



Clatsop County  
Community Development  
800 Exchange Street, Suite 100  
Astoria, Oregon 97103  
Phone 503 325-8611 Fax 503 338-3606  
[comdev@co.clatsop.or.us](mailto:comdev@co.clatsop.or.us) [www.co.clatsop.or.us](http://www.co.clatsop.or.us)

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## STAFF REPORT

Application 20170508

**STAFF REPORT DATE:** October 6, 2017

**REQUEST:** Lot of Record Determination

**OWNER/APPLICANT:** Cove Beach Cottage LLC  
John Meyer  
1130 Filbert St #1  
San Francisco, CA 94109

**PROPERTY DESCRIPTION:** T4N, R10W, SEC31BB, TL00603

**ZONING DESIGNATION:** CR - Coastal Residential  
20,000 square feet minimum in exception areas.  
Property is located in Exception Area 1, Map F

**PROPERTY SIZE (approximate):** 0.11 acres (~5,000 square feet)

**EXISTING STRUCTURES:** Clatsop County Assessor's documents do not indicate any structures currently located on the subject parcel.

**COUNTY STAFF REVIEWER:** Clancie Adams, Permit Tech

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The following determination by Clatsop County Community Development is based in part on the following: Information provided by the applicant; Clatsop County deed and records; and the Clatsop County Land and Water Development and Use Ordinance #80-14 (LWDUO).

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### LOT-OF RECORD BACKGROUND:

There are two steps to a lot of record determination. The first is to determine whether or not the subject property was created legally and is based on the following provision in Ordinance #80-14, Section 1.030, Definitions, "Lot-of-Record", which reads:

LOT OF RECORD -- Any lot or parcel lawfully created by a subdivision or partition plat of record in the County Clerk's Office, or lawfully created by deed or land sales contract prior to land use partitioning requirements, and of record in the Deed Records of Clatsop County.

**LOT OF RECORD STATUS:****Staff Finding:**

The subject T4N, R10W, SEC31BB, TL00603 was created by the recording of a subdivision with the Clatsop County Clerk on August 15, 1927 (County Deed Records, Book 9, Page 8). **The subject property meets the county's definition of "lot of record". LWDUO §1.030.**

**PARCEL BACKGROUND:**

The second step is to determine if the property is a "parcel" as stated in LWDUO 1.03 Definitions and General Exception Lot Size Standards S1.030, which state:

**1.030 Land & Water Development & Use Ordinance (LWDUO) 1.030 Definitions****Parcel:**

(1) Includes a unit of land created:

By partitioning of land as defined in ORS 92.010;

(A) In compliance with all applicable planning, zoning and partitioning ordinances and regulations; or

(B) By deed or land sales contract, if there were no applicable planning, zoning or partitioning ordinances or regulations.

(2) Does not include a unit of land created solely to establish a separate tax account.

**S1.030. General Exception to Lot Size Standards**

(2) In all other areas:

(A) If, at the time the applicable zone or an amendment to the applicable lot size or dimension standards was adopted, a lot of record has an area or dimension that does not meet the requirements of the zone, and the lot of record was not in the same ownership with a contiguous lot or parcel which does not meet the minimum area or dimension requirements, the lot of record may be developed as allowed by the applicable zone and county development standards.

**PARCEL STATUS:****Staff Finding:**

LWDUO 1.030(1) - (2) apply. As established in Lot of Record Status above, the subject parcel (TL00603) was created by deed prior to September 30, 1980 and was not created solely for the purpose of establishing a separate tax account.

S1.030 (2)(A) applies. The subject T4N, R10W, SEC31BB, TL 00603 is located in the Coastal Residential Zone which has a minimum lot size of 20,000 square feet (Goal 3-4 Exception Area 1, Map F). The subject parcel measures approximately 5,000 square feet and is substandard in size. The parcel was owned by Erwin G. and Marguerite L. Blake on September 30, 1980, the effective date of Clatsop County Ordinance #80-14 which established the current minimum lot size for the CR Zone. TL00603 was not owned in common with other contiguous substandard lots .

**The subject T4N, R10W, SEC31BB, TL00603 constitutes one "buildable parcel".**

**CONCLUSION:**

The subject T4N, R10W, SEC31BB, TL 00603 meets both criteria of the Lot of Record Determination and therefore, is considered a "buildable" lot. Any development of a land use parcel must adhere to all ordinances and standards except for minimum lot size and dimensions.

**APPEAL:**

This determination is a Type I procedure, as defined in Section 2.015, Type I Procedure. Pursuant to Ordinance #80-14, Section 2.230, Request for Review/Appeal, this determination may be appealed within twelve (12) days of this decision. The deadline for filing an appeal is 4:00 PM on October 18, 2017.





