

Notice to Taxing Districts

ORS 308.225



Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
fax 503-945-8737
boundary.changes@dor.oregon.gov

13-12-25 AB 3200 + 3201
380 to 307

City of Waldport
Planner
PO Box 1120
Waldport OR 97394

**Description and Map Approved
January 21, 2025
As per ORS 308.225**

Description Map - Received from: Jaime White
On: 1/7/2025

This is to notify you that your Description and Map in Lincoln County for:
Annexation to the City of Waldport

Ordinance No 809

has been: Approved 1/21/2025
 Disapproved

Department of Revenue File Number: 21-485-2025
Reviewed by: Robert Ayers, 503-983-3032
Boundary: Change Proposed Change

The change is for:

- Formation of a new district
- Annexation of a territory to a district
- Withdrawal of a territory from a district
- Dissolution of a district

If you have not already done so, the approved version of the Description and Map must also be filed with the County Assessor

- Transfer
- Merge
- Establishment of Tax Zone

Boundary Change Notice from Taxing District

Boundary change packets must be received in final approved form by the Department of Revenue and the County Assessor(s) by March 31.

For Department of Revenue use only		
Prepared by	File number	
Date received	Date approved	Date disapproved
Notes		

Request for: Preliminary approval Final approval Date submitted: January 7, 2025

District name City of Waldport			
Mailing address P.O. Box 1120	City Waldport	State OR	ZIP 97394
County name Lincoln County	Second county name (if applicable)		
Contact person Jaime White	Second contact person (if applicable) Dann Cutter		
Phone (541) 563-3561	Email planner@waldport.org		
Ordinance/resolution/order Ordinance No. 809	Planning file number		
Election date N/A	Effective date December 14, 2024		

Notes
Lincoln County Taxlot 13-12-25-AB-03200 & Taxlot 13-12-25-AB-03201
1344 & 1366 SW Alicia Lane, Waldport OR 97394

Boundary action:

Boundary change Proposed boundary change (effective after Mar. 31 or requires election) Delayed annexation

The change is for:

- Formation of a new district
- Annexation of territory to a district
- Withdrawal of territory from a district
- Dissolution of a district
- Transfer
- Merger or consolidation
- Establishment of tax zone

Documents required for final review:

- Ordinance / resolution / order
- Map of boundary change
- Legal description of boundary change
- School district boundary change form (must be included with school district boundary changes)
- Other supporting documents—List:

City of Waldport Ord. No. 809, Lincoln County Tax Map 13-12-25-AB, Deeds

Email submission to:

boundary.changes@oregon.gov

Or Send to:

Oregon Department of Revenue
Cadastral Information Systems Unit
PO Box 14380
Salem OR 97309-5075

Contact us:

boundary.changes@oregon.gov
Fax: (503) 945-8737



00248008202400088230050053

I, Amy A Southwell, County Clerk, do hereby certify
that the within instrument was recorded in the Lincoln
County Book of Records on the above date and time.
WITNESS my hand and seal of said office affixed.



Amy A Southwell, Lincoln County Clerk

After recording, please return to:
City of Waldport
PO Box 1120
Waldport, OR 97394

ORDINANCE NO. _809_

AN ORDINANCE PURSUANT TO ORS 222.125, DECLARING THE ANNEXATION OF LAND CONTIGUOUS TO THE PRESENT CITY LIMITS OF THE CITY OF WALDPOR, SAID LAND IDENTIFIED ON LINCOLN COUNTY ASSESSOR'S MAP 13-12-25-AB AS TAX LOT #03200 AND TAXLOT #03201.

