



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

Land of Cheese, Trees and Ocean Breeze

**NOTICE OF ADMINISTRATIVE REVIEW
PARTITION REQUEST #851-23-000183-PLNG:
WILLIS & ONION PEAK DESIGN**

*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: July 28, 2023

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

#851-23-000183-PLNG: A partition request to create two (2) residential parcels, located east of the City of Nehalem, via Highway 53, a state highway. The subject property is designated as Tax Lot 1100 of Section 25, Township 3 North, Range 10 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned Rural Residential 2-Acre (RR-2). The property owner is Diane Willis. The applicant is Onion Peak Design.

Written comments received by the Department of Community Development **prior to 4:00p.m. on August 11, 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 August 14, 2023.

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

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 x 3412 or email angela.rimoldi@tillamookcounty.gov

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

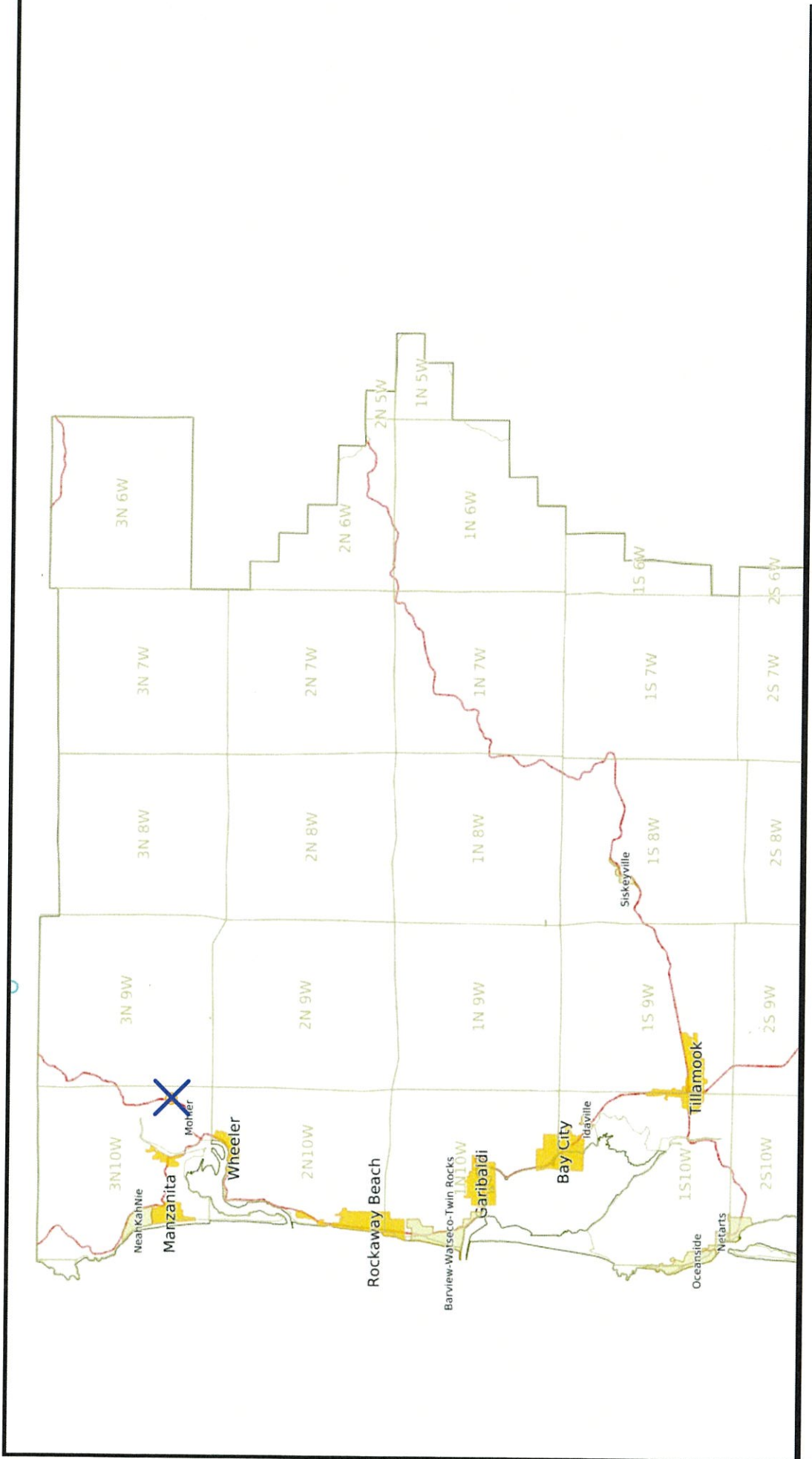
SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

(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.