### Receipt

This is not a Permit

Clatsop County Community Development  
800 Exchange St Ste 100  
Astoria, OR 97103

Ph. (503) 325 - 8611 Fax (503) 338 - 3606

#### For Department Use Only

Permit #: 20170508  
Permit Type: Type I Complex  
Entry Date: 10/3/2017  
Entered By: Clancie Adams  
Assigned To:  
Permit Status: Completed

#### Permit Timeline

User	Status	Date
Clancie Adams	Entered	10/03/2017
Clancie Adams	Completed	10/06/2017

#### Proposed Use

Proposed Use: **Lot of Record Detemination**

Zone: **CR** Description: Lot of Record Determination  
Overlay District: **GHO**

#### Owner/Project Location

**Owner:** Name: **Cove Beach Cottage LLC & JOHN MEYER** Ph. #: (415) 673-2204  
Address: 1130 Filbert St #1 Cell: ( ) -  
City, State, Zip: San Francisco, CA 94109 Fax: ( ) -

**Situs Address:** I R S Q S Qq S Taxlot  
**City:** State: OREGON 4 10 31 B B 00603

#### Applicant/Agent

**Applicant:** Name: Cove Beach Cottage LLC Ph. #: (415) 673-2204  
Address: 1130 Filbert St #1 Cell: ( ) -  
City, State, Zip: San Francisco, CA 94109 Fax: ( ) -  
Ph. #: ( ) -  
Cell: ( ) -  
Fax: ( ) -

#### Fees

<b><u>Fee Type:</u></b>	<b><u>Permit Fee Total:</u></b>
Planning/Development	\$163.00
<b>Total:</b>	<b><u>\$163.00</u></b>

#### Receipt

<b><u>Payor Name:</u></b>	<b><u>Pymnt Type</u></b>	<b><u>Check #</u></b>	<b><u>Pymnt Date</u></b>	<b><u>Pymnt Amount:</u></b>
Cove Beach Cottage LLC	Credit Card		10/03/2017	\$163.00
<b>Balance Due:</b>				<b><u>\$0.00</u></b>

#### Signatures

1. For Commercial and Industrial uses, include parking and loading plan, sign plan and erosion control plan.
2. For residential and other uses, include an erosion control plan.
3. Review attached applicant's statement and sign below.

I have read and understand the attached APPLICANT'S STATEMENT and agree to abide by the terms thereof.

**Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Owner Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Agent Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_



**Receipt**

**For Department Use Only**

Clatsop County Community Development  
800 Exchange St Ste 100  
Astoria, OR 97103

Permit #: 20170508

Ph. (503) 325 - 8611 Fax (503) 338 - 3606

**Zoning District Requirements**

Property Access Info.

Access to Property:  
County Permit Required?  
State Permit Required?

Direction	Setbacks	
	Req.	Actual
F:		
S1:		
S2:		
R:		

**Property Information**

**Compliance/Permit Requirements**

**Clatsop County Compliance**

*Except as noted, the Clatsop County Community Development Department finds the proposed use(s)/action(s) in compliance with the Clatsop County Land & Water Development and Use Ordinance and with the Clatsop County Comprehensive Plan.*

*The evaluation of the land parcels outlined above is based on the information presented at this time, standards provided in the Clatsop County Land & Water Development & Use Ordinance, and policies of the Comprehensive plan, and the Zoning/ Comprehensive Plan Map.*

*The applicant or property owner must comply with the conditions noted below and on the attached applicants statement. This permit is not valid unless the conditions are met.*

**Entered by:** Clancie Adams

**Entered Date:** 10/03/2017

**Applicants Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Clatsop County Authorization:** *Clancie Adams* \_\_\_\_\_