The City Council of the City of Waldport finds as follows:

1. Pursuant to ORS 222.125, the property owner consents to the annexation of said real property into the City of Waldport.
2. The City Council has received consent to annex by all electors owning the subject properties and has elected to dispense with an election on the annexation within the City and within the subject real properties, and not to hold a public hearing on the annexation, as allowed by ORS 222.125. A copy of the Consent to Annex, signed by the property owner or its designee, is hereby attached as Exhibit "A".
3. The subject real properties are contiguous to the present boundary of the City of Waldport and are a logical extension of the boundary.
3. Annexation of the subject properties is consistent with the applicable policies of the Waldport Comprehensive Plan ("Plan"). As the subject real properties are within the City's Urban Growth Boundary, the underlying zoning of Taxlot 13-12-25-AB-03201 shall be R-1 Residential. The underlying zoning of Taxlot 13-12-25-AB-03200 shall be Retail Commercial C-1 and Waldport Southwest Overlay W-SW.
4. Annexation of the real properties described in Exhibit "B" will enhance opportunities for compact urban growth, the development of efficient land use patterns, and an orderly, economic provision of public services and infrastructure to the subject real properties. The property owner requesting annexation has been informed that extensions of, and connections to public infrastructure will be made at the property owner's expense.

NOW, THEREFORE, the City of Waldport ordains as follows:

Section 1. The foregoing findings are approved and incorporated herein.

Section 2. The subject real properties described in Exhibit "B" and shown in Exhibit "C" are hereby annexed to the City of Waldport as a part thereof.

Section 3. This annexation is made pursuant to ORS 222.125. The owner of the subject real properties hereby consents to the annexation.

ADOPTED by the Common Council of the City of Waldport this 12th day of December 2024 by the following vote:

Aye Council President Dunn

Aye Councilor Booth

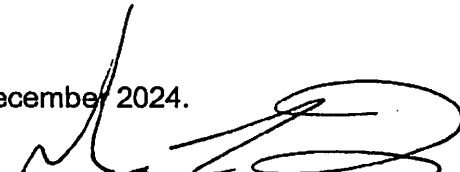
Aye Councilor Kilduff

Aye Councilor Morris

~~Absent~~ Councilor Severson

Aye Councilor Woodruff

SIGNED by the Council President this 12th day of December 2024.



Greg Dunn, Council President

ATTEST:



Megan Torres, Municipal Clerk

EXHIBIT A

STATEMENT OF CONSENT AND IRREVOCABLE AGREEMENT TO ANNEXATION OF CERTAIN PROPERTY TO THE CITY OF WALDPOR

After recording, please return to: City of Waldport PO Box 1120 Waldport, OR 97384

In consideration of the City of Waldport's agreement to extend and provide utility services, to wit _____ to the real property described in Exhibit "A" attached hereto, and by this reference incorporated herein, the undersigned Lana and Paul Murphy Trustees irrevocably agrees to annexation of said property into the City of Waldport at or after the time any part of said property is contiguous to any boundary of the corporate limits of the City of Waldport as said corporate limits exist as of the date hereof or are hereafter altered, changed or revised.

The undersigned further agrees that this document shall be recorded and that this agreement shall be irrevocably binding upon the undersigned's heirs, assigns and successors. The undersigned represents and warrants that the undersigned is the legal owner of record of the property described in Exhibit "A" or, where there is a recorded land contract which is in force, the purchaser thereunder.

Two signature lines with handwritten signatures and the word "Owner" printed below each line.

WAIVER OF ONE YEAR PERIOD

By signature above, the undersigned has consented to annexation of the property described in Exhibit "A" attached hereto and by this reference incorporated herein.

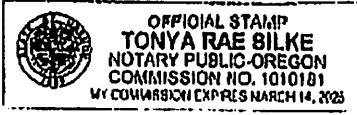
Pursuant to the provision of ORS 222.173 the undersigned hereby waives the one-year period provided for therein.

Two signature lines with handwritten signatures and the word "Owner" printed below each line.

STATE OF OREGON SS: COUNTY OF LINCOLN Lane SS:

On NOV. 20, 2024 personally appeared before me the above-named Lana Murphy and Paul Joseph Murphy Jr. Trustees of the Lana Murphy & Paul Joseph Murphy Revocable Trust to the [initials] voluntary act and deed.

Notary Public for Oregon My commission expires: 3.14.25



City Manager _____ Date _____

SIGNED by _____, who is known to me as the City Manager of the City of Waldport, Oregon this _____ day of _____, 20_____.

