*Curry County Community Development Department*
**Planning Division**
**Application for a Short-Term Rental (STR) Permit**

23-000019

*Office Use Only*

Date Submitted: _____ Accepted By: _____ File #: STR-2305

**APPLICANT: Please include proof of liability insurance. Incomplete applications will not be accepted.**

**STR Address**: 42342 Parkwood Drive

City, State, ZIP: Port Orford, OR 97465

Assessor's Map #: 32S5W31D Tax Lot: 32S-310-02801-00 Zoning: Res.

Is the STR a (circle one): Hosted Homeshare -or- (Vacation Rental)

*A Hosted Homeshare is the rental of a portion of a dwelling while the homeowner is present.*

Is the STR in a (circle one): (Primary Dwelling) -or- Accessory Dwelling Unit

Maximum Occupancy: 10 Bedrooms: 4 Bathrooms: 2/2 (4 total)

Is the STR structure permitted (circle one): (Yes) -or- No

Nights Per Year Available for Rent: 150 Hot Tub, Pool or Spa (circle one): Yes -or- (No)

# of 9'x18' Parking Spaces: _____ Urban Growth Boundary: _____

**Property Owner**: The Glas House LLC

Mailing Address: _____

City, State, ZIP: _____

Phone: _____ Email: _____

**Applicant** (if different than owner) : _____

Mailing Address: _____

City, State, ZIP: _____

Phone: _____ Email: _____

**Point-of-Contact Information:**

Name: Allison & Dan Gardenswartz Phone: _____

Alternate Phone : _____ Email: _____

STR Description: _____

RECEIVED 11/30/22

Curry County Community Development
94235 Moore Street, Suite 113, Gold Beach, OR 97444
Phone (541) 247-3304 Fax (541)247-4579
Email: planning@co.curry.or.us OR build@co.curry.or.us

## Fire District Notification / Sign-Off Form

Please contact your local Fire District. Discuss your proposed development with the Fire District to ensure fire safety requirements are being met. If you are not in a Fire District, you may want to establish a service contract for structural protection or request to be annexed. Return this signed form with your Planning Clearance Application.

Assessor Map / Tax Lot or Situs Address: _____

| Applicant Name | Applicant Phone | Applicant Email |
|---|---|---|
| | | |

| Fire District | Within District | Under Contract | Signature of Fire District Representative |
|---|---|---|---|
| | ☐ yes ☐ no | ☐ yes ☐ no | David Duncan |

Have Need (To be Filled out by Fire District Representative)

- ☐ ☐ onsite water storage _____ gallons, stored year round
- ☐ ☐ hose and value connections, specifications: _____
- ☐ ☐ driveway clearance: ☐ 16ft horizontal; ☐ 12ft vertical; ☐ other _____
- ☐ ☐ emergency vehicle turn-around: ☐ on site; ☐ other _____
- ☐ ☐ street address clearly visible; all roads and forks clearly signed
- ☐ ☐ 20ft wide access to all areas of all structures
- ☐ ☐ additional requirements: _____

| Fire/District Department | Contact | Phone Number |
|---|---|---|
| Agness Fire | Bill Scherbarth | (541) 247-7987 |
| Brookings Fire | Jim Watson | (541) 469-1142 |
| Brooking Rural | Jim Watson | (541) 469-1142 |
| Cape Ferrelo Fire | Bill Van Vlet | (541) 469-5637 |
| Cedar Valley Fire | Wade Hooey | (541) 373-1563 |
| Gold Beach Fire | Tyson Krieger | (541) 247-7020 |
| Harbor Fire | Steve McClintock | (702) 580-1353 |
| Langlois Fire | Bill McDonald | (541) 655-0513 |
| Ophir Fire | Adam Bratton | (541) 698-6110 |
| Pistol River Fire | Richard Little | (541) 373-0844 |
| Port Orford Fire | David Duncan | (541) 332-3681 |
| Sixes Fire | Wayne Moore | (541) 348-9927, or (541) 253-6028 |
| Upper Chetco Fire | Jim Watson | (541) 469-1142 |
| Weddle Bird Rural | Tyson Krieger | (541) 247-6204 |
| Wilderuck Fire | Mike Lancaster | (541) 469-7751, or (408) 481-7029 |

## Utility Coordination:

**Please include separate Fire District Notification/Sign-Off Form with application.**

*If home is on a septic system, please include an existing system evaluation report (ESER) or DEQ records showing appropriate system capacity. If the home is served by a water or sanitary district, a signature from a representative of the district is required.*

Water Source: (Well)/Spring -or- Water District: _____

Signature of Representative: Allyson Sundelof ~~Trustee~~ Manager member Date: 11/7/22

Sewage Disposal: (Septic) -or- Sanitary District: _____

Signature of Representative: Allyson SB manager member Date: 11/7/22

## Additional Acknowledgements

*Please initial next to each item acknowledging compliance.*

[AS] The hours of 10:00 p.m. until 7:00 a.m. the next day are required quiet time. Renters and short-term rental owners who violate this standard may be issued a citation (violation) and subject to fines in accordance with Article 6 of the Curry County Code.

[AS] All garbage and recyclables shall be legally removed at least once per week during any week, or portion thereof, in which the short-term rental is occupied. All outdoor receptacles shall be covered and secured from wind in a fly tight container. Containers shall not block access to the property or dwelling unit.

[AS] Pets shall be secured at all times while on property. This standard shall be stated in the short-term rental agreement. Nuisance barking by pets or the allowance or escape of pets to adjacent or near-by properties is prohibited and will result in a violation (citation).

[AS] All short-term rentals that are within a tsunami zone shall post the applicable evacuation routes inside and near the front entrance of the rental.

[AS] Short-term rentals are subject to review, consideration of neighborhood impacts and complaint resolution. Failure to acknowledge and actively comply with the standards set forth in the short-term rental ordinance could result in a citation and ultimately revocation of a land use permit for a short-term vacation rental. The Planning Director may revoke the land use permit for a short-term rental if three or more separate citations are issued based on non-compliance of the STR ordinance to the same short-term rental within one year.

## Fire, Life & Safety Compliance Checklist

***The short-term rental shall comply at all times with State and local building codes for construction, protection and occupancy features necessary to minimize danger to life from fire, including smoke, fumes or panic, as well as other considerations that are essential to life safety. These shall include:***

1. At least one (1) functioning fire extinguisher shall be accessibly and conspicuously located within the dwelling unit. Complete: [ ]
2. All plug-ins and light switches shall have face plates. Complete: [ ]
3. The electrical panel shall have circuits labeled. Complete: [ ]
4. Ground Fault Circuit Interrupter (GFCI) protected receptacles shall be provided at outdoor locations and at kitchen and bathroom sinks, and within six (6) feet of a water source. Complete: [ ]
5. Smoke detectors shall be placed outside each sleeping area in its immediate vicinity and in each additional story and basement without a sleeping area. Complete: [ ]
6. A combination carbon monoxide/smoke detector device shall be placed and maintained on each floor of a short-term rental and within fifteen (15) feet of each sleeping area. Complete: [ ]
7. All fireplaces, fireplace inserts, and other fuel burning heat surfaces shall be properly installed and vented. Complete: [ ]
8. All interior and exterior stairways with four (4) or more steps and that are attached to the structure must be equipped with a hand railing. Complete: [ ]
9. All interior and exterior guardrails, such as deck railings, must be able to withstand a two-hundred-pound (200#) impact force. Complete: [ ]
10. Every sleeping area shall have at least one (1) operable emergency escape and rescue opening. Complete: [ ]
11. Exterior hot tubs and pools shall have adequate structural support and shall have a locking cover or other barrier to adequately protect against potential drowning when a hot tub or pool is not available for permissive use. Complete: [NA]
12. Primary occupant egress shall meet all applicable codes from parking facility to egress door. Complete: [ ]
13. House numbers are clearly visible from the street. Complete: [ ]
14. Garbage receptacles are secured and do not block access to the dwelling unit. Complete: [ ]
15. Road access shall meet the minimum county road standards that were applicable when the STR structure was originally built. Complete: [ ]
16. A map of the short-term rental property boundaries shall be posted inside and near the front entrance. The map shall include NO TRESPASS noted for adjacent and near-by properties. Complete: [ ]
17. The name and active phone number of the emergency contact person shall be posted on site of the short-term rental so that it is visible from the outside entrance of the short-term rental. Complete: [ ]