Tillamook County GIS

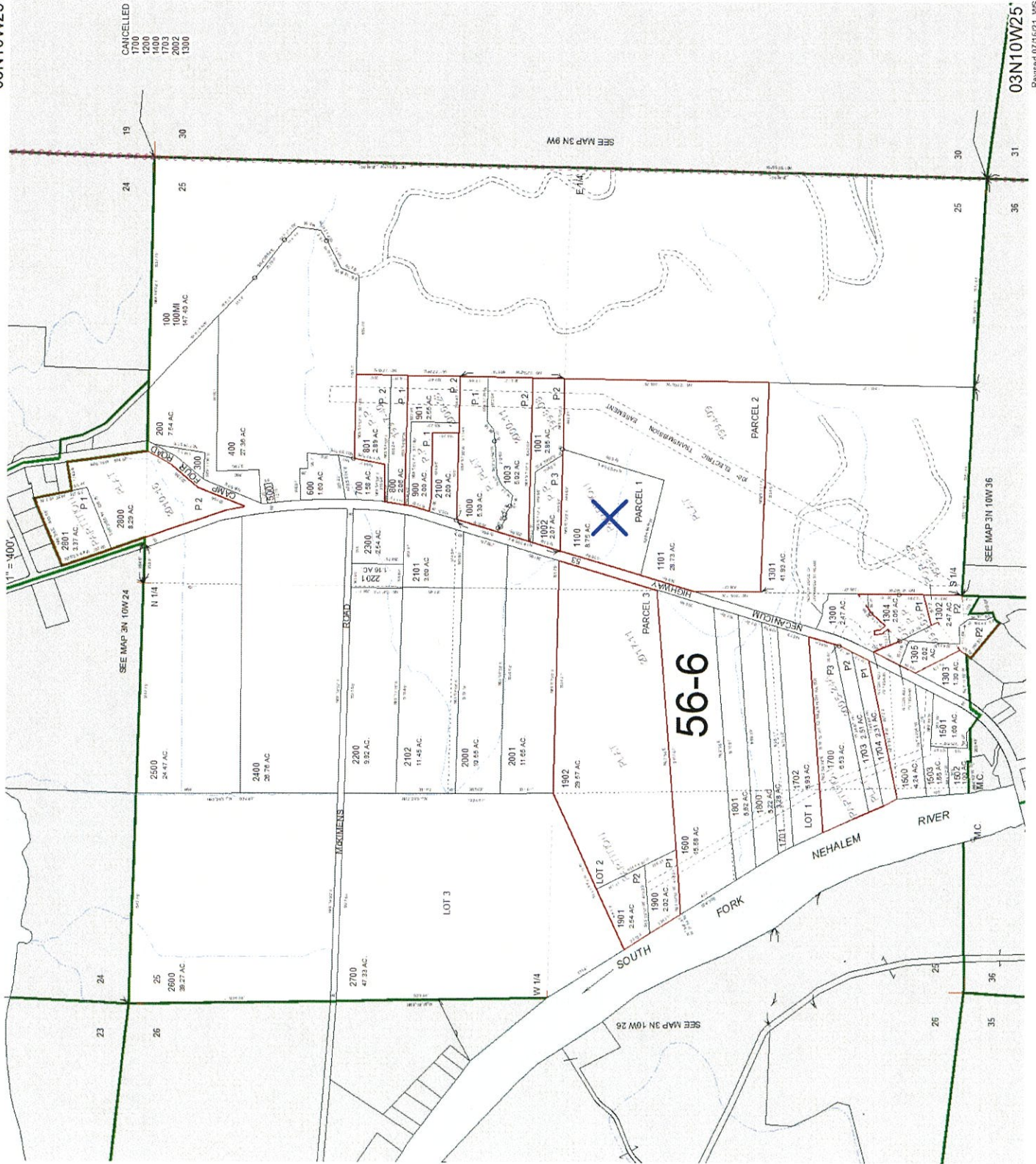


Created: Wed Jul 26 2023-10:14:31
Active Layers: County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Township_Range_Section, Road_Centerline
Extent: -13815554.367229, 5684919.4565652, -13696312.603121, 5747980.0048916

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION 25 T.3N. R.10W. W.M.
TILLAMOOK COUNTY

