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BOARD OF COUNTY COMMISSIONERS

In and For the County of Klamath, State of Oregon

In the Matter of the Application)
for Zone Change No. 74-75 by)
GUY EDDY.)

O R D E R

RECEIVED 11-1-1975
9:00 am

THIS MATTER came on for hearing upon the application of GUY EDDY for a Zone Change from MHP (Mobile Home Park) to C-5 (Commercial Highway) by the Klamath County Planning Commission, a description of the real property referred to in the application is attached hereto, marked Exhibit A and incorporated by reference herein. A public hearing on said application having been regularly held on January 27, 1975 before the Board of County Commissioners and it appearing to said Board of Commissioners from the testimony, reports and information produced at said hearing by the applicant, the Planning Commission and the Planning Department that the application should be granted. The Board of Commissioners makes the following Findings of Fact and Conclusions of Law as required by Ordinance No. 17, the Klamath County Zoning Ordinance:

1. Applicant owns certain real property situated in the SE 1/4 of Section 5, T. 39 S., Range 9 E.W.M. of approximately 16 acres in size, of which only two acres are considered subject to zone correction. These two acres begin at the juncture of Greensprings Drive with Mallard Lane. The legal description of

the two acres is referred to more particularly in Exhibit A attached hereto and incorporated by reference herein.

2. Testimony as well as business license records indicate that the property was used for the sale of mobile homes and trailers continuously since 1969 by the applicant, which use began prior to the effective date of the Klamath County Zoning Ordinance, December 7, 1972.

3. The property consists of a mobile home and trailer, control room, lot and a warehouse. Adjacent to area used for sales of mobile homes is a mobile home park, also owned by the applicant. The surrounding vicinity consists of sagebrush and hill land to the West. A lumber company and Pacific Power and Light Company own property to the South of the land in question.

4. The parcel of land in question is served by its own septic tank and its own well.

5. The parcel of land in question may not be used for its intended purposes under the present zone.

6. The proposed change of zone will have no adverse effect on any property or the permitted use thereof within a 700 foot radius from the external boundaries of the property, excluding highways and rights-of-way as evidenced by the lack of adverse testimony from adjacent property owners.

7. The proposed change of zone is in keeping with any land use plan duly adopted in Klamath County Zoning Ordinance.

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That prior to the effective date of zoning the land was used for the purposes to which this application relates.

NOW, THEREFORE, IT IS HEREBY ORDERED that the application of GUY EDDY for a change of zone from MHP (Mobile Home Park) to C-5 (Commercial Highway) on a parcel of real property more particularly described as Exhibit A, attached hereto and incorporated by reference herein is hereby granted and approved.

DONE and DATED this 6th day of March, 1975.

Lloyd Gift
Chairman

Raymond P. Thorne
Commissioner

Bryan Williams
Commissioner

APPROVED AS TO FORM:

Raymond P. Thorne
County Counsel

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(Exhibit "A") (Guy Eddy)

A tract of land situated in the SE $\frac{1}{4}$ of Section 5, T39S, R9E.W.M., Klamath County, Oregon and more particularly described as follows: Beginning at a point at the intersection of the northeasterly right-of-way line of Mallard Lane and the southeasterly right-of-way line of Greenspring Drive; thence southeasterly along the northeasterly right-of-way line of said Mallard Lane 362 feet; thence northeasterly 263 feet; thence northwesterly 335 feet to the southeasterly right-of-way line of said Greensprings Drive; thence southwesterly along said southeasterly right-of-way line 200 feet to the point of beginning.

CLERK OF DISTRICT COURT OF CLATSOP COUNTY, OREGON

KLAMATH COUNTY BOARD OF COMMISSIONERS

7th MARCH

A.D. 1975 9:00 AM 1975

July recorded in Vol. M 75 of DEEDS 2657

NO FEE

W.D. HARRIS
By *Hazel Drazic*