*I (we) hereby declare under penalty of perjury under the laws of the State of Oregon that the foregoing information is true, complete and correct. If the applicant is not the property owner, the applicant must provide written authoriization from the current property owner. I (we) have read and fully understand and agree to meet the standards included with this application. I (we) understand that providing false information in this application shall be a violation of the Curry County Zoning Ordinance, and shall be grounds to deny the appliction, void the approval, enjoin the use and revoke a short-term rental permit issued for the property.*

**Applicant Signature:** The Glas House by Allison Sanders **Date:** 11/7/22

**Property Owner Signature:** The Glas House by Allison Sanders **Date:** 11/7/22

TRAVELERS

# Policy Summary

## Homeowners Policy

### Named Insured and Mailing Address

DANIEL E GARDENSWARTZ
ALLISON J GARDENSWARTZ

### Your Agency's Name and Address

GEICO INS AGENCY LLC
1 GEICO BLVD
FREDERICKSBURG, VA 22412-0006

### Residence Premises

42342 PARKWOOD DR
PORT ORFORD, OR 97465

### Mortgagee Name and Address

1. BSI FINANCIAL SERVICES
   PO BOX 691690
   SAN ANTONIO, TX 78269
   LOAN NUMBER: 1000109483

### Additional Insured Name and Address

1. GLAS HOUSE LLC

### Policy Information

| | | | |
|---|---|---|---|
| **Your Policy Number** | 607089179 633 1 | **For Policy Service** | 1.800.841.3005 |
| **Your Account Number** | 607089179 | **For Claim Service** | 1.800.252.4633 |

**Your Insurer:** TRAVELERS PERSONAL INSURANCE COMPANY
a subsidiary or affiliate of The Travelers Indemnity Company
One Tower Square, Hartford, CT 06183

**The policy period is from August 6, 2022 at 12:01 A.M. STANDARD TIME to August 6, 2023 at 12:01 A.M. STANDARD TIME at the residence premises.**

**Total Premium for this Policy: $1,194.00**
**This is not a bill. The mortgagee will be billed separately for this policy.**

### Other Adjustments

| | |
|---|---|
| OIGA Surcharge | $0.00 |

### Discounts

The following discounts reduced your premium:

Early Quote
Good Payer
Fire Protective Device
Partner

### Savings Reflected in Your Total Premium: $279.00

TRAVELERS

## Coverages and Limits of Liability

| Property Coverage Section | Limit |
|---|---|
| Coverage A – Dwelling | $336,000 |
| Coverage B – Other Structures | $33,600 |
| Coverage C – Personal Property | $168,000 |
| Coverage D – Loss of Use | $67,200 |

| Liability Coverage Section | Limit |
|---|---|
| Coverage E – Personal Liability - Bodily Injury and Property Damage (each occurrence) | $300,000 |
| Coverage F – Medical Payments to Others (each person) | $1,000 |

## Deductibles

| Peril Deductible | Deductible |
|---|---|
| Property Coverage Deductible (All Other Perils) | $2,000 |
| Windstorm or Hail Deductible | $5,000 |

*In case of loss under the Property Coverage Section, only that part of the loss over the applicable deductible will be paid (up to the coverage limit that applies).*

## Special Limits and Additional Coverages

**Coverage Level: Travelers Protect®**

*The limit shown for each of the Special Limits of Liability and Additional Coverages is the total limit for each loss in that category.*

| Personal Property – Special Limits of Liability | Limit |
|---|---|
| **a.** Money, bank notes, coins, stored value cards | $250 |
| **b.** Securities, accounts, passports, tickets, stamps | $1,500 |
| **c.** Comic books and trading cards | $1,000 |
| **d.** Collectibles, figurines, glassware, marble, porcelains, statuary | $1,000 |
| **e.** Theft, misplacing or losing of jewelry, watches, precious stones | $1,500 |
| **f.** Theft, misplacing or losing of furs | $1,500 |
| **g.** Theft, misplacing or losing of silverware, goldware, pewterware | $1,500 |
| **h.** Theft, misplacing or losing of firearms and related equipment | $1,500 |
| **i.** Theft of tools and their accessories | $1,500 |
| **j.** Theft of rugs, tapestries and wall hangings | $1,500 |
| **k.** Business property on the residence premises | $3,000 |
| **l.** Business property away from the residence premises | $1,500 |
| **m.** Trailers or semitrailers not used with watercraft | $1,500 |
| **n.** Motor vehicle parts or equipment not attached to motor vehicle | $500 |
| **o.** Electronic apparatus while in or upon a motor vehicle or watercraft | $1,500 |

*The Special Limits of Liability do not increase your Coverage C – Personal Property Limit.*

| Property – Additional Coverages | Limit |
|---|---|
| Debris Removal (Additional % of damaged covered property limit) | 5% |
| Tree Removal Coverage | Per Tree $500 Per Loss $1,000 |

| Property – Additional Coverages (continued) | | Limit |
|---|---|---|
| Trees, Shrubs and Other Plants (5% of Coverage A - Dwelling Limit) | Per Tree $500 Per Loss | $16,800 |
| Fire Department Service Charge | | $500 |
| Credit Card, Fund Transfer, Forgery and Counterfeit Money | | $1,000 |
| Loss Assessment | | Pkg |
| Landlord Furnishings | | $2,500 |
| Ordinance or Law (10% of Coverage A - Dwelling Limit) | | $33,600 |
| Personal Records and Data Replacement | | $1,500 |
| Limited Fungi or Other Microbes Remediation | | $5,000 |

*The applicable policy deductible applies unless otherwise noted.*

| Liability – Additional Coverages | Limit |
|---|---|
| Damage to Property of Others | $1,000 |
| Loss Assessment | Pkg |

*Please review your policy for other Personal Property Special Limits of Liability and Additional Coverages that may apply.*

## Optional Coverages and Packages

| Optional Coverages | Endorsement | Limit | Premium |
|---|---|---|---|
| Windstorm or Hail Deductible | HQ-313 OR (05-17) | | Included* |
| Green Home Additional Coverage | HQ-544 OR (11-20) | | Included* |
| Roof Systems Payment Schedule Windstorm or Hail Losses<br>Roof Material Type: ARCH<br>Age of Roof: 22 | HQ-646 OR (05-17) | | Included* |
| Home-Sharing Host Activities Coverage | HQ-857 OR (11-18) | | $55.00 |

| Optional Packages | Endorsement | Limit | Premium |
|---|---|---|---|
| **Additional Coverage Package** | | | Included* |
| Special Personal Property Coverage | HQ-015 OR (02-21) | | |
| Personal Injury Coverage | HQ-082 OR (02-19) | | |
| Personal Property Replacement Cost Loss Settlement | HQ-290 OR (02-21) | | |
| Additional Replacement Cost Protection Coverage 25% of Coverage A - Dwelling Limit | HQ-420 OR (02-22) | $84,000 | |
| Refrigerated Property Coverage | HQ-498 OR (05-17) | $500 | |
| Loss Assessment | Increased Limit | $5,000 | |

***Note:** The additional cost or premium reduction for any optional coverage or package shown as "Included" is contained in the Total Policy Premium Amount.*

## Required Forms and Endorsements Included in Your Policy: Form: 633

| | |
|---|---|
| Policy Quick Reference | HQ-T77 CW (05-17) |
| Agreement, Definitions & Policy Conditions | HQ-D77 OR (05-17) |
| Property Coverage Section | HQ-P03 OR (05-17) |

TRAVELERS

## Required Forms and Endorsements Included in Your Policy: (Continued) Form: 633

| | |
|---|---|
| Liability Coverage Section | HQ-L77 OR (05-17) |
| Signature Page | HQ-S99 CW (05-17) |
| Special Provisions - Oregon | HQ-300 OR (02-22) |
| Additional Benefits | HQ-860 OR (08-18) |

**The Declarations along with the Optional Coverages, Optional Packages and Required Forms and Endorsements listed above form your Homeowners Insurance Policy. Please keep these documents for reference.**

## Information About Your Property

There are many factors that determine the premium on your policy, some of which are displayed below. If you would like a policy review, please contact your agent or Travelers Representative.

| | | |
|---|---|---|
| Year Built: | Garage Type: | Pool: |
| # of Families: | Square Footage: | Age of Roof: 22 |