03N10W25

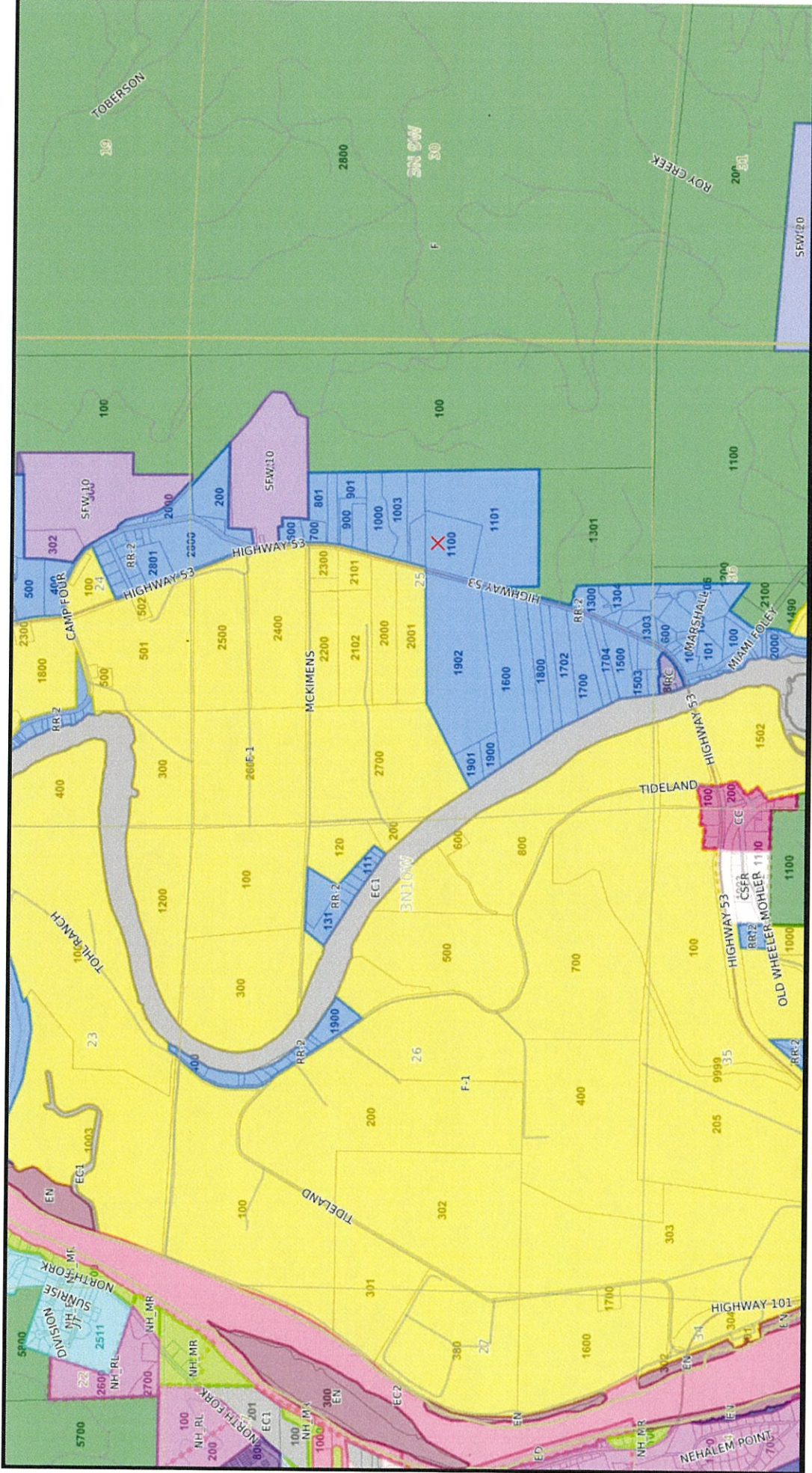


03N10W25

Revised 07/15/21, WS



Tillamook County GIS



Created: Wed Jul 26 2023-10:13:12
Active Layers: County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Tillamook County_Zoning, Township_Range_Section, Road_Centerline
Extent: -13791729.889823, 5733282.5863927, -13784277.279567, 5737223.8706631



LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Onion Peak Design Phone: 503-440-4403
 Address: 11460 Evergreen Way
 City: Nehalem State: OR Zip: 97131
 Email: erick.opd@gmail.com

Property Owner

Name: Diane L. Lorette Willis Phone: 503-368-3155
 Address: 35755 Highway 53
 City: Nehalem State: OR Zip: 97131
 Email: dllwillis@gmail.com

Location:

Site Address: 35755 Highway 53, Nehalem, OR 97131

Map Number:	3N	10W	25	1100
	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.