**Date:** \_\_\_\_\_





## Receipt

### Applicant's Statement

1. *Pertaining to the subject property described, I hereby declare that I am the legal owner of record, or an agent having the consent of the legal owner of record, and am authorized to make the application for a Development Permit/Action so as to obtain the following permits: Building, Sanitation, U.S. Army Corps of Engineers, Oregon Division of State Lands, Oregon Department of Transportation, Oregon Department of Parks and Recreation, or a Clatsop County Road Approach. I shall obtain any and all necessary permits before I do any of the proposed uses or activities. The statements within this application are true and correct to the best of my knowledge and belief. I understand that if the permit authorized was based on false statements, or it is determined that I have failed to fully comply with all conditions attached to and made a part of this permit, this permit approval is hereby revoked and null and void.*
2. *It is expressly made a condition of this permit that I at all times fully abide by all State, Federal, and local laws, rules, and regulations governing my activities conducted or planned pursuant to this permit.*
3. *As a condition for issuing this Development Permit/Action, the undersigned agrees that he/she will hold Clatsop County harmless from and indemnify the County for any and all liabilities to the undersigned, his/her property or any other person or property, that might arise from any and all claims, damages, actions, causes of action or suits of any kind or nature whatsoever, which might result from the undersign's failure to build, improve or maintain roads which serve as access to the subject property or from the undersign's failure to fully abide by any of the conditions included in or attached to this permit.*
4. **WAIVER OF VESTED RIGHTS DURING APPEAL PERIOD FOR ZONING AUTHORIZATIONS.**  
*I have been advised that this Land and Water Development Permit/Action by the Clatsop County Community Development Director may be appealed within twelve (12) calendar days of the date of of permit issuance and authorization (note: if the twelfth day is a Saturday, Sunday or legal holiday, the appeal period lasts until the end of the next day which is not a Saturday, Sunday or legal holiday). I understand that if the approval authorized by the County and referenced above is reversed on appeal, then the authorization granted prior to the end of the appeal period will be null and void. I further understand and consent to the fact that any actions taken by me in reliance upon the authorization granted during the appeal period shall be at my own risk, and that I hereby agree not to attempt to hold Clatsop County responsible for consequences or damages in the event that removal of improvements constructed during the appeal period is ordered because an appeal is sustained.*
5. *I am aware that failure to abide by applicable Clatsop County Land and Water Development and Use Ordinance 80-14, as amended and Standards Document regulations may result in revocation of this permit or enforcement action by the County to resolve a violation and that enforcement action may result in levying of a fine.*
6. *I understand that a change in use, no matter how insignificant, may not be authorized under this permit and may require a new Development Permit/Action (check first, with the Clatsop County Community Development Department).*
7. *I understand that this Development Permit/Action expires 180 days from the date of issuance unless substantial construction or action pursuant to the permit has taken place. Upon expiration, a new development permit must be obtained.*





20170508

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Community Development  
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Phone 503 325-8611 Fax 503 338-3606  
[comdev@co.clatsop.or.us](mailto:comdev@co.clatsop.or.us) [www.co.clatsop.or.us](http://www.co.clatsop.or.us)

Cove Bch Lot 1 B1K10

Lot of Record Determination

GHO

Determination Property Description Fee: \$163 ✓ 5,000 SF 50x100

T 4N R 10W S 31BB TL 603 Acres .11 ac. Zone CR

T \_\_\_\_\_ R \_\_\_\_\_ S \_\_\_\_\_ TL \_\_\_\_\_ Acres \_\_\_\_\_ Zone \_\_\_\_\_

T \_\_\_\_\_ R \_\_\_\_\_ S \_\_\_\_\_ TL \_\_\_\_\_ Acres \_\_\_\_\_ Zone \_\_\_\_\_

Contiguous Property Description:

T \_\_\_\_\_ R \_\_\_\_\_ S \_\_\_\_\_ TL \_\_\_\_\_ Acres \_\_\_\_\_ Zone \_\_\_\_\_

T \_\_\_\_\_ R \_\_\_\_\_ S \_\_\_\_\_ TL \_\_\_\_\_ Acres \_\_\_\_\_ Zone \_\_\_\_\_

T \_\_\_\_\_ R \_\_\_\_\_ S \_\_\_\_\_ TL \_\_\_\_\_ Acres \_\_\_\_\_ Zone \_\_\_\_\_

T \_\_\_\_\_ R \_\_\_\_\_ S \_\_\_\_\_ TL \_\_\_\_\_ Acres \_\_\_\_\_ Zone \_\_\_\_\_

T \_\_\_\_\_ R \_\_\_\_\_ S \_\_\_\_\_ TL \_\_\_\_\_ Acres \_\_\_\_\_ Zone \_\_\_\_\_

Applicant: Cove Beach Cottage LLC

Email: jkm @ care trust, us

Mail Address: 1130 Filbert St. #1

City/State/Zip San Francisco, CA 94109

Phone: 415-673-2204

Phone: \_\_\_\_\_ 94109

Signature: [Signature]

Date: 9-22-17

Owner: \_\_\_\_\_

Email: \_\_\_\_\_

Mail Address: \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Phone: \_\_\_\_\_

Phone: \_\_\_\_\_

Signature: [Signature]

Date: \_\_\_\_\_

Other: \_\_\_\_\_

Email: \_\_\_\_\_

Mail Address: \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Phone: \_\_\_\_\_

Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

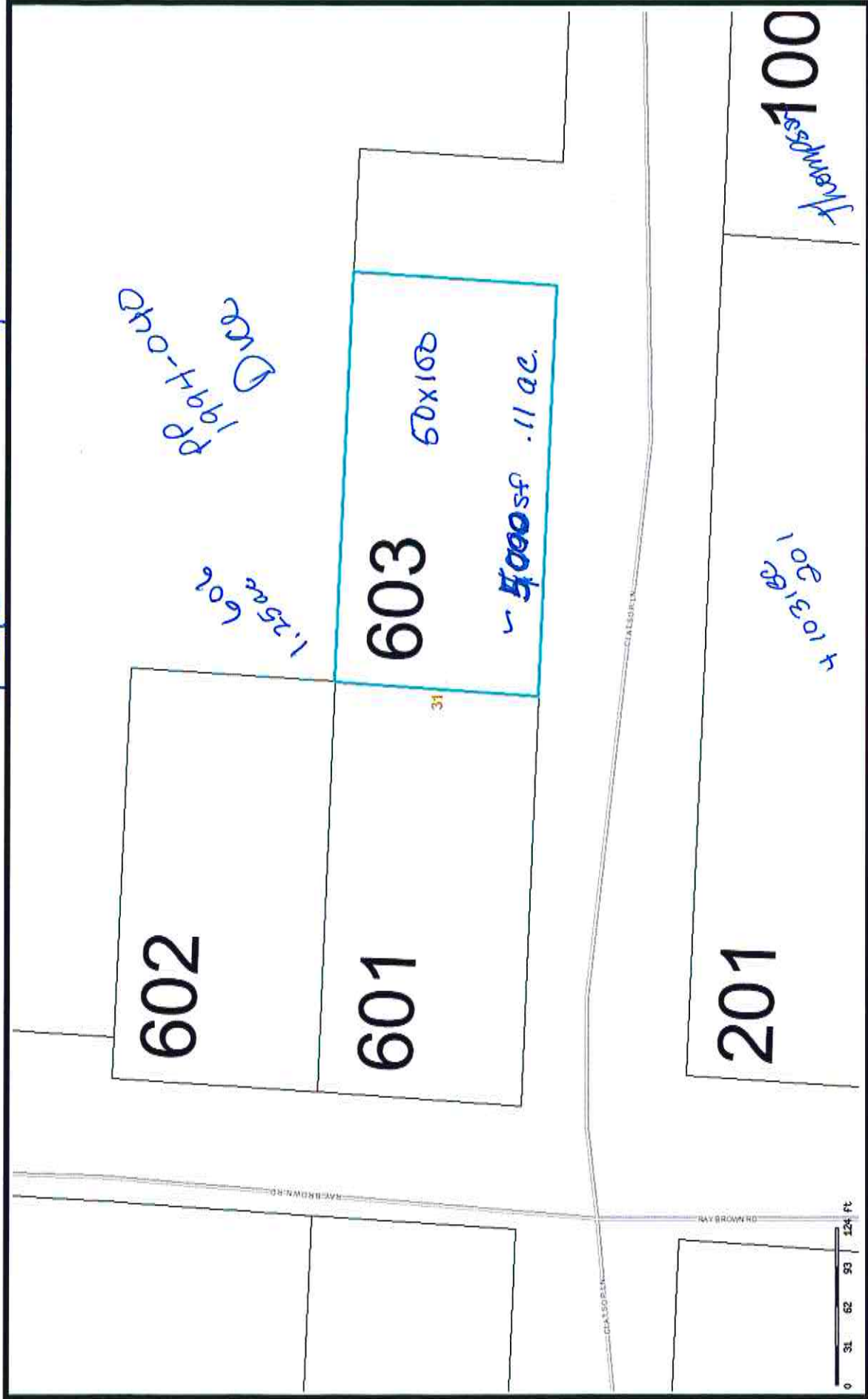
Date: \_\_\_\_\_

Map

410 3186603

9/30/80

1/F-32

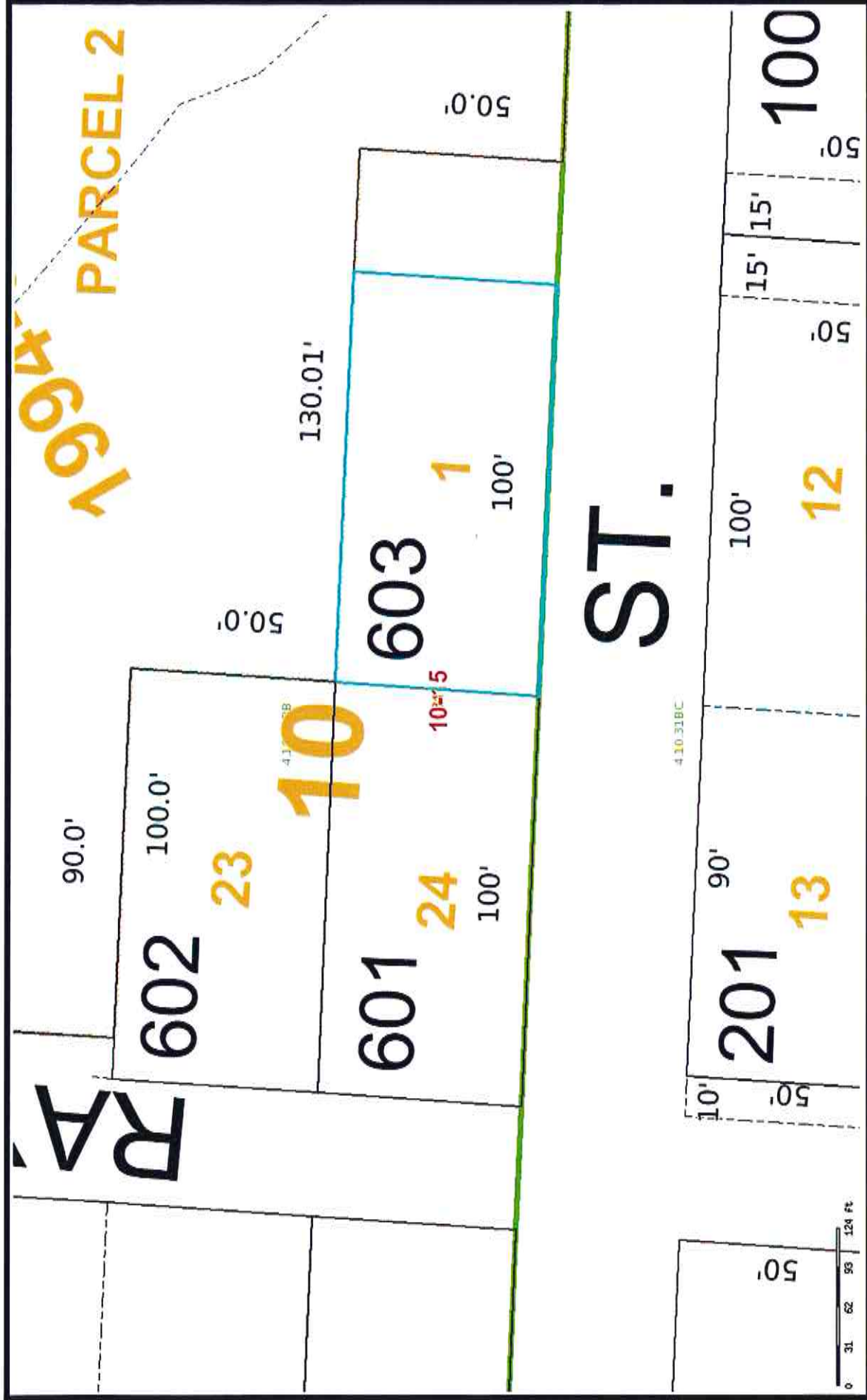


**Clatsop County Webmaps**

Disclaimer: This map was produced using Clatsop County GIS data. The GIS data is maintained by the County to support its governmental activities. This map should not be used for survey or engineering purposes. The County is not responsible for map errors, omissions, misuse or misinterpretation. Photos may not align with taxlots.



# Map



## Clatsop County Webmaps

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# Map

4 10 3188 606



## Clatsop County Webmaps

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## MAP OF COVE BEACH.

IN SEC. 31 T. 4 N. R. 10 W. & SEC. 36 T. 4 N. R. 11 W. W.M.  
SCALE FIN. - 200 FT. W.C. ELLIOTT, CIVIL ENGR.



Section 28 Blotter  
 at the County Assessor's Office  
 County of Clatsop, State of Oregon  
 Original Plat of Cove Beach  
 at the County Assessor's Office  
 at the County Assessor's Office  
 U.C. Clifton - County Clerk

KNOW ALL MEN BY THESE PRESENTS that the Arch Cape Land Company, a corporation organized and existing under and by virtue of the laws of the State of Oregon, does hereby make, establish and declare the annexed map, a true and correct map and plat of COVE BEACH, Oregon, with the streets and avenues shown