Online Policy Summary as of November 18, 2022

9'x18'
9'x18'
9'x18'

| operty ID | Address | Reservatio | Check-in d | Check-out | Nights | Booking da | Payout dat | Jurisdictior | Jurisdictior | Tax type | Vrbo's Tax | Vrbo's Tax | Vrbo's Tax | Vrbo's Tax | Your Taxes | Your Taxes | Your Taxes | Your Taxes \| Local Currency |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2074127 | 42342 Park | HA-0PNJL5 | 8-Aug-22 | 11-Aug-22 | 3 | 23-Jul-22 | 9-Aug-22 | CURRY | COUNTY | Accommoc | 122.64 USD | 122.64 USD | 0 USD | 0 USD | | | | |
| 2074127 | 42342 Park | HA-0PNJL5 | 8-Aug-22 | 11-Aug-22 | 3 | 23-Jul-22 | 9-Aug-22 | OREGON | STATE | Accommoc | 26.28 USD | 26.28 USD | 0 USD | 0 USD | | | | |
| 2074127 | 42342 Park | HA-22X0P1 | 4-Jun-22 | 10-Jun-22 | 6 | ######## | 12-Jun-22 | CURRY | COUNTY | Accommoc | 204.05 USD | 204.05 USD | 0 USD | 0 USD | | | | |
| 2074127 | 42342 Park | HA-22X0P1 | 4-Jun-22 | 10-Jun-22 | 6 | ######## | 12-Jun-22 | OREGON | STATE | Accommoc | 43.73 USD | 43.73 USD | 0 USD | 0 USD | | | | |
| 2074127 | 42342 Park | HA-5D7BR | 6-Jul-22 | 12-Jul-22 | 6 | 6-Jun-22 | 7-Jul-22 | CURRY | COUNTY | Accommoc | 205.87 USD | 205.87 USD | 0 USD | 0 USD | | | | |
| 2074127 | 42342 Park | HA-5D7BR | 6-Jul-22 | 12-Jul-22 | 6 | 6-Jun-22 | 7-Jul-22 | OREGON | STATE | Accommoc | 44.12 USD | 44.12 USD | 0 USD | 0 USD | | | | |
| 2074127 | 42342 Park | HA-7XH98 | 28-Jul-22 | 31-Jul-22 | 3 | 21-Jul-22 | 29-Jul-22 | CURRY | COUNTY | Accommoc | 122.64 USD | 122.64 USD | 0 USD | 0 USD | | | | |
| 2074127 | 42342 Park | HA-7XH98 | 28-Jul-22 | 31-Jul-22 | 3 | 21-Jul-22 | 29-Jul-22 | OREGON | STATE | Accommoc | 26.28 USD | 26.28 USD | 0 USD | 0 USD | | | | |
| 2074127 | 42342 Park | HA-83F8YM | 25-Sep-22 | 2-Oct-22 | 7 | 22-Aug-22 | 26-Sep-22 | CURRY | COUNTY | Accommoc | 235.76 USD | 235.76 USD | 0 USD | 0 USD | | | | |
| 2074127 | 42342 Park | HA-83F8YM | 25-Sep-22 | 2-Oct-22 | 7 | 22-Aug-22 | 26-Sep-22 | OREGON | STATE | Accommoc | 50.53 USD | 50.53 USD | 0 USD | 0 USD | | | | |
| 2074127 | 42342 Park | HA-K1VR1T | 13-Jul-22 | 17-Jul-22 | 4 | ######## | 14-Jul-22 | CURRY | COUNTY | Accommoc | 125.44 USD | 125.44 USD | 0 USD | 0 USD | | | | |
| 2074127 | 42342 Park | HA-K1VR1T | 13-Jul-22 | 17-Jul-22 | 4 | ######## | 14-Jul-22 | OREGON | STATE | Accommoc | 26.88 USD | 26.88 USD | 0 USD | 0 USD | | | | |
| 207 | 42342 Park | HA-T799PF | 28-Aug-22 | 31-Aug-22 | 3 | 20-Jul-22 | 29-Aug-22 | CURRY | COUNTY | Accommoc | 121.59 USD | 121.59 USD | 0 USD | 0 USD | | | | |
| 207 | 42342 Park | HA-T799PF | 28-Aug-22 | 31-Aug-22 | 3 | 20-Jul-22 | 29-Aug-22 | OREGON | STATE | Accommoc | 26.06 USD | 26.06 USD | 0 USD | 0 USD | | | | |
| 2074127 | 42342 Park | HA-ZPQJPE | 19-Jul-22 | 24-Jul-22 | 5 | ######## | 20-Jul-22 | CURRY | COUNTY | Accommoc | 125.51 USD | 125.51 USD | 0 USD | 0 USD | | | | |
| 2074127 | 42342 Park | HA-ZPQJPE | 19-Jul-22 | 24-Jul-22 | 5 | ######## | 20-Jul-22 | OREGON | STATE | Accommoc | 26.9 USD | 26.9 USD | 0 USD | 0 USD | | | | |

If the lodging taxes appear disproportionate, the traveler may have paid in a different currency. The "Your Taxes | Taxes you pay" column shows the exact amount of taxes you will need to pay in the local currency.

This information was provided by VRBO.



Member, Glass House, LLC

| Property ID | Address | Reservation | Check-in da | Check-out | Nights | Booking da | Payout dat | Jurisdiction | Jurisdiction | Tax type | Vrbo's Taxe | Vrbo's Taxe |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2074127 | 42342 Park | HA-0PNJL5 | 08-Aug-22 | 11-Aug-22 | 3 | 23-Jul-22 | 09-Aug-22 | CURRY | COUNTY | Accommoc | 122.64 | USD |
| 2074127 | 42342 Park | HA-0PNJL5 | 08-Aug-22 | 11-Aug-22 | 3 | 23-Jul-22 | 09-Aug-22 | OREGON | STATE | Accommoc | 26.28 | USD |
| 2074127 | 42342 Park | HA-22X0P1 | 04-Jun-22 | 10-Jun-22 | 6 | ######## | 12-Jun-22 | CURRY | COUNTY | Accommoc | 204.05 | USD |
| 2074127 | 42342 Park | HA-22X0P1 | 04-Jun-22 | 10-Jun-22 | 6 | ######## | 12-Jun-22 | OREGON | STATE | Accommoc | 43.73 | USD |
| 2074127 | 42342 Park | HA-5D7BR9 | 06-Jul-22 | 12-Jul-22 | 6 | 06-Jun-22 | 07-Jul-22 | CURRY | COUNTY | Accommoc | 205.87 | USD |
| 2074127 | 42342 Park | HA-5D7BR9 | 06-Jul-22 | 12-Jul-22 | 6 | 06-Jun-22 | 07-Jul-22 | OREGON | STATE | Accommoc | 44.12 | USD |
| 2074127 | 42342 Park | HA-7XH982 | 28-Jul-22 | 31-Jul-22 | 3 | 21-Jul-22 | 29-Jul-22 | CURRY | COUNTY | Accommoc | 122.64 | USD |
| 2074127 | 42342 Park | HA-7XH982 | 28-Jul-22 | 31-Jul-22 | 3 | 21-Jul-22 | 29-Jul-22 | OREGON | STATE | Accommoc | 26.28 | USD |
| 2074127 | 42342 Park | HA-83F8YN | 25-Sep-22 | 02-Oct-22 | 7 | 22-Aug-22 | 26-Sep-22 | CURRY | COUNTY | Accommoc | 235.76 | USD |
| 2074127 | 42342 Park | HA-83F8YN | 25-Sep-22 | 02-Oct-22 | 7 | 22-Aug-22 | 26-Sep-22 | OREGON | STATE | Accommoc | 50.53 | USD |
| 2074127 | 42342 Park | HA-K1VR1T | 13-Jul-22 | 17-Jul-22 | 4 | ######## | 14-Jul-22 | CURRY | COUNTY | Accommoc | 125.44 | USD |
| 2074127 | 42342 Park | HA-K1VR1T | 13-Jul-22 | 17-Jul-22 | 4 | ######## | 14-Jul-22 | OREGON | STATE | Accommoc | 26.88 | USD |
| 2074127 | 42342 Park | HA-T799PF | 28-Aug-22 | 31-Aug-22 | 3 | 20-Jul-22 | 29-Aug-22 | CURRY | COUNTY | Accommoc | 121.59 | USD |
| 2074127 | 42342 Park | HA-T799PF | 28-Aug-22 | 31-Aug-22 | 3 | 20-Jul-22 | 29-Aug-22 | OREGON | STATE | Accommoc | 26.06 | USD |
| 2074127 | 42342 Park | HA-ZPQJPB | 19-Jul-22 | 24-Jul-22 | 5 | ######## | 20-Jul-22 | CURRY | COUNTY | Accommoc | 125.51 | USD |
| 2074127 | 42342 Park | HA-ZPQJPB | 19-Jul-22 | 24-Jul-22 | 5 | ######## | 20-Jul-22 | OREGON | STATE | Accommoc | 26.9 | USD |

