



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 #851-23-000119-PLNG:  
CLOUD & RICE**

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

**Date of Notice: May 22, 2023**

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

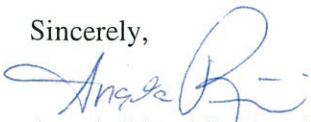
**#851-23-000119-PLNG:** A partition request to create two (2) residential parcels. Located within the Community of Beaver, via R.O. Richards Road, a county-maintained road. The subject property is designated as Tax Lot 502 of Section 29CA, Township 3 South, Range 09 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned Community Single Family Residential (CSFR). The property owner is Raymond & Vennie Cloud. The applicant is Michael Rice, PLS.

Written comments received by the Department of Community Development **prior to 4:00p.m. on June 5, 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 June 6, 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](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 [arimoldi@co.tillamook.or.us](mailto:arimoldi@co.tillamook.or.us).

Sincerely,



Angela Rimoldi, Planning Permit Technician

Sarah Absher, CFM, Director

Enc. Applicable Ordinance Criteria  
Vicinity, Assessor and Zoning Maps

**REVIEW CRITERIA**

**TILLAMOOK COUNTY LAND DEVELOPMENT ORDINANCE**

**SECTION 3.011: COMMUNITY SINGLE FAMILY RESIDENTIAL ZONE (CSFR)**

(4) **STANDARDS:** Land divisions and development in the CSFR zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

- (a) The minimum lot size is 20,000 for permitted uses.
- (b) The minimum lot width and depth shall both be 100 feet.
- (c) The minimum front yard shall be 20 feet.
- (d) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.
- (e) The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.

.....

**TILLAMOOK COUNTY LAND DIVISION ORDINANCE**

**SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA**

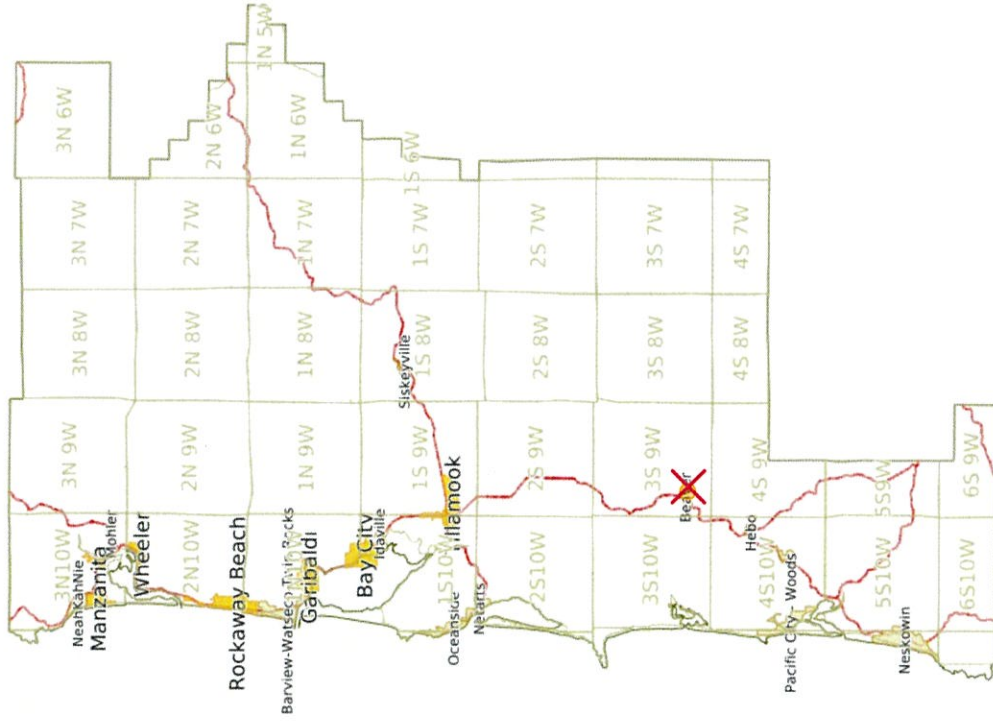
(1) **Approval Criteria.** The Approval Authority (Director for partitions and Planning Commission for subdivisions) may approve, approve with conditions or deny a preliminary plat. The Approval Authority decision shall be based on findings of compliance with all of the following approval criteria:

- (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

X = Subject Property

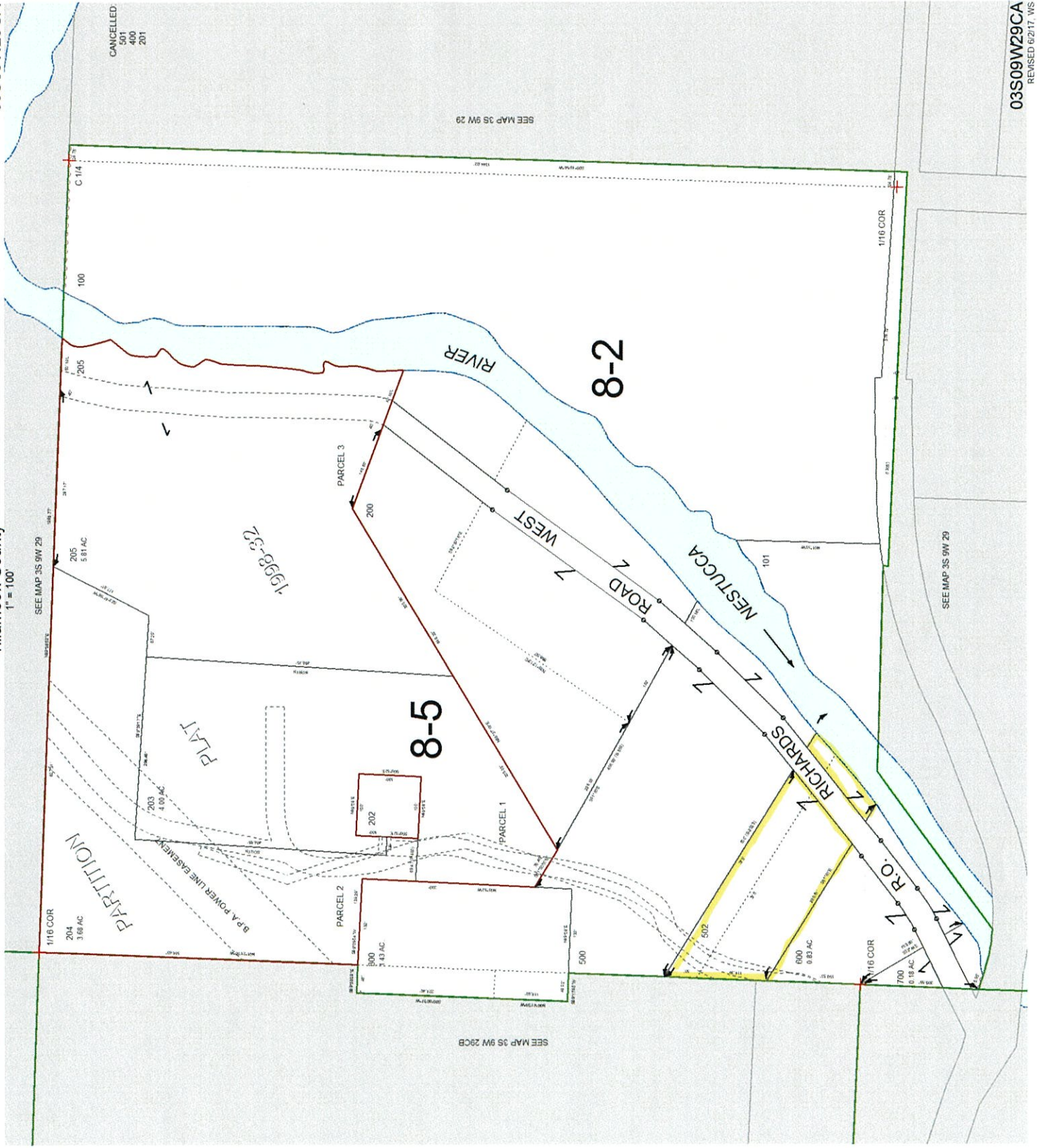




FOR ASSESSMENT AND TAXATION ONLY, NOT SUITABLE FOR  
LEGAL ENGINEERING, OR SURVEY PURPOSES

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

03S09W29CA

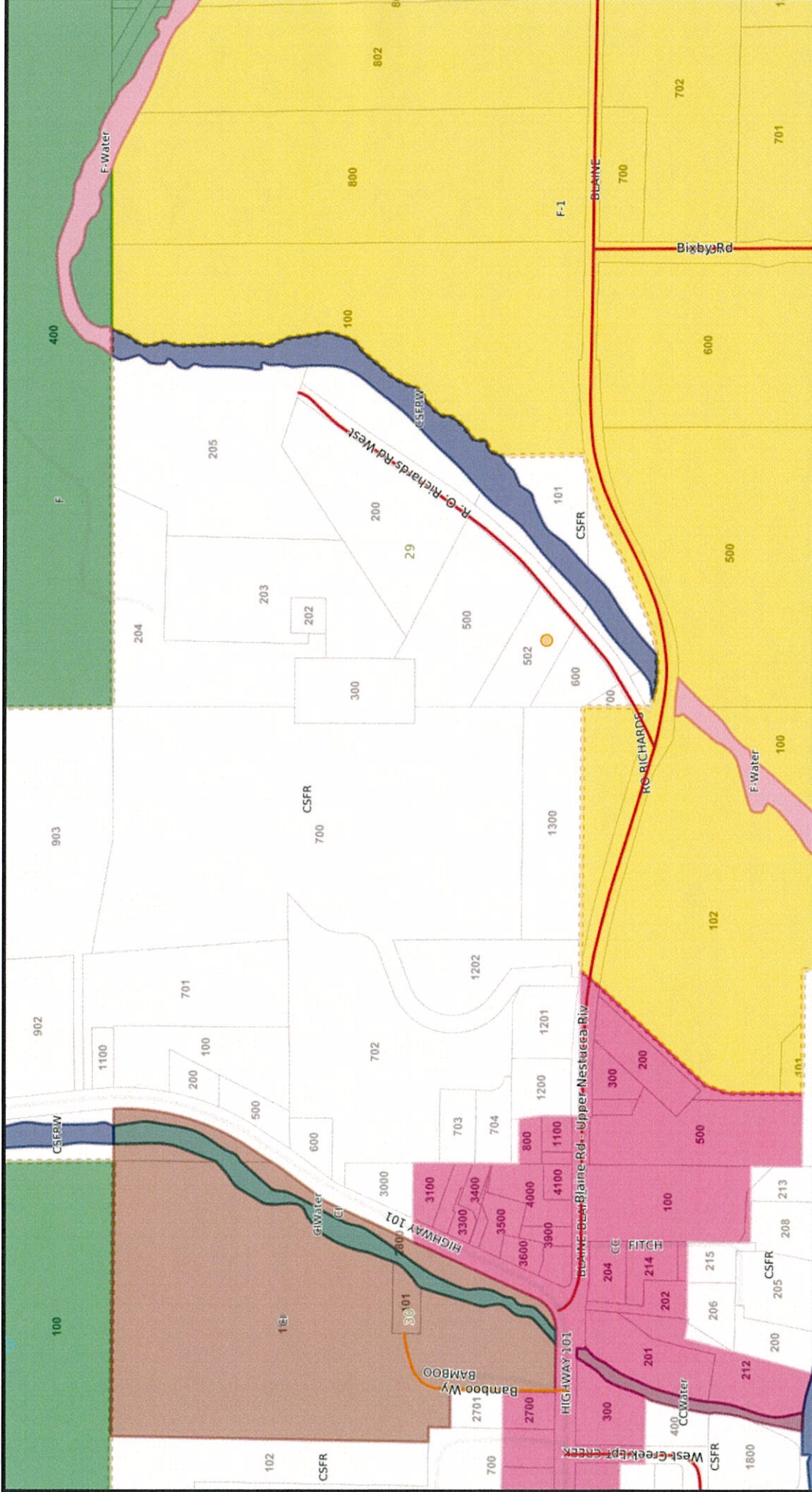


03S09W29CA  
REVISED 6/27/17, WS





# Tillamook County GIS



Created: Mon May 15 2023-14:4:18  
Active Layers: County Boundary, Fed state highways, citylimit, community\_polygon, TaxlotOwner, Tillamook County Zoning, Township\_Range\_Section, Road\_Centerline, IRIS\_Roads  
Extent:-13784493.447457, 5664945.4888801, -13782630.294893, 5665930.8099477