thereon, as described in the accompanying survey certificate, all tracks being of the dimensions shown on said map, and all streets and avenues of the width herein set forth, and said Arch Cape Land Company does hereby dedicate to the public use forever all streets and avenues shown on said map.

IN WITNESS WHEREOF said Arch Cape Land Company has caused these presents to be executed by its President and its Secretary and its corporate seal to be hereunto affixed this 20 day of Aug 1927.

Executed in the presence of  
us as witnesses:  
*W.C. Elliott*  
W.C. ELLIOTT, CIVIL ENGR.

BY: *W.L. Neuhauer* ARCH. CAPE LAND COMPANY, PRESIDENT.  
BY: *Earl J. Cook* ARCH. CAPE LAND COMPANY, SECRETARY.

STATE OF OREGON  
COUNTY OF MULTNOMAH

THIS CERTIFIES, that on this 20 day of Aug 1927 before me the undersigned notary public in and for said county and state, appeared *W.C. Elliott* and *W.L. Neuhauer*, to me personally known to be President and Secretary, respectively, of the Arch Cape Land Company, the corporation whose name who being first solemnly sworn did say that he, the said *W.L. Neuhauer* is the President, and he, the said *W.C. Elliott* is the Secretary of said Arch Cape Land Company and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors, and they acknowledged said instrument to be the act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first in this my certificate written.