Notary Public for Oregon My commission expires: _____

EXHIBIT B

Legal Description

PARCEL 1:

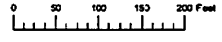
Commencing at a point at the Northeast corner of State Highway Park on the West right of way line of Oregon Coast Highway, at its intersection with the South line of U.S. Government Lot 1, said point being South 1333.44 feet and West 1729.73 feet from the Northeast corner of Section 25, Township 13 South, Range 12 West of the Willamette Meridian, Lincoln County, Oregon; thence North 38°07' East 190.7 feet; thence North 38°54' East 51.4 feet; thence West 183.94 feet to the True Point of Beginning of the tract herein to be described; thence North 85.0 feet; thence East 105.0 feet; thence South 85.0 feet; thence West 105.0 feet to True Point of Beginning.

PARCEL II:

A parcel of land in Section 25, Township 13 South, Range 12 West of the Willamette Meridian, Lincoln County, Oregon, more particularly described as follows: Commencing at a point at the Northeast corner of State Highway Park on the West right of way line of Oregon Coast Highway at its intersection with the South line of U.S. Government Lot 1, said point being South 1333.44 feet and West 1729.73 feet from the Northeast corner of Section 25; thence North 38°07' East 190.7 feet; thence North 38°54' East 51.4 feet to the True Point of Beginning of the tract herein to be described; thence West 78.94 feet; thence North 85 feet; thence East 147.53 feet, more or less, to the Westerly right of way line of U.S. Highway 101; thence South 38°54' West 109.22 feet along said right of way line to the True Point of Beginning.

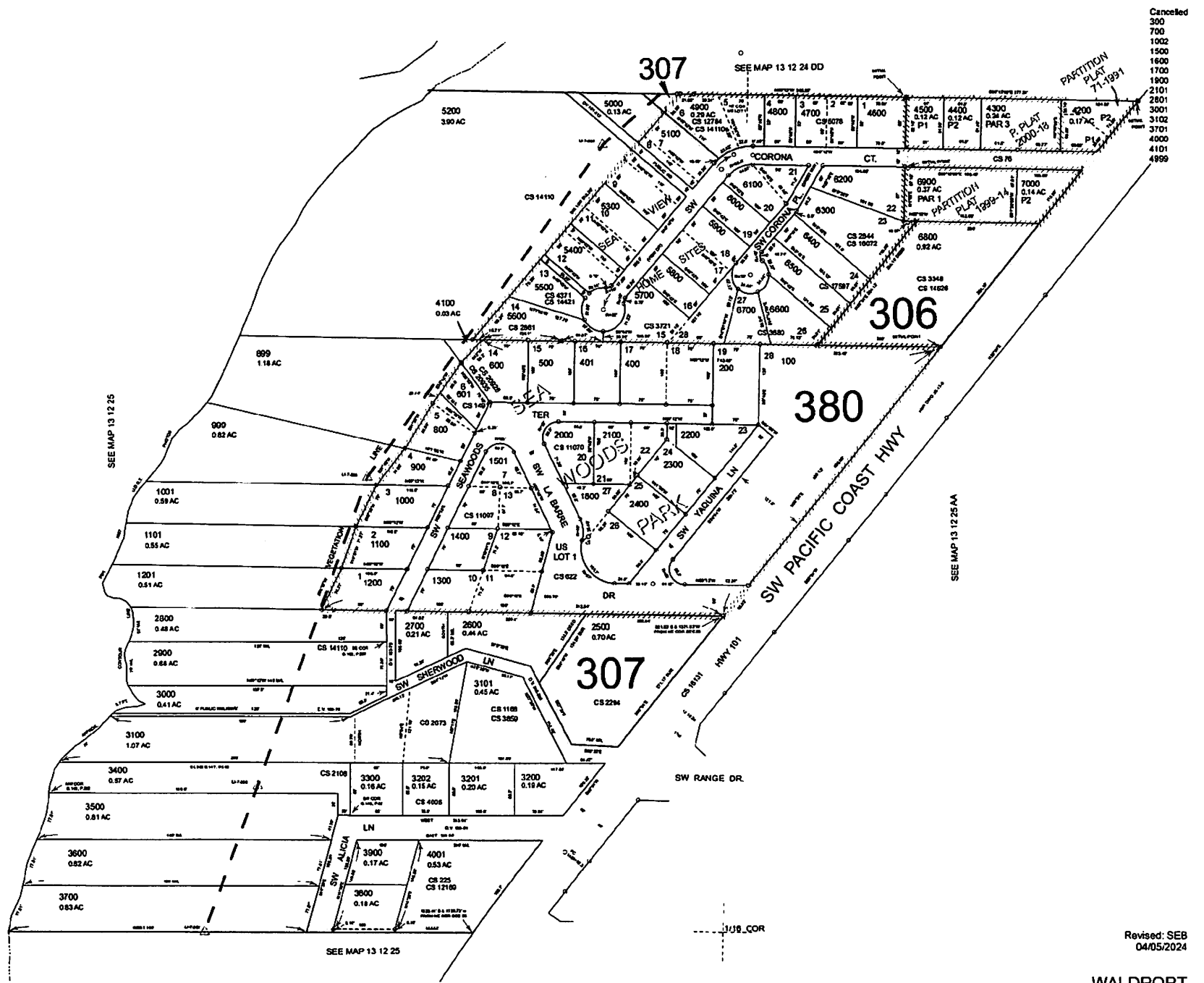
Excepting therefrom that tract of land conveyed to the State of Oregon by and through its Department of Transportation by Deed recorded February 27, 2002 in Book 443 Page 684, as Document 6257305, Lincoln County Records.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