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

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

Existing Conditions

- 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
- 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

Other information:

OFFICE USE ONLY
Date Stamp
RECEIVED
JUN 20 2023
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by:
Receipt #:
Fees: 1100-
Permit No: 851-22-000183 -PLNG

- Proposed Development**
- Proposed lots, streets, tracts, open space and park land (if any); location, names, right-of-way dimensions, approximate radius of street curves; and approximate finished street center line grades. All streets and tracts that are being held for private use and all reservations and restrictions relating to private tracts identified
 - Location, width and purpose of all proposed easements
 - Proposed deed restrictions, if any, in outline form
 - Approximate dimensions, area calculation (in square feet), and identification numbers for all proposed lots and tracts
 - Proposed uses of the property, including all areas proposed to be dedicated as public right-of-way or reserved as open space
 - On slopes exceeding an average grade of 10%, as shown on a submitted topographic survey, the preliminary location of development on lots demonstrating that future development can meet minimum required setbacks and applicable engineering design standards
 - Preliminary utility plans for sewer, water and storm drainage when these utilities are to be provided
 - The approximate location and identity of other utilities, including the locations of street lighting fixtures, as applicable
 - Evidence of compliance with applicable overlay zones, including but not limited to the Flood Hazard Overlay (FH) zone
 - Evidence of contact with the applicable road authority for proposed new street connections
 - Certificates or letters from utility companies or districts stating that they are capable of providing service to the proposed development

Additional Information Required for Subdivisions

- Preliminary street layout of undivided portion of lot
- Special studies of areas which appear to be hazardous due to local geologic conditions
- Where the plat includes natural features subject to the conditions or requirements contained in the County's Land Use Ordinance, materials shall be provided to demonstrate that those conditions and/or requirements can be met
- Approximate center line profiles of streets, including extensions for a reasonable distance beyond the limits of the proposed Subdivision, showing the proposed finished grades and the nature and extent of construction
- Profiles of proposed drainage ways
- In areas subject to flooding, materials shall be submitted to demonstrate that the requirements of the Flood Hazard Overlay (FHO) zone of the County's Land Use Ordinance will be met
- If lot areas are to be graded, a plan showing the nature of cuts and fills, and information on the character of the soil
- Proposed method of financing the construction of common improvements such as street, drainage ways, sewer lines and water supply lines

- FINAL PLAT (LDO 090(1))
- Date, scale, north arrow, legend, highways, and railroads contiguous to the plat perimeter
- Description of the plat perimeter
- The names and signatures of all interest holders in the land being platted, and the surveyor
- Monuments of existing surveys identified, related to the plat by distances and bearings, and referenced to a document of record
- Exact location and width of all streets, pedestrian ways, easements, and any other rights-of-way
- Easements shall be denoted by fine dotted lines, and clearly identified as to their purpose
- Provisions for access to and maintenance of off-right-of-way drainage
- Block and lot boundary lines, their bearings and lengths
- Block numbers
- Lot numbers
- The area, to the nearest hundredth of an acre, of each lot which is larger than one acre
- Identification of land parcels to be dedicated for any purpose, public or private, so as to be distinguishable from lots intended for sale

Certificates:

- Title interest & consent Water
- Dedication for public use Public Works
- Engineering/Survey

Additional Information:

Authorization

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

<p style="font-size: 2em; margin: 0;"><i>Diane L. Lorille Willis</i></p> <p style="font-size: 0.8em; margin: 0;">Property Owner (*Required)</p>	<p style="font-size: 1.2em; margin: 0;">6/14/23</p> <p style="font-size: 0.8em; margin: 0;">Date</p>
<p style="font-size: 1.5em; margin: 0;"><i>EW</i></p> <p style="font-size: 0.8em; margin: 0;">Applicant Signature</p>	<p style="font-size: 1.2em; margin: 0;">6-14-23</p> <p style="font-size: 0.8em; margin: 0;">Date</p>