*W.L. Neuhauer*  
NOTARY PUBLIC FOR STATE OF OREGON.  
My Commission Expires *May 4* 1927

I, WILLIAM C. ELLIOTT, being first duly sworn, depose and say that I have correctly surveyed and marked with appropriate monuments the land represented on the annexed plat of COVE BEACH and that the initial point of said survey I chose an iron pipe 2 inches in diameter and 36 inches long. Said initial point is situated 8000 feet east of the southwest corner of Section 31 Township 4 North Range 10 West of the Willamette Meridian.

The boundaries of the land platified are as follows: Beginning at said initial point thence North 4785 feet thence West 6740 feet thence South along the line of Mean High Tide of the Pacific Ocean to a Point 850 Feet West and 150 Feet North of the Southwest corner of Section 31 Township 4 North Range 10 West of the Willamette Meridian thence East 860 feet to the place of beginning.

Subscribed and sworn to before me this 20 day of Aug 1927.  
*W.C. Elliott*

NOTARY PUBLIC FOR OREGON.  
My commission expires *December 10* 1927

All taxes from *2026* to *1926* both inclusive are paid.  
BY: *Harvey J. Sanders* SHERIFF.  
BY: *Tolson* DEPUTY.

APPROVED *Aug 1927* 1927  
*Arthur Thomas* COUNTY ASSESSOR.  
BY: \_\_\_\_\_ COUNTY DEPUTY.

APPROVED *Aug 1927* 1927  
*T. J. Cornelius* Judge  
*John Chase*  
COUNTY COMMISSIONERS.

APPROVED *John G. Clifton* 19  
BY: \_\_\_\_\_ COUNTY SURVEYOR.  
BY: \_\_\_\_\_ COUNTY DEPUTY.

ATTEST: *J.G. Clifton*  
COUNTY CLERK.  
BY: \_\_\_\_\_ DEPUTY.

Filed for record August 15th 1927 at 11:22 A.M.  
U.C. Clifton - County Clerk.  
By: *Max H. Fahl* Deputy.



VACATED:  
\* SEE INSTRUMENT 4884648  
\* SEE INSTRUMENT 4904148  
\* SEE INSTRUMENT 490400133



4\_10\_31\_B\_B\_00603\_\_\_\_\_1015

OFFICIAL RECORD OF DESCRIPTIONS  
OF REAL PROPERTY  
COUNTY ASSESSOR'S OFFICE

10-15

TWP.	RGE.	SEC.	1/4	1/16	PARCEL	Type	Spec.
MAP NUMBER					NUMBER	REAL PROP.	Int. In
TAX LOT NUMBER							

CODE  
AREA  
NUMBER

FORMERLY PART OF 600

Indent each new course to this point	DESCRIPTION AND RECORD OF CHANGE	Date of entry on this card	Deed Record		Acres Remaining
			Vol.	PG.	
	Cove Beach Lt 1, Blk 10				
	Blake, Erwin G. & Marguerite L.	WD 9-14-79	510	119	11-1-79 .11 ac
	Blake, Erwin G./Marguerite L.	BSD 8/19/93	819	175	1/19/93
	Easement	5-23-96	899	902	5-2-96

# Property History

Account ID:3172

## Legal Description:

Legal Type

TIP/ix

Additional Information:

COVE BEACH LT 1 BLK 10

## Account History:

### Owner(s):

#### Current Ownership:

<u>Owner Name</u>	<u>Ownrshp %</u>	<u>Type</u>
Cove Beach Cottage LLC		LLC

#### Ownership History:

<u>Create Dte</u>	<u>Effective Dte</u>	<u>Instrmnt ID</u>		
09/26/2000	09/02/2000	200007620	Aebi-Magee John	Husband & Wife
09/26/2000	09/02/2000	200007620	Aegi-Magee Beatrice	Husband & Wife
01/22/2001	09/02/2000	200008551	Aebi-Magee Beatrice	Husband & Wife
01/22/2001	09/02/2000	200008551	Aebi-Magee John	Husband & Wife
10/14/2011	08/15/2011	201107263	Cove Cottage Oregon LLC	LLC
02/21/2017	01/29/2017	201701201	Cove Beach Cottage LLC	LLC

## Voucher History:

**Voucher 1** Source: Clerk Effective Date: 01/29/2017 Map Key: 41031BB00601  
Document Type Code: Warranty Deed Date Created: 02/21/2017 Instrument Id: 201701201  
Operation: Name Change Completed Date: 02/21/2017 Book:  
Operation Type: Name Voucher Type: Assessment Page:  
Completeness Status: Completed Consideration: \$636,000 Status: Active  
Partition Flag: No Remarks: Multi TLs 41031BB-601;602;603  
User Id: HCHAPMAN

**Voucher 2** Source: Clerk Effective Date: 08/15/2011 Map Key: 41031BB00601  
Document Type Code: Quitclaim Deed Date Created: 10/14/2011 Instrument Id: 201107263  
Operation: Name Change Completed Date: 10/14/2011 Book:  
Operation Type: Name Voucher Type: Assessment Page:  
Completeness Status: Completed Consideration: \$0 Status: Active  
Partition Flag: No Remarks: Includes TL 601, 602, 603  
User Id: SRADFORD