N.W. 1/4 N.E. 1/4 SEC. 25 T.13S. R.12W. W.M.
LINCOLN COUNTY
1" = 100'

13 12 25 AB
WALDPORT

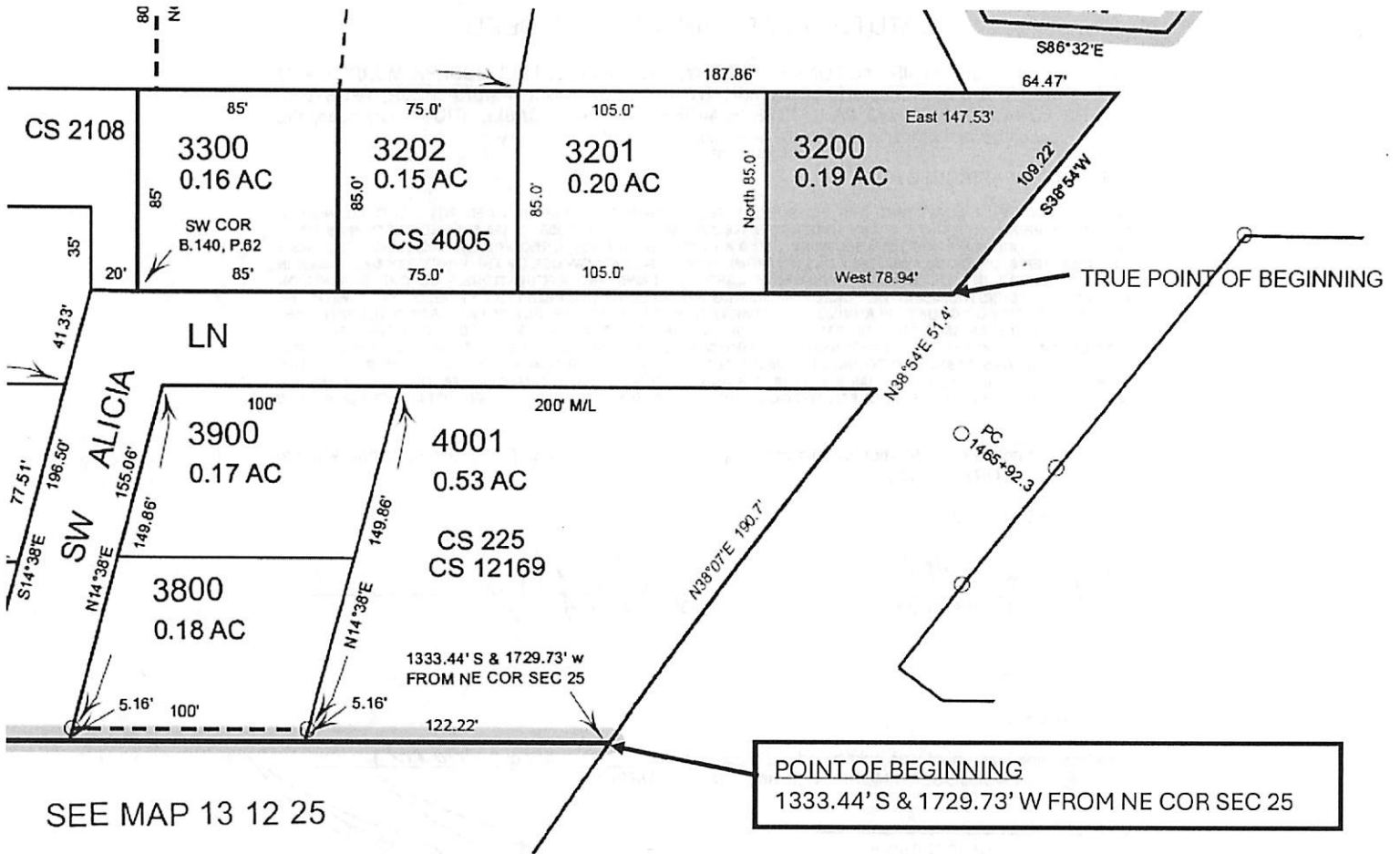


Cancelled
300
700
1002
1500
1600
1700
1800
2101
2801
3001
3102
3701
4000
4101
4999

Revised: SEB
04/05/2024

WALDPORT
13 12 25 AB

PARCEL II
13-12-25-AB-03200



After recording return to: (Name, Address, Zip)
PAUL JOSEPH MURPHY JR. AND LOAN L. MURPHY
84960 Spencer Hollow Rd., Eugene, OR 97405

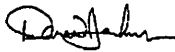

Until requested otherwise, send all tax statements to:
PAUL JOSEPH MURPHY JR and LONA L. MURPHY
84960 Spencer Hollow Rd., Eugene, OR 97405

GRANTOR:
PAUL JOSEPH MURPHY JR. AND LOAN L. MURPHY

GRANTEE:
THE LONA MURPHY AND PAUL JOSEPH MURPHY, JR
REVOCABLE TRUST

Lincoln County, Oregon
03/11/2022 02:54:03 PM
DOC-85D Cnt=1 Pgs=2 Sin=10
\$10.00 \$11.00 \$10.00 \$60.00 \$7.00 \$98.00

I, Dana W Jenkins, County Clerk, do hereby certify that the
with n instrument was recorded in the Lincoln County Book