NOTES

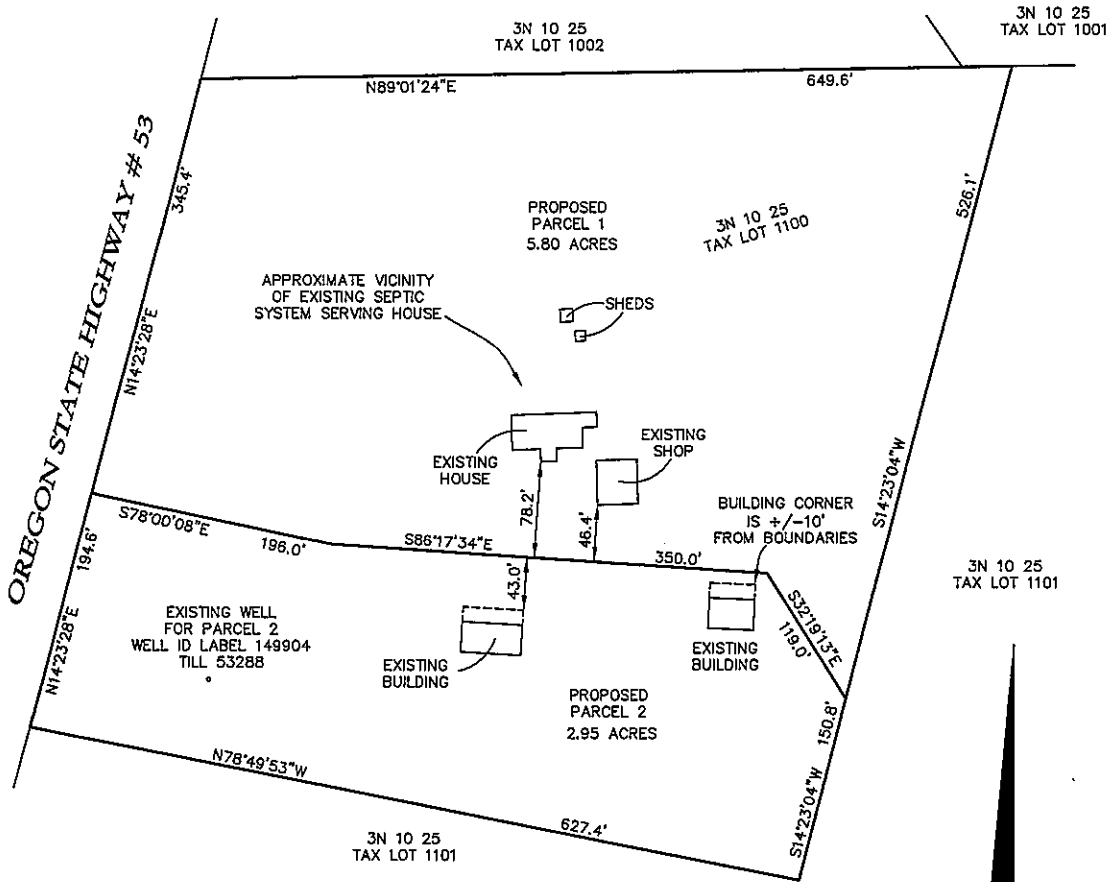
THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE PURPOSE OF THIS MAP IS TO SHOW THE PROPOSED PARTITION AS PER TILLAMOOK COUNTY PLANNING DEPARTMENT PROCEDURES.
 PARCEL 1 HAS AN EXISTING SEPTIC SYSTEM AND WATER RIGHTS TO THE CREEK THAT SERVE THE EXISTING HOME.
 PARCEL 2 HAS BEEN APPROVED FOR SEPTIC AND RECENTLY HAD A NEW WELL INSTALLED AS SHOWN HEREON.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

E. M. White

OREGON
 APRIL 28, 2014
 ERICK M. WHITE
 78572
 RENEWS 6/30/2024

OWNER
 DIANE L. LORETTE-WILLIS
 35755 HIGHWAY 53
 NEHALEM, OR 97131



3N 10 25
 TAX LOT 1101



SCALE:
 1" = 100'

PROPOSED PARTITION FOR:
LORETTE-WILLIS
 3N 10 25
 TAX LOT
 1100

SE 1/4, SECTION 25, T3N, R10W, W.M.
 TILLAMOOK COUNTY
 JUNE 14, 2023

**ONION PEAK
 DESIGN**
 11460 EVERGREEN WAY
 NEHALEM, OR 97131
 (503) 440-4403

WILLIS2306EX.DWG



Land of Cheese, Trees and Ocean Breeze

1510 Third St. Suite B
Tillamook, Oregon 97141
(503) 842-3408



VERIFICATION OF WATER SOURCE WITHIN TILLAMOOK COUNTY

T0: TILLAMOOK COUNTY DCD, 1510-B THIRD ST, TILLAMOOK, OR 97141
RE: WATER SOURCE REVIEW

This letter is valid for one (1) 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: 3N Range: 10 West Section: 2S Tax Lot(s): 1100

Situs address (if known): 35755 Hwy 53, Nehalem OR 97131

According to records, the legal owner is/are: Diane L Lorette Willis

Contact telephone number: 503-368-3155

Water Source: New Well # 149904

Comments: Tax lot 1100 to be partitioned into 2 parcels. Well to serve new Parcel

Building permit applicants who will be using a private water source will be required to have 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 shall be collected when a private water source verification is required. This fee is collected by 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.