## LAND DIVISION APPLICATION

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

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

**Property Owner**

Name: Raymond L & Vennie M Cloud Phone: (503) 354-4336  
 Address: 20340 Blaine Road  
 City: Beaver State: OR Zip: 97108  
 Email:

**Location:**

Site Address: 20340 R.O. Richards Road  
 Map Number: 3S 9W 29CA #502  
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

<b>OFFICE USE ONLY</b>
Date Stamp <b>RECEIVED</b> APR 14 2023 BY: <i>Counter</i>
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by: <i>SS</i>
Receipt #:
Fees: <i>1,100.00</i>
Permit No: <i>851-23 - 200019 - PLNG</i>

### 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:

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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.

*Jerrisa M. Cloud*

Property Owner (\*Required)

*4/17/23*

Date

*[Signature]*

Applicant Signature

*4/16/23*

Date



**PARTITION PLAT PROPOSAL**  
 LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 29

T. 3 S., R. 9 W., W.M.  
 TILLAMOOK COUNTY, OREGON  
 APRIL 6th, 2023

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS PROPOSAL IS ACROSS FOUND MONUMENTS OF RECORD FROM TILLAMOOK COUNTY SURVEY B-2523, BEING (N0°00'37"E).

**NARRATIVE:**

THIS PROPOSAL WAS CONDUCTED AS A DEPENDENT RESURVEY OF THE SUBJECT PROPERTY DESCRIBED AS INSTRUMENT #2006-009863, 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.

**LEGEND:**

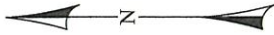
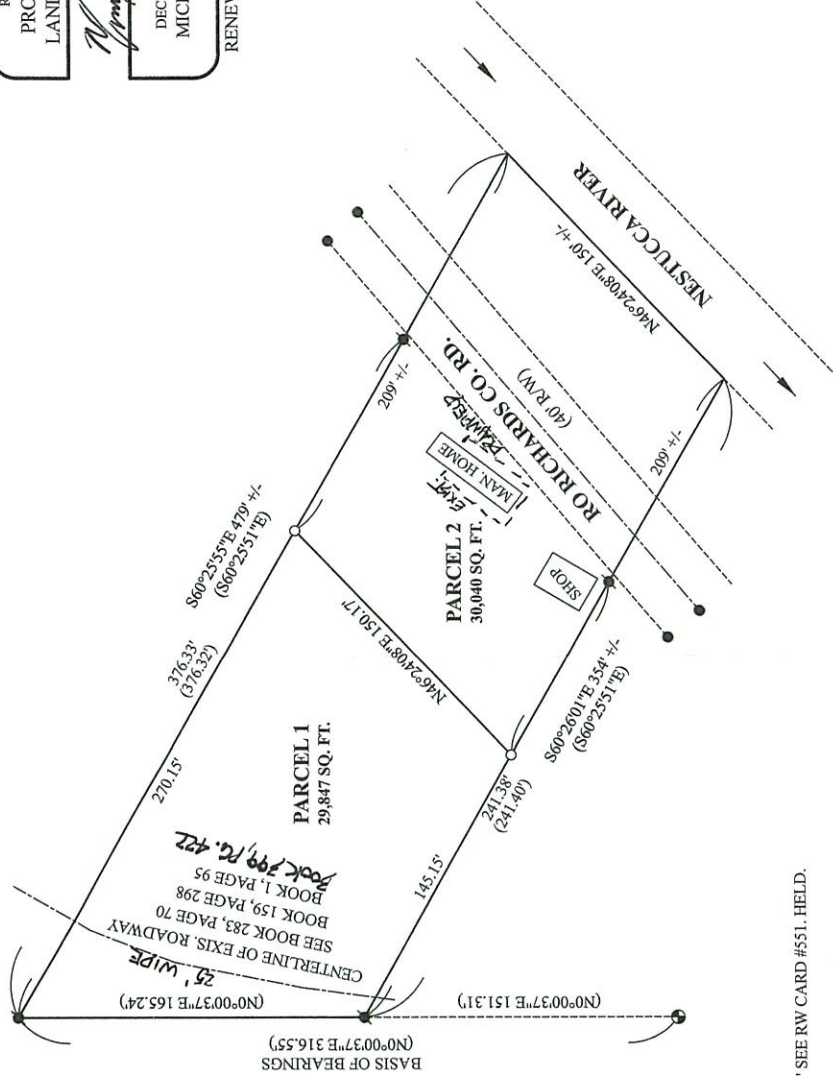
- FOUND 3" DIA. T.C. BRASS CAP MARKED, "SW 1/16 S29 RS 287 1971" SEE RW CARD #551, HELD.
- FOUND 5/8" I.R. W/ R.P.C. MARKED, "TILLAMOOK CO SURVEY" FROM MAP B-3708, HELD.
- FOUND 5/8" I.R. W/ Y.P.C. MARKED, "TERRY JONES LS 2507" FROM MAP B-2523, HELD.
- PROPOSED SET 5/8" I.R. W/ R.P.C. MARKED, "RSC PLS 86926".
- ( ) RECORD PER SURVEY MAP B-2523, TILLAMOOK COUNTY SURVEY RECORDS.
- (1) RECORD PER SURVEY MAP B-3708, TILLAMOOK COUNTY RECORDS.