* If the lodging taxes appear disproportionate, the traveler may have paid in a different currency. The "Your Taxes | Taxes you pay" column shows the

| Vrbo's Taxe | Vrbo's Taxe | Your Taxes | Your Taxes | Your Taxes | Your Taxes \| Local Currency |
|---|---|---|---|---|---|
| 122.64 | USD | 0 | USD | 0 | USD |
| 26.28 | USD | 0 | USD | 0 | USD |
| 204.05 | USD | 0 | USD | 0 | USD |
| 43.73 | USD | 0 | USD | 0 | USD |
| 205.87 | USD | 0 | USD | 0 | USD |
| 44.12 | USD | 0 | USD | 0 | USD |
| 122.64 | USD | 0 | USD | 0 | USD |
| 26.28 | USD | 0 | USD | 0 | USD |
| 235.76 | USD | 0 | USD | 0 | USD |
| 50.53 | USD | 0 | USD | 0 | USD |
| 125.44 | USD | 0 | USD | 0 | USD |
| 26.88 | USD | 0 | USD | 0 | USD |
| 121.59 | USD | 0 | USD | 0 | USD |
| 26.06 | USD | 0 | USD | 0 | USD |
| 125.51 | USD | 0 | USD | 0 | USD |
| 26.9 | USD | 0 | USD | 0 | USD |

e exact amount of taxes you will need to pay in the local currency.

# Curry County

94235 Moore Street
Gold Beach, OR 97444
(541) 247-3296

**License #**
BUS-2022-00244

## Business Registration License

**Permission is granted to:** Daniel Gardenswartz

**Business Name:** Glas House

**Located at:** 42343 PARKWOOD DR
PORT ORFORD CITY
**Block: Lot:**

**Issue Date:** 08/01/2022

**Expiration Date:** 07/01/2023

This is a permit issued by Curry County and allows an individual or entity to start and conduct a business within the unincorporated areas of the County. It is a license required in addition to any other licenses, registrations and certifications required to conduct a business by other governmental agencies. It is also in addition to any zoning approvals or permits required by the County's Zoning Ordinance. Every person license under this code shall display the license in some conspicuous place on the premises of the business unless the business does not operate from an enclosed permanent location in the unincorporated area of Curry County. In which case all persons doing business in unincorporated area Curry County shall have a copy of the license in their possession at all times.

Approved By:

Curry County

49272
Control No.

$ 595.00
Fee

**STATE OF OREGON**
**DEPARTMENT OF ENVIRONMENTAL QUALITY**

PERMIT NO. 08-087-97

☒ New Construction ☐ Repair ☐ Other

| Permit Issued To | | | | | | |
|---|---|---|---|---|---|---|
| William Nemeth | 32 | 15 | 31D | 2801 | Curry |
| (Property Owner's Name) | (Township) | (Range) | (Section) | (Tax Lot / Acct. No.) | (County) |

ON SITE SEWAGE DISPOSAL SYSTEM

| | | | |
|---|---|---|---|
| Parkwood Dr. | Port Orfod | [signature] | 5/30/97 |
| (Road Location) | (City) | (Issued by - Signature) | (Date Issued) |

**PERMITS ARE NOT TRANSFERABLE**

ALL WORK TO CONFORM TO OREGON ADMINISTRATIVE RULES, CHAPTER 340. WORK SHALL BE DONE BY PROPERTY OWNER OR BY LICENSED SEWAGE DISPOSAL SERVICE. (MAKE NO CHANGES IN LOCATION OR SPECIFICATIONS WITHOUT WRITTEN APPROVAL)

**SPECIFICATIONS**

EXPIRATION DATE 5/30/98 TYPE OF SYSTEM Standard

Design Sewage Flow 450 Gallons/Day

Tank Volume 1000 Gallons Disposal Trenches ☒ Seepage Bed(s) ☐ 300 Square Feet

Maximum Depth 30 inches. Minimum Depth 24 inches. 150 Linear Feet

Equal ☐ Loop ☐ Serial ☒ Pressurized ☐ Minimum Distance Between Trenches 10' on center

Total Rock Depth 12 inches. Below Pipe 6 inches. Above Pipe 2 inches. ☐ Rake Sidewall

Special Conditions (Follow Attached Plot Plan) ~~Filter fabric to line top and sides of drain media.~~ Maintain 100' from any well.

PRE-COVER INSPECTION REQUIRED — CONTACT Dept. of Public Services at 247-7011, Ext. 287.

# CERTIFICATE OF SATISFACTORY COMPLETION

As-Built Drawing
with Reference Locations

Installer Larry Wood

Final Insp. Date 7-18-97

☒ Inspected By [illegible]

☐ Issued by Operation of Law

☐ Pre-cover inspection waived pursuant to OAR 340, Division 71

See "as built" plot plan

In accordance with Oregon Revised Statute 454.665, this Certificate is issued as evidence of satisfactory completion of an on-site sewage disposal system at the location identified above.

Issuance of this Certificate does not constitute a warranty or guarantee that this on-site disposal system will function indefinitely without failure.

| [signature] | Env. Spec. | 7-18-97 | Curry |
|---|---|---|---|
| (Authorized Signature) | (Title) | (Date) | (Office) |

DEQ/WQ-121-(R 1/94)

**OFFICE COPY**

7-14-97
(Date Received)

# FINAL INSPECTION REQUEST AND NOTICE

Pursuant to the requirements within ORS 454.665, OAR 340-71-170 and OAR 340-71-175, the system installer and/or the permittee must notify the Department of Environmental Quality (or its authorized Agent) when the construction, alteration or repair of a system for which a permit was issued is completed (except for the backfilling or covering of the installation). The Department (or Agent) has 7 days to perform an inspection of the completed construction after the official notice date, unless the Department (or Agent) elects to waive the inspection and authorizes the system to be backfilled earlier. Receipt and acceptance of this completed form by the Department (or Agent) establishes the official notice date of your request for the pre-cover inspection. Please complete all four sections of the form and return it to the office that issued the permit. Forms that are determined to be incomplete will be returned.