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

Issue Date: 7/19/2023

Nikki Hendricks

Oregon Water resources Department (OWRD)

District 1 Watermaster

4000 Blimp Blvd Ste 400, Tillamook, OR 97141

Phone: (503) 815-1967 Email: Nikki.M.Hendricks@water.oregon.gov

Revised 2/22/2023

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

DATE: _____ RECEIVED BY: _____ FEE PAID: \$ _____ RECEIPT: _____

STATE OF OREGON
 WATER SUPPLY WELL REPORT
 (as required by ORS 537.765 & OAR 690-205-0210)

WELL I.D. LABEL# 149904
 START CARD # 218772
 ORIGINAL LOG # _____

(1) LAND OWNER
 First Name Diane L. Lortie Owner Well I.D. _____ Last Name Willis
 Company _____
 Address 35755 Hwy 53
 City McMahan State OR Zip 97131

(2) TYPE OF WORK New Well Deepening Conversion
 Alteration (complete 2a & 10) Abandonment (complete 5a)

(2a) PRE-ALTERATION
 Casing: Dia + From To Gauge Stl Plstc Wld Thrd
 Material From To Amt sacks/lbs
 Seal: _____

(3) DRILL METHOD
 Rotary Air Rotary Mud Cable Auger Cable Mud
 Reverse Rotary Other Excavator

(4) PROPOSED USE Domestic Irrigation Community
 Industrial/ Commercial Livestock Dewatering
 Thermal Injection Other _____

(5) BORE HOLE CONSTRUCTION Special Standard (Attach copy)
 Depth of Completed Well 10.5 ft.

BORE HOLE			SEAL			Amt	lbs
Dia	From	To	Material	From	To		
48"	0	5	Bentonite	0	5	30	5
						Calculated	25
6x12'	5	10.5					
						Calculated	

How was seal placed: Method A B C D E
 Other Poured & Probed
 Backfill placed from _____ ft. to _____ ft. Material _____
 Filter pack from 5 ft. to 10.5 ft. Material Gravel Size 2"
 Explosives used: Yes Type _____ Amount _____

(5a) ABANDONMENT USING UNHYDRATED BENTONITE
 Proposed Amount Pounds Actual Amount Pounds

(6) CASING/LINER
 Casing Liner Dia + From To Gauge Stl Plstc Wld Thrd
 36" 3.5 10.5 WDPE
 Shoe Inside Outside Other Location of shoe(s) _____
 Temp casing Yes Dia 48" From 0 To 5

(7) PERFORATIONS/SCREENS
 Perforations Method Drilled
 Screens Type Holes Material _____

Perf/S	Casing/Screen	Screen/Slot	Slot	# of	Tele/		
green	Liner	width	length	slots	pipe size		
<u>RD</u>	<u>C</u>	<u>36</u>	<u>7.5</u>	<u>10.5</u>	<u>1</u>	<u>1</u>	<u>20</u>

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailer Air Flowing Artesian
 Yield gal/min Drawdown Drill stem/Pump depth Duration (hr)

Temperature 58.1 °F Lab analysis Yes By _____
 Water quality concerns? Yes (describe below) TDS amount 48 PPM
 From To Description Amount Units

(9) LOCATION OF WELL (legal description)
 County Tillamook Twp 3 N N/S Range 10 W E/W WM
 Sec 25 NW 1/4 of the SE 1/4 Tax Lot 1100
 Tax Map Number _____ Lot _____
 Lat _____ " or 45.716085 DMS or DD
 Long _____ " or -123.852498 DMS or DD
 Street address of well Nearest address

35755 Hwy 53

(10) STATIC WATER LEVEL

Existing Well / Pre-Alteration	Date	SWL (psi)	+ SWL (ft)
Completed Well	<u>5-3-23</u>		<u>4.69</u>

 Flowing Artesian? Dry Hole?

WATER BEARING ZONES Depth water was first found 8

SWL Date	From	To	Est Flow	SWL (psi)	+ SWL (ft)
<u>5-3-23</u>	<u>8</u>	<u>10.5</u>			<u>4.69</u>

(11) WELL LOG Ground Elevation _____

Material	From	To
<u>Top Soil</u>	<u>0</u>	<u>1</u>
<u>Brown Clay</u>	<u>1</u>	<u>3</u>
<u>Brown Clay/ Cabbles</u>	<u>3</u>	<u>8</u>
<u>Large Gravel & Sand</u>	<u>8</u>	<u>10.5</u>
<u>6'x12' Excavation</u>	<u>0</u>	<u>10.5</u>

RECEIVED
 MAY 05 2023
 OWRD

Date Started 5-2-23 Completed 5-3-23

(unbonded) Water Well Constructor Certification OWRD Rep.
 I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