of Records on the above date and time. WITNESS my
hand and seal of said office affixed.

Dana W. Jenkins, Lincoln County Clerk

Space Above Reserved for Recorder's Use

STATUTORY BARGAIN AND SALE DEED


PAUL JOSEPH MURPHY JR and LONA L. MURPHY, also known as PAUL JOSEPH MURPHY AND LONA MURPHY Grantor, conveys to LONA MURPHY AND PAUL JOSEPH MURPHY, JR, TRUSTEES OF THE LONA MURPHY AND PAUL JOSEPH MURPHY, JR REVOCABLE TRUST, Grantees, the following described real property situated in Lane County, State of Oregon, to wit:
Lincoln


SEE EXHIBIT A ATTACHED HERETO

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.

The true and actual consideration for this conveyance is TO CHANGE VESTING. (Here, comply with the requirements of ORS 93.030.)

Date: March 04, 2022


PAUL JOSEPH MURPHY JR

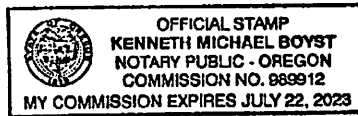

LONA L. MURPHY

State of Oregon

ss.

County of Lane

The foregoing instrument was acknowledged before me this 4 day of March
2022 by PAUL JOSEPH MURPHY JR and LONA L. MURPHY.