## SECTION 1: BASIC INFORMATION.

Property Owner WILLIAM NEMETH Permit Number 08-087-97 County CURRY

Township 32 ; Range 15 ; Section 31D ; Tax Lot 2801 ; Tax Acct. # _____

Job Location 42342 PARKWOOD DRIVE - PORT ORFORD

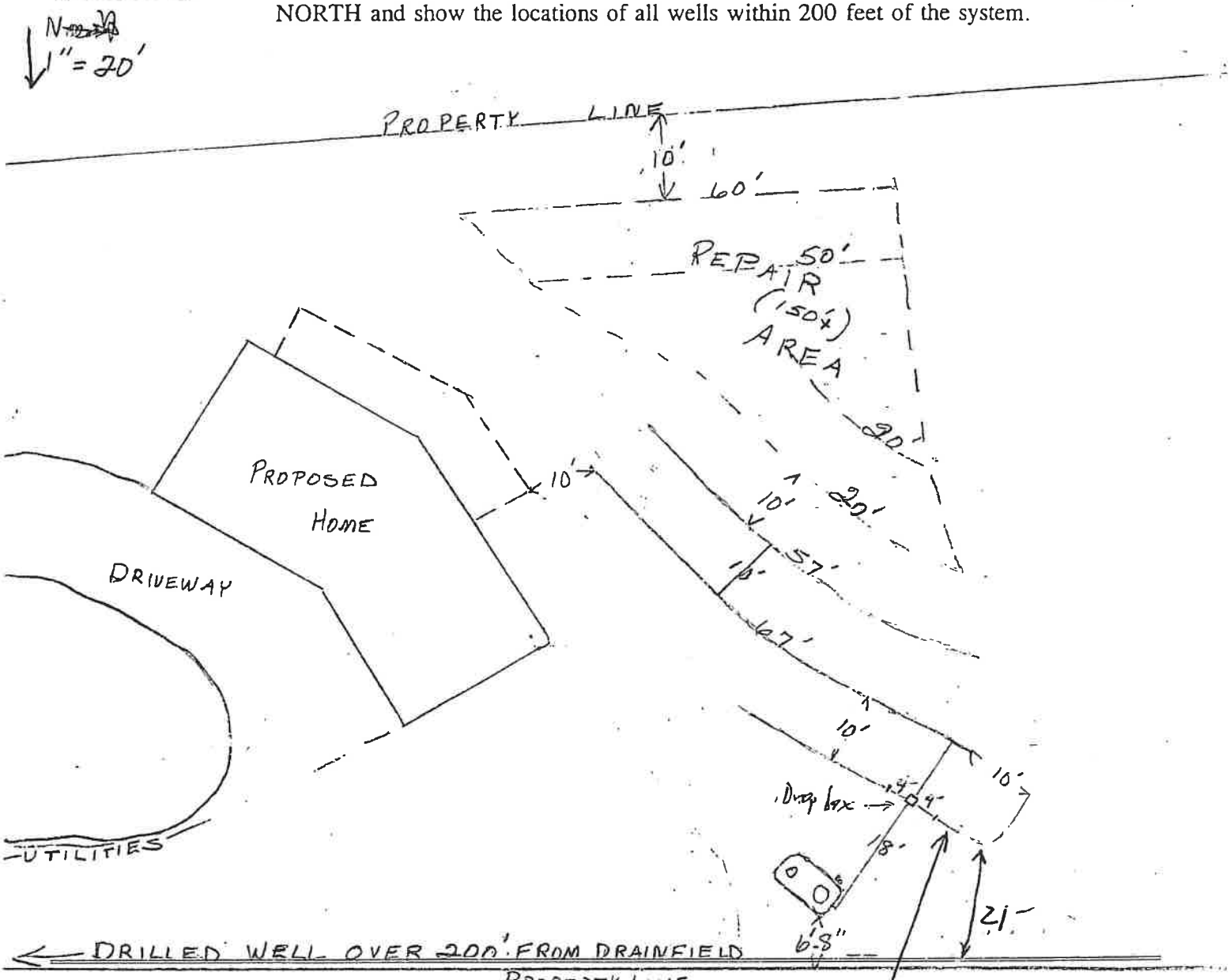
Date System Construction Completed 7/12/97 ; Date Submitted to DEQ or Agent 7-14-97

## SECTION 2: MATERIALS LIST. Identify and list all materials used in the system's construction.

| | |
|---|---|
| 1000 GAL. CONCRETE TANK | PACIFIC READY MIX - GOLD BEACH |
| 1½" DRAIN ROCK | BRACELIN-YEAGER - NO. BEND |
| CEREX 25 FILTER FABRIC | COOS-CURRY SUPPLY - PORT ORFORD |
| 4" LEACHFIELD PIPE ASTM D2729 | " " |
| 4" RT PIPE ASTM 3034 & MISC. | " " |
| RISER & LIDS | WILLAMETTE-GRAYSTONE - NO. BEND |
| CONCRETE DROP BOX | " " |
| | |
| | |
| | |
| | |
| | |
| | |

Property Owner WILLIAM NEMETH Permit Number 08-087-97 County CURRY

SECTION 3: **AS-BUILT PLAN OF THE CONSTRUCTED SYSTEM.** Indicate the direction of NORTH and show the locations of all wells within 200 feet of the system.




SECTION 4: **CONSTRUCTION WAS PERFORMED BY:**

___ Property Owner (Permittee)

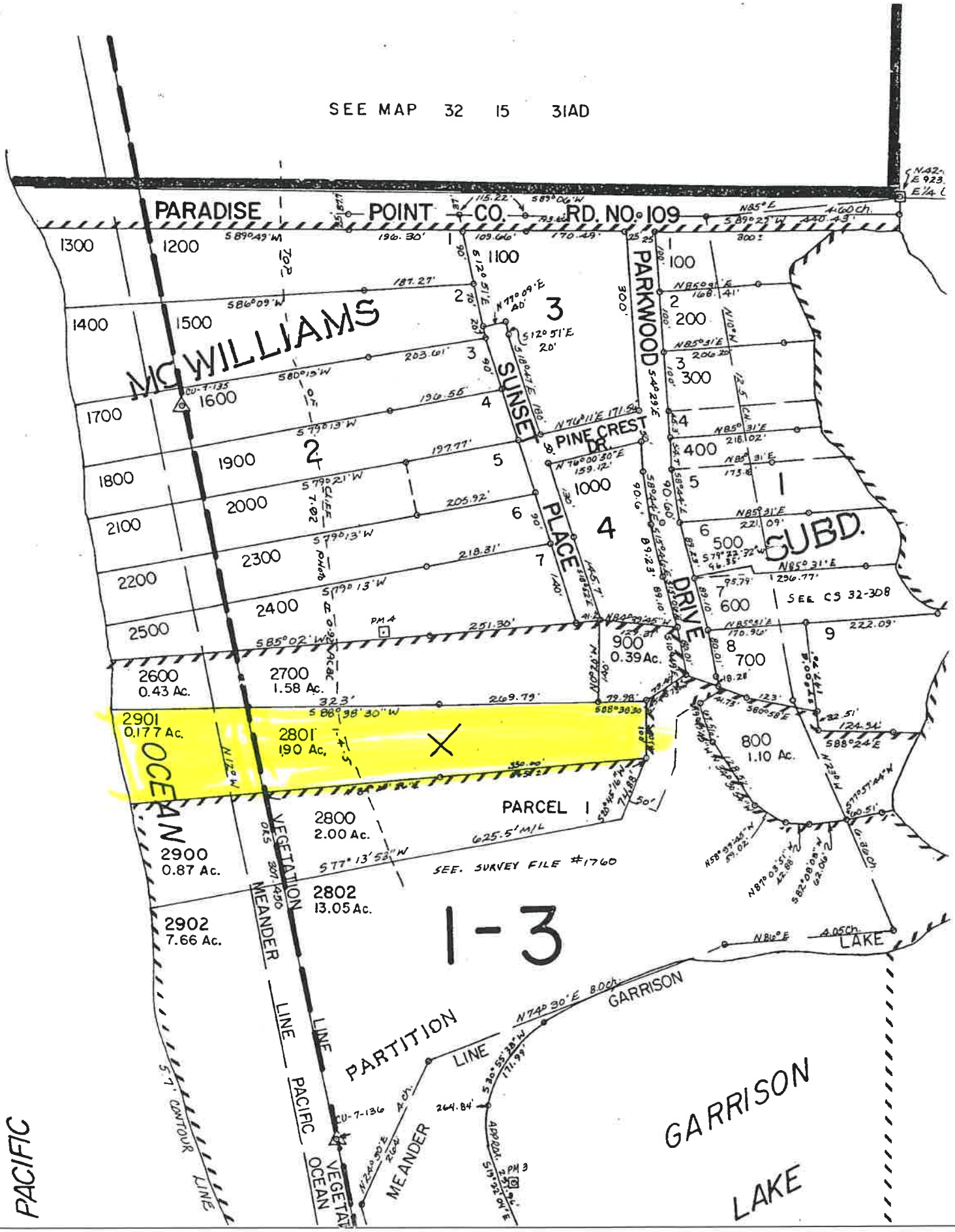
✓ Sewage Disposal Service Business: LARRY'S BUILDING & EXCAVATING SDS 36531
(Print Full Business Name) (License Number)

I certify the information provided in this notice is correct, and that the construction of this system was in accordance with the permit and the rules regulating the construction of on-site sewage disposal systems (OAR Chapter 340, Divisions 71 and 73).