License Number _____ Date 5-3-23
 Signed [Signature]

(bonded) Water Well Constructor Certification Landowner
 I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

License Number _____ Date 5/3/23
 Signed Diane L. Lortie Willis
 Contact Info (optional) _____



Residential Septic Site Evaluation Approval

851-22-000187-EVAL

Tillamook County
1510 - B Third St
Tillamook, OR 97141
503-842-3408

Website: tillamook.or.us

Date issued: 12/09/2022
Application status: Site Evaluation Approved
Work description: SITE EVALUATION

Applicant: LORETTE-WILLIS, DIANE L
Address: 35755 HWY 53
 NEHALEM OR 97131
Phone: 503-368-3155

Owner: LORETTE-WILLIS, DIANE L
Address: 35755 HWY 53
 NEHALEM OR 97131

Property address: 35755 Hwy 53, Tillamook County, OR

Parcel: 3N10 2500 01100 - Primary **Township:** 3N **Range:** 10 **Section:** 25

Lot size: 8.75 Acres **Water supply:** Spring
Zoning: Rural Residential 2 Acre and 10 Acre (RR-2, RR-10) **City/County/UGB:** N/A
Directions to Property: North on Hwy. 53 about 1 mile

Proposed use of structure: Single Family Dwelling
Category of construction: Single Family Dwelling

General Specifications

Max peak design flow:	450 gpd.	Proposed gallons per day:	450 gpd.
Min septic tank volume:	1000 gal.	Min dosing tank volume:	N/A
Media depth:	12 in.		

System Specifications

System type:	Saprolite	Replacement Area
System distribution type:	Serial	Serial
Distribution method:	Serial	Serial

Trench Specifications

Trench linear feet:	350 linear ft.	Replacement Area
Max depth:	36 in.	36 in.
Min depth:	24 in.	24 in.

Special Requirements

Groundwater type:	Not Applicable	Replacement Area
Drainfield type:	Standard	Standard

CALL BEFORE YOU DIG...IT'S THE LAW

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)

Printed: 12/09/2022
Application: Site Evaluation Approved
Work Description: SITE EVALUATION

THIS IS NOT YOUR PERMIT. A Construction/Installation permit is required before you construct your system. Please contact this office when you are ready to apply for a construction/installation permit. We cannot sign off on any Building Codes forms until we issue your permit.

This site approval runs with the land and will automatically benefit subsequent owners. This site approval is valid until the approved system is constructed under a DEQ construction permit or unless the site is altered without approval from this office. Alterations/excavations/lot line adjustments made to the site, or placement of wells or utilities, etc., may invalidate this approval.

If you disagree with the decision of this report, you may apply for a site evaluation report review. The application for a site evaluation report review must be submitted to DEQ in writing within 60 days after the site evaluation report issue date and must include the site evaluation review fee in OAR 340-071-0140 Table 9A. A senior DEQ staff person will be assigned the site evaluation report review application.

You may apply for a variance to the onsite wastewater treatment system rules. The variance application must include a copy of the site evaluation report, plans and specifications for the proposed system, specify the rule(s) to which a variance is being requested, demonstrate the variance is warranted, and include the variance fee in OAR 340-071-140 Table 9C. A variance may only be granted if the variance officer determines that strict compliance with a rule is inappropriate or special physical conditions render strict compliance unreasonable, burdensome or impractical. A senior DEQ variance officer will be assigned the variance application.

12/9/22

CALL BEFORE YOU DIG...IT'S THE LAW

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)

Chris Chiola

From: Chris Chiola
Sent: Friday, December 9, 2022 11:14 AM
To: Chris Chiola
Subject: Willis 112922













Sent from my iPhone



0007435320080041050020020

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:
John H. Tuthill, Attorney
P.O. Box 544
Tillamook OR 97141

Send Tax Statements to:
Diane L. Lorette-Willis
35755 Hwy 53
Nehalem OR 97131
Tax Acct Nos 89184 & 407903

BARGAIN AND SALE DEED

STEPHEN E. WILLIS, hereinafter called Grantor, conveys to DIANE L. LORETTE-WILLIS, fka Diane L. Willis, hereinafter called Grantee, all of his right, title and interest in that real property situated in Tillamook County, State of Oregon, more particularly described as:

Parcel 1, of Partition Plat 1994-9, as recorded March 14, 1994, in Tillamook County Plan Records, as instrument No. 331304, in Plat Cabinet B-187-2.

TOGETHER with an easement for egress and ingress for maintenance of the water system for repairs and upgrades as described in water application #73729. (see attached Exhibit "A").