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

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 DECEMBER 11, 2012  
 MICHAEL R. RICE  
 86926

RENEWAL 12-31-2024



PROPOSAL FOR:  
**RAYMOND L. & VENNIE M. CLOUD**  
 LANDS DESCRIBED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 29,  
 T. 3 S., R. 9 W., W.M.  
 INSTRUMENT #2006-009863  
 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) 842-3407  
Planning (503) 842-3408  
On-Site Sanitation (503) 842-3409  
FAX (503) 842-1819  
Toll Free 1-(800) 488-8280

DATE: 05-10-2023

TO: Tillamook County One-Stop Permit Counter

FROM: Beaver Water District

RE: Sever/Water Availability (CIRCLE)

Dear Sir:

I confirm that sewer/water is available to the following lot(s) within our district: T 35 R 09 SEC 29 CATL# 502

According to our records, the legal owner is Raymond Cloud  
Case ROOSE is in process of purchase

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.

[Handwritten Signature]

Signature of Authorized Representative

MANAGER  
Title

503-801-3338  
Phone #

cc: Property Owner

AN EQUAL OPPORTUNITY EMPLOYER

RECEIVED  
MAY 10 2023  
BY: .....





After recording return to:  
Raymond L. Cloud and Vennie M. Cloud  
20340 Blaine Rd.  
Beaver, OR 97108

Until a change is requested all tax statements shall be sent to the following address:  
Raymond L. Cloud and Vennie M. Cloud  
20340 Blaine Rd.  
Beaver, OR 97108

File No.: 7051-924744 (KMG)  
Date: November 08, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

Tillamook County, Oregon  
11/13/2006 11:16:17 AM  
DEED-DWARR  
\$15.00 \$11.00 \$10.00 - Total = \$36.00

216  
2006-009863



00053883200600098630030031

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



## STATUTORY SPECIAL WARRANTY DEED

**D. Howard Fitch and Wallace Harold Fitch**, Grantor, conveys and specially warrants to **Raymond L. Cloud and Vennie M. Cloud**, as tenants by the entirety, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

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

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$This deed is given in fulfillment of that certain Contract of Sale recorded on December 16, 1987 in Book 312, at Page 977 Tillamook County Records, and Re-Recorded on February 15, 1988 in Book 313, at Page 910 Tillamook County Records.**

Dated this 9<sup>th</sup> day of NOVEMBER, 2006.

D Howard Fitch  
D. Howard Fitch

Wallace Harold Fitch  
Wallace Harold Fitch

STATE OF Oregon )  
)ss.  
County of Tillamook )

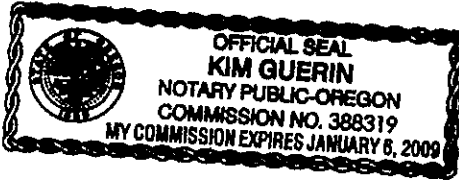
This instrument was acknowledged before me on this 9<sup>th</sup> day of NOVEMBER, 2006  
by D. Howard Fitch.



[Signature]  
Notary Public for Oregon  
My commission expires: 1-6-09

STATE OF Oregon )  
)ss.  
County of Tillamook )

This instrument was acknowledged before me on this 9<sup>th</sup> day of NOVEMBER, 2006  
by Wallace Harold Fitch.



