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Vol. ¹⁴73 Page 13341

BOARD OF COUNTY COMMISSIONERS

In and For the County of Klamath, State of Oregon

IN THE MATTER OF THE
APPLICATION FOR CHANGE
OF ZONE NUMBER 73-73(A) BY
JAMES AND CORA ROGERS

O R D E R

OCT 2 4 55 PM '73

This matter having come on for hearing upon the application of James and Cora Rogers for a change of zone, said change application being numbered Zone Change 73-73(A) and said application having been heretofore recommended from AF (Agriculture Forestry) zone to C-5 (Highway Commercial) zone by the Klamath County Planning Commission, a description of the real property referred to in said application being marked Exhibit A, attached hereto and by reference made a part hereof, and a public hearing on said application having been regularly held on October 2, 1973 before said Board of Commissioners, and the Board of Commissioners having heard and examined the statements and evidence both oral and documentary by the applicant, interested parties, the Planning Commission and the Planning Department introduced at said public hearing, and the Board of Commissioners finding, as required by Ordinance No. 17, the same being the Klamath County Zoning Ordinance:

1. That the applicant and his predecessors had used said real property continuously for commercial uses before the adoption of county-wide zoning on December 7, 1972, and have continued to use said real property continuously for commercial uses since said adoption of zoning; and

2. That only through an error or mistake said land had not been designated the C-5 (Highway Commercial) zone on the zoning maps which, together with the Zoning Ordinance text were referred to the people for a vote on November 7, 1972; and

3. That the application is consistent with the Klamath County adopted Comprehensive Land Use Plan maps and text; and

4. That the applicant or his agent or assign has, since zoning was adopted by a vote of the people, installed an outdoor advertising sign on said real property which exceeds the sign size standards in the C-5 (Highway Commercial) zone of Ordinance Number 17.

NOW, THEREFORE, IT IS HEREBY ORDERED That the application of James and Cora Rogers for a change of zone from AF (Agriculture Forestry) zone to C-5 (Highway Commercial) zone, a particular description of the real property referred to in said application being marked Exhibit A, attached hereto and by reference made a part hereof, said change application being numbered Zone Change 73-73(A) is hereby approved on the condition that the outdoor advertising signs on the real property herein described are made to conform with C-5 (Highway Commercial) sign standards.

DONE AND DATED this 2nd day of October 1973.

Lloyd Aft
Chairman of the Board

R. Pyle
County Commissioner

Bryson Williams
County Commissioner

Approved as to form

Harry D. Boylin
Harry D. Boylin, Legal Counsel

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EXHIBIT A
LEGAL DESCRIPTION
ZONE CHANGE 73-73A

From the Southeast corner of Section 28, Township 35 South, Range 7 East of the Willamette Meridian, South 89° 43' West 501.6 feet to an iron pin, to the point of beginning; thence North 8°41' West 612.87 feet to an iron pin on the southerly boundary of that parcel of land described in Deed Vol. 317 page 366; thence East along said parcel 130 feet to an iron pin; thence South 8°41' west 609.41 feet to an iron pin thence south 89° 4' west 65 feet to the point of beginning. Containing 1.33 acres more or less; and

From the southeast corner of Section 28, Township 35 south, Range 7 East of the Willamette Meridian, south 89° 43' West 501.6 feet to an iron pin to the point of beginning, thence north 8°41' west 612.87 feet to an iron pin on the southerly boundary of that certain parcel of land described in Deed Vol. 317, page 366; thence south 89°43' west along the southerly boundary of the Dalles-California Highway; thence south 3°41' east 612.87 feet to an iron pin; thence south 89°49' east 120 feet to the point of beginning. Containing 1.64 acres situate in Lot 32, Section 28, Township 35 south, Range 7, East of the Willamette Meridian; east of the Dalles California Highway, all in Klamath County, Oregon.

Excluding therefrom all of the above-described property except the most northerly 270 feet frontage on Highway 97.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY BOARD OF COMMISSIONERS

this 2nd day of OCTOBER A. D. 1973 at 4:35 o'clock P.M., and
duly recorded in Vol. M 73, of DEEDS on Page 13341

NO FEE EXCISE

Wm. D. MILNE, County Clerk

By W. D. Milne

Wm. D. Milne