**Voucher 3** Source: Misc Effective Date: 09/02/2000 Map Key: 41031BB00601  
Document Type Code: Subscribers Error Date Created: 01/22/2001 Instrument Id: 200008551  
Operation: Name Change Completed Date: 01/22/2001 Book:  
Operation Type: Name Voucher Type: Assessment Page:  
Completeness Status: Completed Consideration: \$0 Status: Active  
Partition Flag: No Remarks: To correct spelling of names  
User Id:



# Property History

Account ID:3172

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Voucher 4	Source: Clerk	Effective Date: 09/02/2000	Map Key: 41031BB00601
Document Type Code: Warranty Deed		Date Created: 09/26/2000	Instrument Id: 200007620
Operation: Name Change	Completed Date: 09/26/2000	Book:	
Operation Type: Name	Voucher Type: Assessment	Page:	
Completeness Status: Completed	Consideration: \$335,000	Status: Active	
Partition Flag: No	Remarks: Includes TL 41031BB - 601 & 602		
User Id:			



1-1-74

WARRANTY DEED

BOOK 510 PAGE 119

KNOW ALL MEN BY THESE PRESENTS, That Arch Cape Land Company, a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Edwin G. Blake and Marguerite L. Blake, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Clatsop and State of Oregon, described as follows, to-wit:

Lot 1, Block 10, COVE BEACH, Couty of Clatsop and State of Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except conditions and restrictions in that certain instrument dated January 18, 1966 and recorded January 19, 1967, in book 290 page 395, Deed Records.

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,000.00

However, the actual consideration consists of or includes other property or value given or promised which is not stated in this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 22 day of November, 1976; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

By Elizabeth Early, President  
By A.T. Sulmonetti, Secretary

STATE OF OREGON, County of Multnomah } ss.  
November 22, 1976

Personally appeared the above named Elizabeth Early and A.T. Sulmonetti, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of Arch Cape Land Company.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon  
My commission expires: 1-17-77

Notary Public for Oregon  
My commission expires:

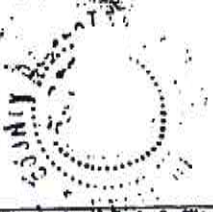
STATE OF OREGON, County of Clatsop } ss.

I hereby certify that the within instrument was received for record and recorded in the record of

DEED

of said county on  
Aug 31 2 28 PM '79

In Book 510  
On Page 119



Witness my hand and Seal of office affixed  
NORMA HUNSINGER  
County Clerk.

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Dr. Edwin G. Blake DR. ERWIN G. BLAKE  
8675 S.W. Maple Lane 32345 ARBOR LAKE DR.  
Astoria, Oregon 97103 WILSONVILLE, ORE 97170  
NAME, ADDRESS, ZIP  
Should a change in requested office statements shall be sent to the following address:  
NAME, ADDRESS, ZIP

735066



4\_10\_31\_B\_B\_00601\_\_\_\_\_1015

# of Descriptions of Real Properties

10 15 \* 10 11  
37-2

ACCOUNT NUMBER

OFFICE OF COUNTY ASSESSOR, CLATSOP COUNTY, OREGON

CODE NUMBER

601 <del>101</del> TAX LOT NUMBER	SECTION.....31.....	TOWNSHIP...4...N	RANGE...10...W.M.	MAP NO.....31B410.....	AERIAL PHOTO
	LOT NO.....24.....	BLOCK NO...10.....	ADDITION...Cove Beach.....		CITY.....

INDENT EACH NEW COURSE TO THIS LINE	LEGAL DESCRIPTION	DEED RECORDED			ACRES REMAINING
		YEAR	VOLUME	PAGE	
			161	395	
		Misc	120	465	
			65	278 497	
			274-	106	
	Blake, Erwin G. DDS & Marguerite L.				
	Blake, Erwin G. DDS/Marguerite L. Co/TR	BSD8/19/93	819	175	1/19/93
	Easement	5-23-96	899	902	5-2-96

KNOW ALL MEN BY THESE PRESENTS, That Erwin G. Blake, D.D.S.  
(hereinafter called the grantor), the spouse of the grantee hereinafter named,  
in consideration of One and no/100 Dollars  
to grantor paid, the receipt whereof hereby is acknowledged, has bargained and sold and by these presents  
does grant, bargain, sell and convey unto Marguerite L. Blake  
(herein called the grantee), an undivided one-half of the following described real property situate in  
Clatsop County, Oregon, to-wit:

-----All of Lot Twenty-four (24) of Block Ten (10),  
COVE BEACH-----

together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in  
anywise appertaining;

TO HAVE AND TO HOLD said undivided one-half of said real property unto the said grantee  
forever.

