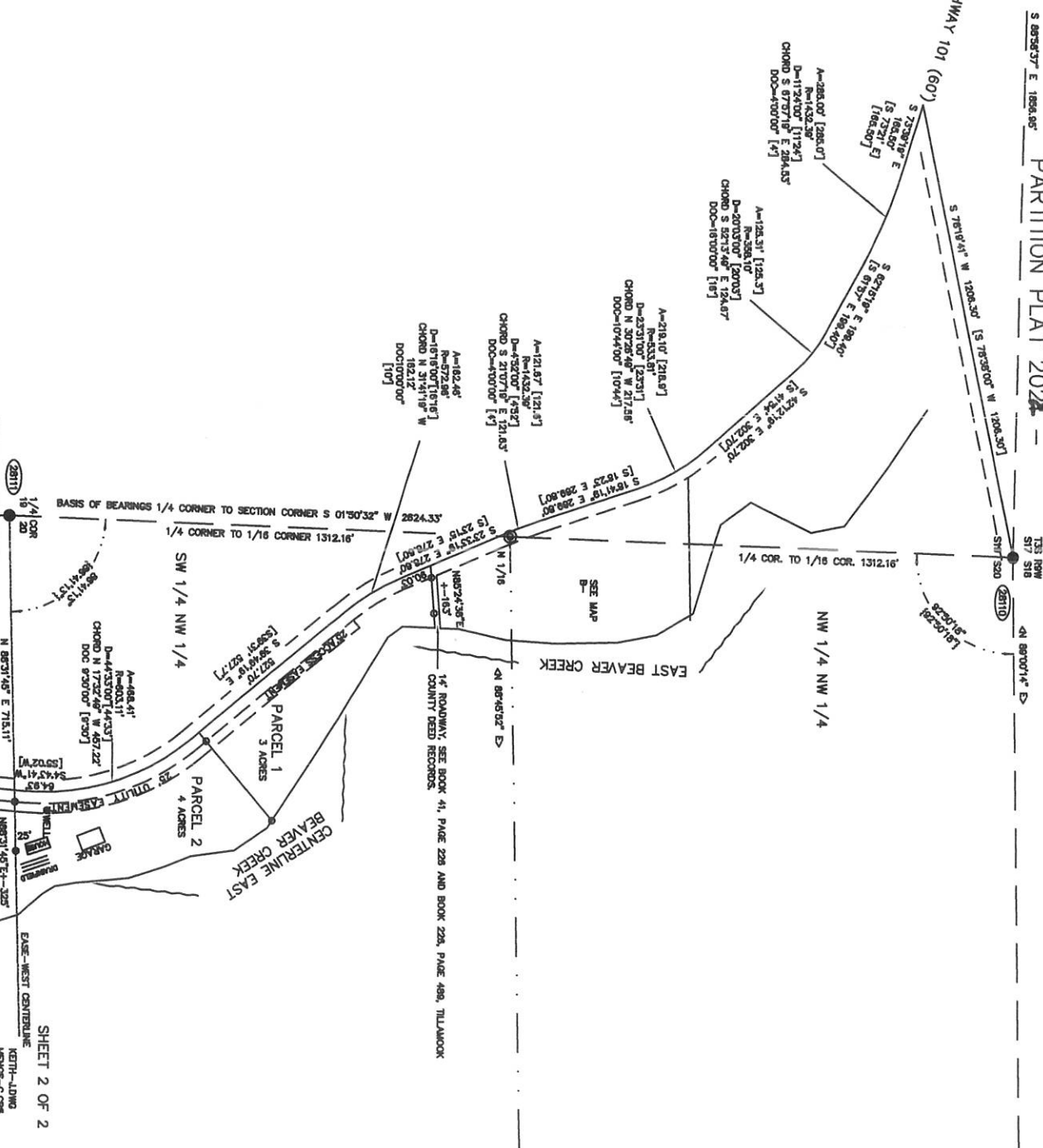
**PARCEL 1**  
 3 ACRES  
 DEED INSTRUMENT NUMBER 2006-7825  
 SW 1/4 NW 1/4 SECTION 20, T3S, R9W, W1M,  
 TILLAMOOK COUNTY, OREGON

**PARCEL 2**  
 4 ACRES

**DATE:** JUNE 22, 2022  
**EXPIRES:** TOPCON ES-103  
**FO-5100**

**REVISION:** HIFER V  
**REVISION:** TLJ, DOD  
**REVISION:** DCA  
**REVISION:** TLJ

**SHEET 2 OF 2**  
 KEITH-LUDWIG  
 MORGAN-COBB







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

1510 B Third St  
Tillamook, Oregon 97141

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

VERIFICATION of WATER SOURCE  
WITHIN TILLAMOOK COUNTY

DATE: 6-14-2022

TO: TILLAMOOK COUNTY, DEPARTMENT OF COMMUNITY DEVELOPMENT  
201 LAUREL AVENUE, TILLAMOOK, OR 97141

FAX: 503-842-1819

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

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

Township: 35 Range: 9 West Section: 20 Tax Lot(s): 700

Situs address (if known): 219105 Hwy 101S Cloverdale, OR

According to records, the legal owner is/are: Jim Keith and/or \_\_\_\_\_

Contact telephone #: 503-398-5489

Water source: Well

Comments: TILL 99

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

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

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

Nikki Hendricks

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

Revised 09/24/2015

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

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



00051413200600078250030035



THIS SPACE RESERVE

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



Tassi O'Neil, Tillamook County Clerk

After recording return to:  
James D. Keith, Sr. and Carolyn J. Keith  
21965 Hwy 101 South  
Cloverdale, OR 97112

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

File No.: 7051-673828 (er)

Date: August 31, 2006

**STATUTORY BARGAIN AND SALE DEED**

James D. Keith, Sr., who acquired title as James D. Keith, Grantor, conveys to James D. Keith, Sr. and Carolyn J. Keith, as tenants by the entirety, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is \$nil. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352.

Dated this 1 day of September, 2006.

James D Keith Sr  
James D. Keith, Sr.





APN: 209456

Bargain and Sale Deed  
- continued

File No.: 7051-873828 (er)  
Date: 08/31/2006

**EXHIBIT A**

LEGAL DESCRIPTION:

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 9 WEST OF THE WILLAMETTE MERIDIAN, IN TILLAMOOK COUNTY, OREGON, LYING EAST OF HIGHWAY, WEST OF BEAVER CREEK AND SOUTH OF THE SOUTH LINE OF A 14 FOOT RIGHT OF WAY SERVING A TRACT OF LAND ON THE EAST SIDE OF BEAVER CREEK BELONGING TO JAMES ROYAL FOX BY DEED RECORDED MARCH 17, 1972 IN BOOK 226, PAGE 489, RECORDS OF TILLAMOOK COUNTY, OREGON.