Merle Wood (System Installer's Signature) | Owner (Title) | 7/12/97 (Date)

e:\wo51\FINAL.95c

1" = 200'


SEE MAP 32 15 31AD
PARADISE POINT CO. RD. NO. 109
MC WILLIAMS
SUNSET
PARKWOOD
PINE CREST DR.
PLACE
DRIVE
SUBD.
SEE CS 32-308
1300
1200
1400
1500
1700
1600
1800
1900
2100
2000
2200
2300
2400
2500
2600
0.43 Ac.
2700
1.58 Ac.
2901
0.177 Ac.
2801
1.90 Ac.
2800
2.00 Ac.
2900
0.87 Ac.
2802
13.05 Ac.
2902
7.66 Ac.
900
0.39 Ac.
800
1.10 Ac.
PARCEL 1
SEE. SURVEY FILE #1760
1-3
OCEAN
PACIFIC
VEGETATION LINE
MEANDER LINE
PACIFIC OCEAN VEGETATION LINE
5.7' CONTOUR LINE
PARTITION LINE
MEANDER
GARRISON
GARRISON LAKE
LAKE
CU-7-135
CU-7-136
PM 4
PM 3

Complaint - prior to SFR bldg final

## Complaint

Tuesday, October 10, 2000 2:36:07 P  Page 1 of 1

6.14
17. BP

| | | | | |
|---|---|---|---|---|
| ***Complaint Number:*** | WRC-2000-0069 | | ***County:*** | CURRY |
| ***Date/Time Recv'd:*** | 09/05/2000 | 8:00 AM | ***By:*** | Ruben Kretzschmar |
| ***Observed:*** | On going. | | | |
| ***Source:*** | Unknown Owner | | | |
| ***Pollution Location:*** | 42342 Parkwood DR | - 32-15-31 D; 2801 | | |
| | Port Orford | 97465- | | |
| ***Description:*** | RV sewage being dumped into a hole in yard. | | | |

***Referred to:*** Curry County Public Services

***Program:*** WQ/O  ***Program Contact:***

***Potential Resp. Party:***  ***Resp. Party Confirmed?*** ☐

OR

***Complainant :*** Bill Namath  ***Confidential?*** ☐  ***Anonymous?*** ☐

OR

***Phone:***  ***Home:***  ***Work:***

***Action Taken:***

***Contact Date:***

***Site Visit Date:***  ***Inspector:***

***Resolution Date:***  ***Resol. Days:*** 0  ***Staff Hours:*** 0

***NON Issue Date:***  ***Enforcement Referral Date:***

***Permit No:***  ***Facility/Site ID:***

| | | |
|---|---|---|
| Entered By: | Geri Sledd | 10/10/00 2:32:52 PM |
| Last Updated By: | Geri Sledd | 10/10/00 2:36:03 PM |

Justin Bauman.

32-15-31 D; 2800

RECEIVED
OCT 11 2000

Site Visit 2/5/01

- RV parked approx 15' from Driveway ~ 45' from well.
- 3" pipe. Plumbed into ground.
- 3/4"-1" Water Line Plumbed into RV.
- Destination of sewer Line undetermined
- Origin of water line appears to come from well or possibly lateral from House.
- RV appears to be temporary placement while House is under construction.
- No evidence of conditional use having been applied for.
- Noted Construction trailor on plot plan - No indication of plumbing.

* Sewer line must meet setbacks - Hank -
* - RV must Have Condit. use Permit - Chuck -
* - Allowable for Temp. Use of septic Provided: it is removed
  1) after construct. is complete
  2) Meets setbacks & Planing,
  3) Must be connected to permitted system ⇒ CSC - 7/18/97

PC No. 97-0225

(For Official Use Only)

FEES: Permit Clearance - $30.00  Permit Clearance/Rural Address - $60.00

# PERMIT CLEARANCE

GOLD BEACH  CURRY COUNTY  PORT ORFORD
Department of Public Services
Gold Beach, Oregon 97444
Phone: (541) 247-7011

Planning ● Sanitation ● Building
Filing Date: 5/28/97

## INSTRUCTIONS:

Applicant must read and complete items 1 - 9.

## 1. APPLICATION IS FOR:

(Please check all applicable items)

- [x] Sewage Disposal Permit/Authorization Notice
- [ ] Manufactured Home Permit  Year ____  Bedrooms ____
- [ ] Pre-fab  New ____
- [x] Building Permit  Comm.  SFD  Bedrooms
  Type and Size:
- [ ] Plumbing ?  Yes ✓  No ____
- [ ] Other

Contractor information:

- [ ] Owner Built
- [ ] Contractor  PENDING
  Name:
  Registration No.
- [ ] Manufactured Home Installer:
  Name:  Reg. #

## 1A. RURAL ADDRESS

This section is only applicable if applying for a permit to place a new dwelling or commercial/industrial structure (or replacement plate)

- [ ] mobile home  [ ] SFD  [ ] comm./ind.
- [ ] Replacement plate ($15.00)  Plate #
- Plot Plan (see reverse side for plot plan requirements)

## 2. EXISTING DEVELOPMENT:

- [ ] Dwellings  how many?
- [ ] Mobile Homes  how many?
- [ ] Other Buildings  how many?

Comments: NONE

## 3. EXISTING FACILITIES:

Water Source:

- [x] Well  [ ] Spring  [ ] Other
  Explain: IN PROCESS
- [ ] Water District:
  Connection Verification:  Signature

## Sewage Disposal:

- [x] Septic System:  Permit No. IN PROCESS  Date
- [ ] Sewer District:
  Connection Verification:  Signature

## 4. PROPERTY DESCRIPTION:

Assessor Map No.: 32-15-31D  Lot: 2801
Acreage: 1.9  Street Address or Location: 42342 PARKWOOD DRIVE

## 5. PROPERTY OWNER INFORMATION:

Property Owner: WILLIAM NEMETH
Mailing Addre
Phone No.

## 6. ACCESS:

Does proposed driveway access a County or State Road?

- [x] No  [ ] Yes  ACCESS TO PARKWOOD DRIVE

If yes, Do you have an access permit?

- [ ] Yes  State or County Permit No.

If No, a Facility Permit from the County Road Department for a county road or a Road Approach Permit from the Oregon Highway Division for a state road is required before this permit clearance can be processed.

## 7. OTHER PERMITS:

Separate State of Oregon permits are required for electrical work and water rights. The property owner is responsible for obtaining these permits.

## 8. PLOT PLAN: ATTACHED

The applicant must provide an accurate Plot Plan (see reverse side)

## 9. APPLICANT SIGNATURE:

By my signature, I certify that I am the owner or have the owners consent to apply for a permit on the above referenced property and by my signature also certify that the information I have provided is correct and hereby grant the staff of the Curry County Department of Public Services permission to enter this property for purposes of this application.

Name: William
NEMETH, WILLIAM E.
Signature:
Date: MAY 22 1997

Mailing Address: PO BOX 128
PORT ORFORD OR
Phone: (541) 332 0252  97465

## PLANNING STANDARDS AND REQUIREMENTS

Land use zone: R-2

Property Line Setbacks:

Front:

- [x] 35 feet from the center of all roads or 10 feet from any property line adjacent to a road (whichever is greater)
- [ ] Vision clearance
- [ ] No requirement

Side:

- [x] 5 feet from property line with an additional 1/2 foot setback for every 1 foot height exceeds 15 feet
- [ ] No requirement

Back:

- [x] 5 feet from property line with an additional 1/2 foot setback for every 1 foot height exceeds 15 feet
- [ ] No requirement

Note: Eaves, gutters, sunshades, and other similar architectural features may not project into required setbacks more than two (2) feet.

Offstreet Parking:

- [ ] No. of 9' x 18' parking spaces required
- [ ] requires parking lot plan  [ ] No requirement

Structure Height:

- [x] 35' maximum  [ ] 45' maximum
- [ ] Airport overlay zone requires ____ feet
- [ ] No requirement

Lot Origin:

- [ ] Pre-existing  [ ] Land use approved
- [ ] Other

Land Use Action:

Partition no.  Subdivision no.
Conditional use no. AD-970  Variance no.
Zone change no.  Other

Riparian Vegetation:

- [x] All buildings shall be setback 50 feet from any perennial streams, rivers, or lakes
- [ ] No requirement

Fire Break:

- [ ] A firebreak of ____ feet must be maintained around all proposed structures
- [x] No requirement

Special Requirements:

- [ ] 100 Year Flood Plain OL
  Flood height above mean sea level:
- [x] Geologic hazard area SEE ATTACHED REPORT ★
- [ ] Wetland or potential wetland area
- [ ] Scenic waterway area
  - [ ] State/ Fed. application required
- [ ] Historic structure/cultural site
  Historic/ archeological overlay

Conditions of Approval:

PLANNING CLEARANCE IS FOR A SINGLE FAMILY DWELLING WHICH MUST BE SITED IN COMPLIANCE WITH THE ATTACHED GEOLOGIC HAZARD REPORT ★

We have reviewed the above proposal and find it compatible with(check one):

- [x] its LCDC Acknowledged Plan, or  [ ] Statewide Planning Goals

providing the above referenced standards are maintained at the time of construction.