The true and actual consideration of this conveyance being pursuant to the terms of the Stipulated General Judgment of Dissolution of Marriage and Satisfaction entered in Tillamook Circuit Court Case No. 07-3098, and this deed is being recorded to release all of Grantor's interest in the identified property to the Grantee.

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, 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 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 FERT PRACTICES, AS DEFINED IN ORS 30.920, AND TO INQUIRE ABOUT HE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER ORS 195.300, 195.201 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

DATED: 5-26-08, 2008.

Stephen E. Willis
STEPHEN E. WILLIS

STATE OF OREGON)
) ss.
County of Tillamook)

This instrument was acknowledged before me on May 28, 2008, by Stephen E. Willis.

Lyndsey Mackin
Notary Public - State of Oregon

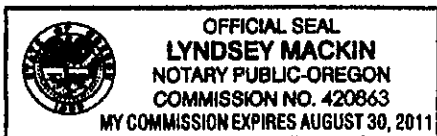
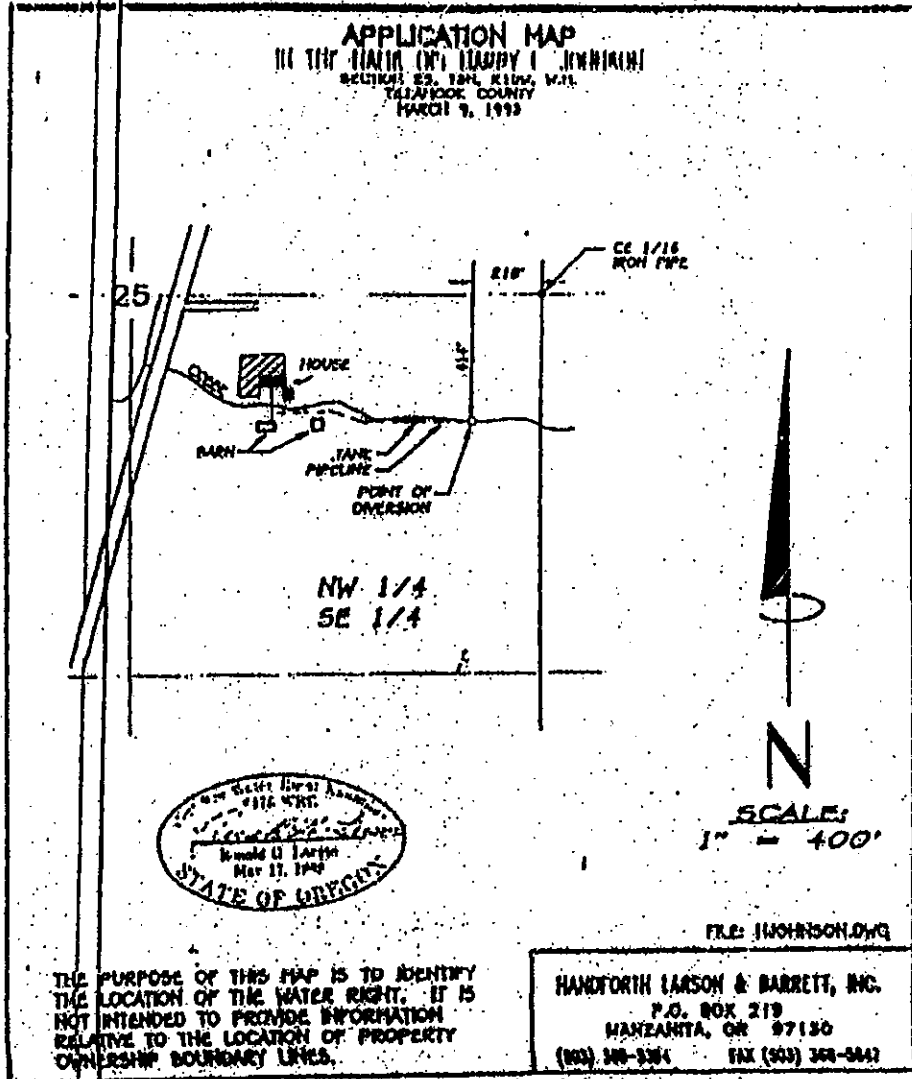


Exhibit A
 Application file number - 73729



NYX-69-1984 12115

368 8457

58x

P.02

331652

I hereby certify that the within instrument was prepared by me and recorded in the County of Tillamook, State of Oregon.



Witness my hand and seal after JOSEPHINE VEBTAL, County Clerk

Stacy Jackson, Deputy
 Clerk
 ATY
 PLCP
 Adm
 NS