[Signature]  
Notary Public for Oregon  
My commission expires: 1-6-09



APN: 214119

Statutory Warranty Deed  
- continued

File No.: 7051-924744 (KMG)  
Date: 11/08/2006

**EXHIBIT A**

**LEGAL DESCRIPTION:**

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 true point of beginning of the tract herein described; thence continuing North 0°52' West 176.58 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 Roads; EXCEPTING FURTHER any portions lying in the County Road, in Tillamook County, Oregon.

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 17.04 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

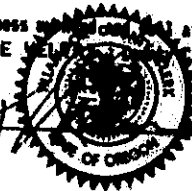
I hereby certify that the within instrument was received for record and recorded in the County of Tillamook, State of Oregon.

AUG. 17 2 58 PM '98

BOOK 399 PAGE 422

Witness and signed, and affixed.  
JOSEPHINE HELM, Clerk

ESAB  
A&T  
ADMIN  
PLCP



DEPUTY  
50.00  
20.00  
1.00  
9.00



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 139.45 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.

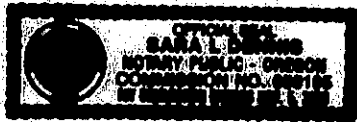
**THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT 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 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.

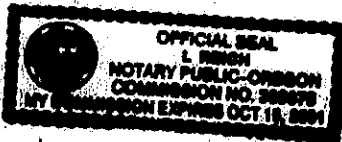


Sara L. Dennis  
Notary public for Oregon  
My commission expires: \_\_\_\_\_

James D. McKillip  
James D. McKillip

STATE OF OREGON, County of Tillamook ss.

Personally appeared the above named James D. McKillip and, on July 20th, 1998, acknowledged the foregoing instrument to be his voluntary act and deed.

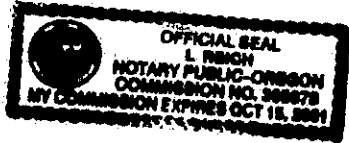


S. Dennis  
Notary public for Oregon  
My commission expires: 10/18/2001

Kathleen M. McKillip  
Kathleen M. McKillip

STATE OF OREGON, County of Tillamook ss.

Personally appeared the above named Kathleen M. McKillip and, on July 20, 1998, acknowledged the foregoing instrument to be her voluntary act and deed.



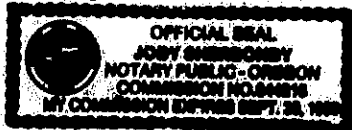
S. Dennis  
Notary public for Oregon  
My commission expires: 10/18/2001

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.

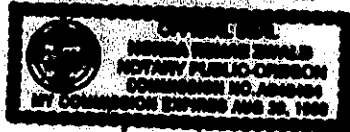


Jody Sherbondy  
Notary public for Oregon  
My commission expires: 9/30/99

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.

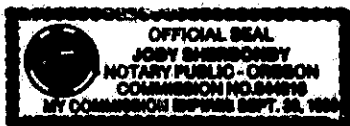


Nonda Renee Tweed  
Notary public for Oregon  
My commission expires: 8/28/98

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.

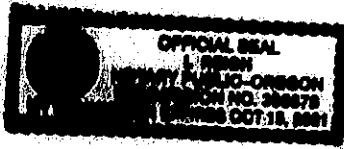


Jody Sherbondy  
Notary public for Oregon  
My commission expires: 9/30/99

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.

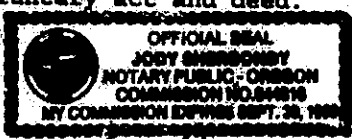


F. Reich  
Notary public for Oregon  
My commission expires: 10/15/2001

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.

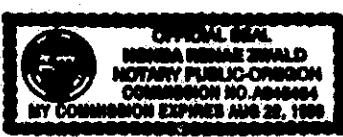


Jody Sherbondy  
Notary public for Oregon  
My commission expires: 9/30/99

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 Zwick  
Notary public for Oregon  
My commission expires: 8/28/99

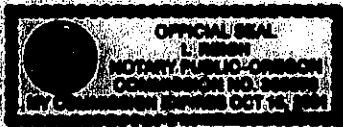
8



Ella Woods  
Ella Woods

STATE OF OREGON, County of Tillamook ss.

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



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