Before me:


Notary Public for Oregon

My commission expires: 07/22/23

RECORDED BY EVERGREEN LAND TITLE
CO. AS AN ACCOMMODATION ONLY. NO
LIABILITY ACCEPTED FOR CONDITION
OF TITLE OR VALIDITY, SUFFICIENCY, OR
EFFECT OF DOCUMENT

EXHIBIT "A"
Legal Description

PARCEL I:

Commencing at a point at the Northeast corner of State Highway Park on the West right of way line of Oregon Coast Highway, at its intersection with the South line of U.S. Government Lot 1, said point being South 1333.44 feet and West 1729.73 feet from the Northeast corner of Section 25, Township 13 South, Range 12 West of the Willamette Meridian, Lincoln County, Oregon; thence North 38°07' East 190.7 feet; thence North 38°54' East 51.4 feet; thence West 183.94 feet to the True Point of Beginning of the tract herein to be described; thence North 85.0 feet; thence East 105.0 feet; thence South 85.0 feet; thence West 105.0 feet to the True Point of Beginning.

PARCEL II:

A parcel of land in Section 25, Township 13 South, Range 12 West of the Willamette Meridian, Lincoln County, Oregon, more particularly described as follows: Commencing at a point at the Northeast corner of State Highway Park on the West right of way line of Oregon Coast Highway at its intersection with the South line of U.S. Government Lot 1, said point being South 1333.44 feet and West 1729.73 feet from the Northeast corner of Section 25; thence North 38°07' East 190.7 feet; thence North 38°54' East 51.4 feet to the True Point of Beginning of the tract herein to be described; thence West 78.94 feet; thence North 85 feet; thence East 147.53 feet, more or less, to the Westerly right of way line of U.S. Highway 101; thence South 38°54' West 109.22 feet along said right of way line to the True Point of Beginning. Excepting therefrom that tract of land conveyed to the State of Oregon by and through its Department of Transportation by Deed recorded February 27, 2002 in Book 443 Page 684, as Document 6257305, Lincoln County Records.

**WARRANTY DEED**

ARTHUR C. JOHNSON and ANITA M. JOHNSON, husband and wife; ALDEN B. WOLFE and ELOISE WOLFE, husband and wife, Grantor, for the true and actual consideration of \$4,000.00 does convey unto the STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION, Grantee, fee title to the following described property:

PARCEL 1 - Fee

A parcel of land lying in Lot 1 of Section 25, Township 13 South, Range 12 West, W.M., Lincoln County, Oregon and being a portion of that property described in that deed to Arthur C. Johnson and Anita M. Johnson and Alden B. Wolfe and Eloise Wolfe, recorded September 19, 1990 in Lincoln County Book of Records in Book 221, Page 2301; the said parcel being that portion of said property lying Northeastly of a line at right angles to the center line of the relocated Oregon Coast Highway at Engineer's Station 44+639 which center line is described as follows:

Beginning at Engineer's center line Station 44+340, said station being 88.748 meters South and 270.612 meters West of the Northeast corner of Section 25, Township 13 South, Range 12 West, W.M.; thence South 41° 28' 06" West 341.128 meters; thence on a 872.337 meter radius curve left (the long chord of which bears South 25° 47' 24" West 471.474 meters) 477.410 meters to Engineer's center line Station 45+158.538 Back equals 45+171.147 Ahead; thence South 10° 06' 42" West 28.853 meters to Engineer's center line Station 45+200.

Bearings are based on Oregon Coordinate System of 1983(91), north zone.

The parcel of land to which this description applies contains 10 square meters, more or less, outside of the existing right of way.

RETURN TO AND TAX STATEMENT TO
OREGON DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SECTION
355 CAPITOL STREET NE, ROOM 420
SALEM OR 97301-3871

Account No.: R409984, 13-12-25-ab-3200

Property Address: 1344 SW Alica Lane
Waldport, OR 97394

Grantor also grants to Grantee, its successors and assigns, a permanent easement to construct and maintain slopes, and to relocate, construct and maintain water, gas, electric and communication service lines, fixtures and facilities, and appurtenances therefor, upon, over, under, and across the following described property:

PARCEL 2 - Permanent Easement for Slopes, Drainage Facilities, Water, Gas, Electric and Communication Service Lines, Fixtures and Facilities.