County Planning Staff Reviewer: ★  PLANNER  5/28/97
Signature  Title  Date

City Planning Staff Reviewer (if required):
Facility Located

- [ ] Outside urban growth boundary
- [x] Inside urban growth boundary, outside city limits
- [ ] Inside city limits  City

Signature  Title  Date

P97-0272

Sanitarian Reviewer:

Permit No. 08-097-97  Authorization Notice No.

- [x] System approved
- [ ] Denied

Comments: New Const. Two Bd. SFD proposed - Suite designed for 4 BR SFD

Signature  Title  Date 5-30-97

NOTE: This form is intended for county staff use in processing development permits and does not constitute a development permit or guarantee issuance of any such permit.

Time Limit: If Substantial Construction has not taken place within one year of the filing date of this permit clearance form, any authorization for development shall become null and void.

Well Log

CURR 50195

**RECEIVED**
JUL 22 1997
WATER RESOURCES DEPT.
SALEM, OREGON

WELL I.D # L06729

# STATE OF OREGON
# WATER SUPPLY WELL REPORT
(as required by ORS 537.765)

(START CARD) # 90312

Instructions for completing this report are on the last page of this form.

**(1) OWNER:** Well Number
Name BILL NEMETH
Addres
City

**(2) TYPE OF WORK**
[X] New Well [ ] Deepening [ ] Alteration (repair/recondition) [ ] Abandonment

**(3) DRILL METHOD:**
[X] Rotary Air [ ] Rotary Mud [ ] Cable [ ] Auger
[ ] Other

**(4) PROPOSED USE:**
[X] Domestic [ ] Community [ ] Industrial [ ] Irrigation
[ ] Thermal [ ] Injection [ ] Livestock [ ] Other

**(5) BORE HOLE CONSTRUCTION:**
Special Construction approval [ ] Yes [X] No Depth of Completed Well 103 ft.
Explosives used [ ] Yes [X] No Type Amount

| HOLE Diameter | From | To | SEAL Material | From | To | Sacks or pounds |
|---|---|---|---|---|---|---|
| 10" | 0 | 19 | BENTONITE | 0 | 19 | 13 |
| 6" | 19 | 103 | | | | |
| | | | | | | |
| | | | | | | |

How was seal placed: Method [ ] A [ ] B [ ] C [ ] D [ ] E
[X] Other POURED DRY
Backfill placed from ft. to ft. Material
Gravel placed from ft. to ft. Size of gravel

**(6) CASING/LINER:**

| | Diameter | From | To | Gauge | Steel | Plastic | Welded | Threaded |
|---|---|---|---|---|---|---|---|---|
| Casing: | 6" | +1 | 99 | .250 | [X] | [ ] | [X] | [ ] |
| | | | | | [ ] | [ ] | [ ] | [ ] |
| | | | | | [ ] | [ ] | [ ] | [ ] |
| | | | | | [ ] | [ ] | [ ] | [ ] |
| Liner: | | | | | [ ] | [ ] | [ ] | [ ] |
| | | | | | [ ] | [ ] | [ ] | [ ] |

Final location of shoe(s)

**(7) PERFORATIONS/SCREENS:**
[ ] Perforations Method
[X] Screens Type TELE Material STAINLESS

| From | To | Slot size | Number | Diameter | Tele/pipe size | Casing | Liner |
|---|---|---|---|---|---|---|---|
| 98 | 103 | .090 | 51 | 5 3/8 | 6" | [X] | [ ] |
| | | | | | | [ ] | [ ] |
| | | | | | | [ ] | [ ] |
| | | | | | | [ ] | [ ] |
| | | | | | | [ ] | [ ] |

**(8) WELL TESTS: Minimum testing time is 1 hour**
[ ] Pump [ ] Bailer [X] Air [ ] Flowing Artesian

| Yield gal/min | Drawdown | Drill stem at | Time |
|---|---|---|---|
| 15 | | 100 | 1 hr. |
| | | | |
| | | | |

Temperature of water 53° Depth Artesian Flow Found
Was a water analysis done? [ ] Yes By whom
Did any strata contain water not suitable for intended use? [ ] Too little
[ ] Salty [ ] Muddy [ ] Odor [ ] Colored [ ] Other
Depth of strata:

**(9) LOCATION OF WELL by legal description:**
County CURRY Latitude Longitude
Township 32 N or [S] Range 15 E or [W] WM.
Section 31 NW 1/4 SE 1/4
Tax Lot 2801 Lot Block Subdivision
Street Address of Well (or nearest address) PARKWOOD DR
PORT ORFORD OR 97465

**(10) STATIC WATER LEVEL:**
66' ft. below land surface. Date 6-29-97
Artesian pressure lb. per square inch. Date

**(11) WATER BEARING ZONES:**
Depth at which water was first found

| From | To | Estimated Flow Rate | SWL |
|---|---|---|---|
| 66 | 103 | 15 | 66 |
| | | | |
| | | | |
| | | | |
| | | | |

**(12) WELL LOG:**
Ground Elevation

| Material | From | To | SWL |
|---|---|---|---|
| TOP SOIL | 0 | 2 | |
| BROWN SAND + GRAVEL | 2 | 7 | |
| GREY SAND | 7 | 54 | |
| GREY SAND + GRAVEL | 54 | 86 | 66 |
| BROWN SAND + GRAVEL | 86 | 103 | 66 |

Date started 6-24-97 Completed 6-29-97

**(unbonded) Water Well Constructor Certification:**
I certify that the work I performed on the construction, 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.
WWC Number
Signed Date

**(bonded) Water Well Constructor Certification:**
I accept responsibility for the construction, 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.
WWC Number 1604
Signed Date 7-19-97

ORIGINAL & FIRST COPY-WATER RESOURCES DEPARTMENT SECOND COPY-CONSTRUCTOR THIRD COPY-CUSTOMER

CURRY COUNTY, OREGON 2021-05857
LAND
12/16/2021 10:58:00 AM
Cnt=1 Pgs=4 $111.00

I Renee' Kolen, County Clerk, certify that the within document was received and duly recorded in the official records of Curry County.

Renee' Kolen - Curry County Clerk

# COVER PAGE FOR OREGON DEEDS

**Grantor:** Daniel E. Gardenswartz and Allison J. Gardenswartz, Co-Trustees of the Gardenswartz Family Trust under agreement dated April 3, 2001
**Grantor's Mailing Address:** 4221 Explorer Court, La Mesa, California 91941

**Grantee:** GLAS HOUSE LLC, a California limited liability company
**Grantees Mailing Address:** 4221 Explorer Court, La Mesa, California 91941

**Type of Document to be Recorded: QUITCLAIM DEED**

**Consideration:** The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

**Prior Recorded Document Reference:** Statutory Warranty Deed: Recorded August 10, 2020; Doc. No. 2020-03061

**Situs Address:** 42342 Parkwood Drive
Port Orford, Oregon 97465

**Tax Account Number:** R16875; Map & Tax Lot No.: 3215-31D-02801-00

**Until a change is requested, all Tax Statements shall be sent to the following address:**

GLAS HOUSE LLC

**After Recording Return To:**
uDeed, LLC - 98879
1349 Galleria Drive, Suite 100
Henderson, NV 89014-8624

**Prepared By:**
Daniel E. Gardenswartz, Co-Trustee

# QUITCLAIM DEED

**TITLE OF DOCUMENT**

**Daniel E. Gardenswartz and Allison J. Gardenswartz, Co-Trustees of the Gardenswartz Family Trust under agreement dated April 3, 2001**, Grantor, releases and quitclaims to **GLAS HOUSE LLC, a California limited liability company**, Grantee, all right title and interest in and to the following described real property, situated in the County of **Curry**, State of **Oregon**:

PARCEL I OF MCWILLIAMS MAJOR PARTITION 1985-08, FILED NOVEMBER 25, 1985, IN VOLUME 1, PAGE 31, CURRY COUNTY, OREGON.

SUBJECT TO: RESTRICTIONS, CONDITIONS, COVENANTS, RIGHTS, RIGHTS OF WAY, AND EASEMENTS NOW OF RECORD, IF ANY, INCLUDING ALL VALIDLY EXISTING EXCEPTIONS INCORPORATED AS EXHIBIT "A" ON THAT CERTAIN STATUTORY WARRANT DEED RECORDED AUGUST 10, 2020 AS DOCUMENT NO. 2020-03061.