The above named grantor retains a like undivided one-half of said real property and it is the  
intent and purpose of this instrument to create and there hereby is created an estate in entirety between  
husband and wife as to said real property.

IN WITNESS WHEREOF, the grantor has hereunto set hand and seal on this 16 day  
of August, 1964

Erwin G. Blake (SEAL)

(ORS 71-403)

STATE OF OREGON, County of Multnomah ) ss. August 16, 1964

Personally appeared the above named ERWIN G. BLAKE, D.D.S.  
who is known to me to be the spouse of the grantee in the above deed and acknowledged the  
foregoing instrument to be his voluntary act and deed.

Before me:

Robert Flecker

Notary Public for Oregon  
My commission expires: Jan. 1, 1966



INDEXED  
No. 228012

DEED  
CREATING ESTATE IN ENTIRETY

Erwin G. Blake

TO  
Marguerite L. Blake

AFTER RECORDING RETURN TO  
ROBERT L. RECKEN  
ATTORNEY AT LAW  
PUBLIC SERVICE BUILDING  
PORTLAND, OREGON

STATE OF OREGON,  
County of Clatsop  
I hereby certify that the within instrument  
was recorded for record and recorded in the  
record of

DEED

of said County on

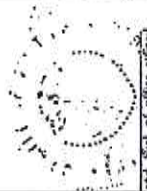
Mar 30 10 51 AM '65

In Book

278

On Page

497



Witness my hand and seal of office, official

MARY MAY  
County Clerk

By Erwin G. Hill  
Deputy



4\_10\_31\_B\_B\_00602 1015

10-15-76  
of Descriptions of Real Properties 37-2

ACCOUNT NUMBER

OFFICE OF COUNTY ASSESSOR, CLATSOP COUNTY, OREGON

CODE NUMBER

602 <del>10-2</del> TAX LOT NUMBER	SECTION..... 31	TOWNSHIP..... 4 N	RANGE..... 10 W.W.M.	MAP NO..... 31B410	AERIAL PHOTO
	LOT NO..... 20	BLOCK NO..... 10	Cove Beach		CITY.....

INDENT EACH NEW COURSE TO THIS LINE	LEGAL DESCRIPTION	DEED RECORDED			ACRES REMAINING
		YEAR	VOLUME	PAGE	
Y			161-395		
			62 12	497	
			63 268	596	
	Fleishman, Martin M.D.				
	Blake, Erwin. G.	EF 10-12-78	487	314	
	Blake, Erwin G. Co-TR	BSD 8/19/93	819	175	1/19/93
	Easement	5-23-96	899	902	5-2-96

STATUTORY WARRANTY DEED  
BOOK 774 PAGE 556

Arch Cape Land Company, an Oregon Corporation, as Grantor, conveys and warrants to Ben Papa, as Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Clatsop County, State of Oregon, to-wit:

Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14,  
15, 16, 17, 18, 19, 20, 21 and 22, Block 10,  
COVE BEACH.

The true consideration for this conveyance is \$80,000.00.

This property is sold free and clear of all encumbrances excepting regulations and easements of record of the Falcon Cove Domestic Water Supply District, rights and easements of roadways, covenants, conditions, restrictions and easements of record and rules and regulations of Falcon Cove Beach Domestic Water Supply District.

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.

DATED this 6 day of ~~December~~ <sup>January</sup>, 1992.

ARCH CAPE LAND COMPANY, an Oregon Corporation

By: Harold Zurcher  
Harold Zurcher - Secretary

STATE OF OREGON )  
County of Multnomah )

ss.

January 6, 1992  
~~December 27, 1991~~

Personally appeared before me, Harold Zurcher, who being duly sworn, did say that he is the Secretary of Arch Cape Land Company, an Oregon corporation, and that the foregoing instrument was signed and sealed on behalf of said Corporation by authority of its Board of Directors; and he acknowledged said instrument to be its voluntary act and deed.

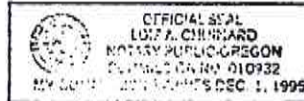
BEFORE ME:

Lori A. Chumbar  
Notary Public for Oregon

My commission expires: 10/19/95  
Send Tax Statements To:  
Ben Papa  
4888 Hampton Court  
Lake Oswego, OR 97035  
Clatsop County Property Tax  
Account No. 1015-41031BB-00600  
#69886

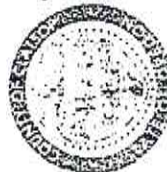
After Recording, Return to:  
David W. Harper, P.C.  
Attorney at Law  
1618 SW First Ave., Suite 415  
Portland, OR 97201

PAGE 1 - STATUTORY WARRANTY DEED



I hereby certify that the within instrument was received for record and recorded in Clatsop County, State of Oregon, Book of Records as indicated herein.

'92 JAN -8 12:34  
920139



LORI D. DAVIDSON, County Clerk  
Lori Davidson  
Fees \$ 54.20-35

21581-41