A parcel of land lying in Lot 1 of Section 25, Township 13 South, Range 12 West, W.M., Lincoln County, Oregon and being a portion of that property described in that deed to Arthur C. Johnson and Anita M. Johnson and Aden B. Wolfe and Eloise Wolfe, recorded September 19, 1990 in Lincoln County Book of Records in Book 221, Page 2301; the said parcel being that portion of said property included in a strip of land variable in width, lying on the Northwestern side of the center line of the relocated Oregon Coast Highway, which center line is described in Parcel 1.

The widths in meters of the strip of land above referred to are as follows:

Station to	Station	Width on Northwestern Side of Center line
44+630	44+646	29.824
44+646	44+649	29.824 in a straight line to 23
44+649	44+674	23 in a straight line to 17.5

EXCEPT therefrom Parcel 1.

The parcel of land to which this description applies contains 288 square meters, more or less, outside of the existing right of way.

IT IS UNDERSTOOD that the easement herein granted does not convey any right, or interest in the above-described Parcel 2, except for the purposes stated herein, nor prevent Grantor from the use of said property; provided, however, that such use shall not be permitted to interfere with the rights herein granted or endanger the lateral support of the public way, or to interfere in any way with the relocation, construction, and maintenance of said utilities, and their appurtenances, as granted herein above.

IT IS ALSO UNDERSTOOD that this easement shall be subject to the same conditions, terms and restrictions contained in the easements, licenses and/or permits granted to the owner of any facilities being relocated.

IT IS ALSO UNDERSTOOD that Grantor shall not place or erect any buildings or structures upon the easement area without the written consent of Grantee.

IT IS FURTHER UNDERSTOOD that nothing herein contained is intended to create any obligation on the part of Grantee for the maintenance of said utilities.

Grantor covenants to and with Grantee, its successors and assigns, that grantor is the owner of all the above-described property which is free from encumbrances, except for easements, conditions, and restrictions of record, and will warrant the property herein conveyed and the easement rights herein granted from all lawful claims whatsoever, except as stated herein.

Grantor agrees that the consideration recited herein is just compensation for the property or property rights conveyed, including any and all damages to Grantor's remaining property, if any, which may result from the acquisition or use of said property or property rights. However, the consideration does not include damages resulting from any use or activity by Grantee beyond or outside of those uses expressed herein, if any, or damages arising from any negligence.

In construing this document, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this document shall apply equally to corporations and to individuals.

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.

It is understood and agreed that the delivery of this document is hereby tendered and that terms and obligations hereof shall not become binding upon the State of Oregon Department of Transportation, unless and until accepted and approved by the recording of this document.

Dated this 15th day of Feb., 2002



[Signature]
Arthur C. Johnson

[Signature]
Anita M. Johnson

[Signature]
Alden B. Wolfe

[Signature]
Eloise Wolfe

STATE OF OREGON, County of Lane

Dated Feb. 15, 2002. Personally appeared the above named Arthur C. Johnson and Anita M.

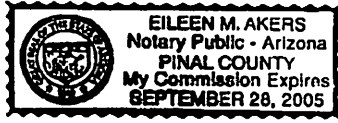
Johnson, husband and wife, who acknowledged the foregoing instrument to be their voluntary act. Before me:

[Signature]
Notary Public for Oregon
My Commission expires 7-9-2003

STATE OF ~~OREGON~~ ^{Arizona}, County of Pinal

Dated Feb 13, 2002. Personally appeared the above named Alden B. Wolfe and Eloise

Wolfe, husband and wife, who acknowledged the foregoing instrument to be their voluntary act. Before me:



Eileen M. Akers
Notary Public for ~~Oregon~~ Arizona
My Commission expires 9/28/05

Accepted on behalf of the Oregon Department of Transportation

Arward Bengtson

STATE OF OREGON) ss.
County of Lincoln

I, Dana W. Jenkins, County Clerk, in and for said county, do hereby certify that the within instrument was received for record, and recorded in the Book of Records of said county at Newport, Oregon.

Book 443 Page 0684

WITNESS my hand and seal of said office affixed.

Dana W. Jenkins
DANA W. JENKINS, Lincoln County Clerk



Doc : 6257305
Rect: 116401 41.00
02/27/2002 03:16:15pm