Tax Account No.: **R16875**; Map & Tax Lot No.: **3215-31D-02801-00**

Prior Recorded Document Reference: **Statutory Warranty Deed**: Recorded **August 10, 2020**; Doc. No. **2020-03061**

Subject To:
1. Taxes for the Current fiscal year, paid current
2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of Record, if any

**The true consideration for this conveyance is:** OTHER VALUE WAS THE WHOLE CONSIDERATION

Dated this 1st day of November, 2021. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Gardenswartz Family Trust

Daniel E. Gardenswartz, Co-Trustee

Allison J. Gardenswartz, Co-Trustee

**STATE OF** _____}

ss

**COUNTY OF** _____}

This instrument was acknowledged before me this _____ day of _____, 20____, by **Daniel E. Gardenswartz, Co-Trustee and Allison J. Gardenswartz, Co-Trustee.**

**NOTARY STAMP/SEAL**

Before Me: _____

NOTARY PUBLIC- STATE OF _____

My Commission Expires: _____

SEE ATTACHED NOTARY ACKNOWLEDGEMENT

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )
)ss.
COUNTY OF SAN DIEGO )

On November 1, 2021, before me, Alison Taylor Polulech, Notary Public, personally appeared Daniel E. Gardenswartz, Co-Trustee and Allison J. Gardenswartz, Co-Trustee, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ALISON TAYLOR POLULECH
Notary Public - California
San Diego County
Commission # 2282929
My Comm. Expires Mar 26, 2023

Notary Public – State of California
San Diego County
Commission # 2282929
My Commission Expires: March 26, 2023

CURRY COUNTY, OREGON 2020-03061
LAND 08/10/2020 03:58:00 PM
Cnt=1 Pgs=3 $106.00
I Renee' Kolen, County Clerk, certify that the within document was received and duly recorded in the official records of Curry County.
Renee' Kolen - Curry County Clerk

RECORDING REQUESTED BY:
TICOR TITLE
Company of Oregon

300 Anderson Ave
Coos Bay, OR 97420

**GRANTOR'S NAME:**
William E. Nemeth Trustee of the William E. Nemeth Trust of 1992

**GRANTEE'S NAME:**
Daniel E. Gardenswartz and Allison J. Gardenswartz, Co-Trustees of the Gardenswartz Family Trust under agreement dated April 3, 2001

**AFTER RECORDING RETURN TO:**
**Order No.:** 360620031775-LS
Daniel E. Gardenswartz and Allison J. Gardenswartz, Co-Trustees of the Gardenswartz Family Trust under agreement dated April 3, 2001

**SEND TAX STATEMENTS TO:**
Daniel E. Gardenswartz and Allison J. Gardenswartz, Co-Trustees of the Gardenswartz Family Trust under agreement dated April 3, 2001

APN: R16875
Map: 3115-31D TL 2801-00
42342 Parkwood Drive, Port Orford, OR 97465

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# STATUTORY WARRANTY DEED

**William E. Nemeth Trustee of the William E. Nemeth Trust of 1992**, Grantor, conveys and warrants to **Daniel E. Gardenswartz and Allison J. Gardenswartz, Co-Trustees of the Gardenswartz Family Trust under agreement dated April 3, 2001**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Curry, State of Oregon:

Parcel I of McWilliams Major Partition 1985-08, filed November 25, 1985, in Volume 1, Page 31, Curry County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVEN HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS **($745,000.00)**. (See ORS 93.030).

**Subject to:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

## STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 08/10/2020

William E. Nemeth Trust of 1992

BY: William E. Nemeth
William E. Nemeth
Trustee

State of Oregon
County of Coos

This instrument was acknowledged before me on Aug 10, 2020 by William E. Nemeth, as Trustee for the William E. Nemeth Trust of 1992.

Sandi L Brown
Notary Public - State of Oregon

My Commission Expires: 4.11.22

OFFICIAL STAMP
Sandi L Brown
NOTARY PUBLIC - OREGON
COMMISSION NO. 973685
MY COMMISSION EXPIRES April 11, 2022

## EXHIBIT "A"
Exceptions

**Subject to:**

1. The 2020-2021 Taxes: A lien not yet due or payable.

2. a. Rights of the public and the State of Oregon in the ocean shore and dry sands area as declared acquired
under the provisions of Oregon Revised Statutes 390.605-770 or west of the seaward edge of vegetation as
defined in Thornton v. Hay, Oregon Supreme Court.
b. Rights of the public and governmental bodies (including claims of ownership) to that portion of the premises lying below the high water mark of the Pacific Ocean.

3. Notwithstanding Paragraph 4 of the covered risks of the policy or policies to be issued, the policy or policies
will not insure against loss arising by reason of any lack of a right of access to and from the Land.

4. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: United States Coast Guard
Recorded: June 4, 1945
Instrument No.: 29-413

5. Vegetation line as shown on the Partition Plat No. 1985-08.

6. Meander line as shown on the Curry County Assessor's Map.

FORM No. 723—BARGAIN AND SALE DEED (Individual or Corporate). STEVENS-NESS LAW PUB. CO., PORTLAND, OR. 97204

OA

# BARGAIN AND SALE DEED

*KNOW ALL MEN BY THESE PRESENTS, That* William E. Nemeth *, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto* William E. Nemeth Trustee of the William E. Nemeth Trust of 1992 *, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of* Curry *, State of Oregon, described as follows, to-wit:*

**Parcel One (1) of McWilliams Major Partition lying in Government Lot 1, Section 31, Township 32 South, Range 15 West of the Willamette Meridian, Curry County, Oregon.**
**Said Partition filed with the County Clerk on November 25, 1985 in Vol. 1, Page 31 Slide 186 B of Curry County Records.**

accom

WHEN RECORDED RETURN TO:
FIRST AMERICAN TITLE CO.
PO BOX 1750
BROOKINGS, OR 97415

First American has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

CURRY COUNTY, GOLD BEACH, OR FEE $31.00
RENEE KOLEN, COUNTY CLERK

08/30/2005 #2005-5769
10:28:37AM 1 OF 2

(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.*

*The true and actual consideration paid for this transfer, stated in terms of dollars, is $* -0- *

①~~Here comma the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)~~① *(The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)*

*In construing 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* 25 *day of* August *, 20*~~xx~~*05; 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.*

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.

William E. Nemeth

William E. Nemeth

*STATE OF OREGON,* ) ss.
*County of* )

*The foregoing instrument was acknowledged before me this* , 19 , *by*

Notary Public for Oregon

(SEAL)

*My commission expires:*

*STATE OF OREGON, County of* Sandiego ) ss.
California

*The foregoing instrument was acknowledged before me this* 25 Aug 2005, *by* William E. Nemeth ,
— *president, and by* — ,
— *secretary of* — —
— *a* — *corporation, on behalf of the corporation.*

Rohita R. Rabadia
*Notary Public for* ~~Oregon~~ California

*My commission expires:* April 9, 2009

(SEAL)

(If executed by a corporation, affix corporate seal)

William E. Nemeth

GRANTOR'S NAME AND ADDRESS

William E. Nemeth, Trustee

GRANTEE'S NAME AND ADDRESS

After recording return to:

William E. Nemeth

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

William E. Nemeth

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

*STATE OF OREGON,* ) ss.
*County of* )

*I certify that the within instrument was received for record on the* day of , 19 , *at* o'clock M., *and recorded in book/reel/volume No.* on *page* or *as fee/file/instrument/microfilm/reception No.* , *Record of Deeds of said county.*

*Witness my hand and seal of County affixed.*

NAME TITLE

*By* *Deputy*

**JURAT**

State of California }
County of San Diego } ss.

Subscribed and sworn to (or affirmed) before me this 25 (Date) day of August (Month), 2005 (Year), by

(1) William E. Nemeth
Name of Signer(s)

(2) —
Name of Signer(s)

Rohita R. Rabadia
Signature of Notary Public

OFFICIAL SEAL
ROHITA R. RABADIA
NOTARY PUBLIC-CALIFORNIA
COMM. NO. 1567635
SAN DIEGO COUNTY
MY COMM. EXP. APR. 9, 2009

**OPTIONAL**

*Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Bargain and sale deed

Document Date: 8/25/05 Number of Pages: 1

Signer(s) Other Than Named Above: NONE

| Top of thumb here | Top of thumb here |
|---|---|
| | |

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CURRY COUNTY, GOLD BEACH, OR FEE $31.00
RENEE KOLEN, COUNTY CLERK

08/30/2005 10:28:37AM #2005-5769 2 OF 2