

**STAFF REPORT**

**CASE NO. AND HEARING DATE:** Conditional Use Permit 35-96  
Planning Director Rev. 5-28-96

**APPLICANT:** Katherine Plaisted  
1509 Kane Street  
Klamath Falls, OR 97603

**REQUEST:** The applicant is requesting a Conditional Use Permit to allow a new doublewide manufactured home as an additional dwelling on a parcel greater than 20,000 square foot in size in the RS zone.

**AUTHORITY:** Article 51.5, Section 51.530(A) of the Klamath County Land Development Code.

**PROJECT LOCATION:** The site is located at 1509 Kane Street, on the east side of Kane Street approximatley 550 feet north of Shasta Way.

**LEGAL DESCRIPTION:** Located in portion of Section 35DC of Township 38, Range 9EWM, Tax Lot 2600; Tax Acct. 3809-35DC-2600.

**ACCESS:** Kane Street

**UTILITIES:**

**WATER:** City of K-Falls  
**FIRE DIST:** KCFD #1

**SEWER:** South Suburban Sanitary Dist.  
**POWER:** Pacific Power

**EXHIBITS:**

- A. Staff Report
- B. Site Plan
- C. Assessor's Map
- D. KCFD No. 1 Memo 5-2-96

**CONFORMANCE WITH RELEVANT KLAMATH COUNTY POLICIES:**

Notice was sent out to surrounding property owners as well as to agencies of concern. To date, no negative response has been received. A response was received from Klamath County Fire District No. 1 indicating that they have no concerns with the proposal (Ex. D).

96 MAY 23 P 3:47

STATE OF NEVADA ss:COUNTY OF CARSON ss:On MAY 7, 1996 before me, (date)KAREN A. SALMONSON  
(name and title of officer taking Acknowledgement), personally appeared ETHEL DAY GRAEBER  
(name(s) of person(s) signing instrument)

personally known to me (or 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.

WITNESS my hand and official seal.

Karen A. Salmonson  
Signature



Read the instructions and other important information on the package. When using this form you will be acting as your own attorney since Rediform, its advisors and retailers do not render legal advice or services. Rediform, its advisors and retailers assume no liability for loss or damage resulting from the use of this form.

REDIFORM 10236

QUITCLAIM DEED

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Raelyn Myers

on this 23rd day of May A.D., 19 96  
at 3:46 o'clock P.M. and duly recorded  
in Vol. M96 of Deeds Page 15058.

Bernetha G Letsch, County Clerk

By Cheryl Russell Deputy.

Fee. \$35.00

Return: Raelyn Myers

2830 E R-13

Palmdale, Ca 93550

Dated:

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The review criteria of Section 44.030 of the Land Development Code requires that:

- A. The use complies with policies of the Comprehensive Plan.

As the requested use is a conditionally permitted use within the RS zone as adopted as part of the Comprehensive Plan, applicant is in compliance with this criterion.

- B. The use is in conformance with all other required standards and criteria

The RS zone allows as a conditional use, an additional dwelling on a lot or parcel greater than 20,000 square feet in size. The applicants meet this requirement as the appropriate CUP application was made, and the lot size is approximately 1.48 acres in size.

- C. The location, size, design, and operating characteristics of the proposed use will not have a significant adverse impact on the livability, value or appropriate development of abutting properties and the surrounding area.

The parcel is of sufficient size to support an additional dwelling. The proposed dwelling is a new doublewide manufactured home which meets the standard of manufactured home placement within the UGB. No comment has been received from any of the notified property owners in contrary of review criteria C.

**RECOMMENDATION: Order:**

The Planning Director, based on the above findings and conclusions of the staff report and upon review of the exhibits on file for Conditional Use Permit 35-96, hereby approves the request to allow an additional dwelling in the RS zone subject to the following:

1. A placement permit must be obtained within two years of the date set out below or this permit is null and void. Also to meet all Required Setbacks.
2. In accordance with City code, placement of an additional dwelling will require a separate water meter installation to serve that dwelling.

Dated this 22 day of May, 1996

Carl Shuck  
Carl Shuck, Planning Director

**NOTICE OF APPEAL RIGHTS**

The Klamath County Land Development Code provides that this decision may be appealed to the Board of County Commissioners no later than 7 days following mailing of this decision.

Appeal information may be obtained at the Klamath County Planning Department.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 23rd day  
of May A.D., 19 96 at 3:47 o'clock P M., and duly recorded in Vol. M96  
of Deeds on Page 15060.

FEE \$No Fee

Return: Commissioners Journal By Bernetha G. Letsch, County Clerk

NL **18693** **DEED OF RECONVEYANCE**

UTC 36704

KNOW ALL MEN BY THESE PRESENTS, That the undersigned trustee or successor trustee under that certain trust deed dated December 28, 1993, executed and delivered by Robert M. Langfield and Julie Leigh Langfield, husband and wife as grantor and recorded on January 3, 1994, in the Mortgage Records of Klamath County, Oregon, in book/reel volume No. M94 at page 18, and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ (indicate which), conveying real property situated in that county described as follows:

Lot 10 and W $\frac{1}{2}$  Lot 11 in Block 10 of Klamath Lake Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

'96 MAY 24 AM 11:55

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

having received from the beneficiary under the trust deed a written request to reconvey, reciting that the obligation secured by the trust deed has been fully paid and performed, hereby does grant, bargain, sell and convey, but without any covenant or warranty, express or implied, to the person or persons legally entitled thereto, all of the estate held by the undersigned in and to the described premises by virtue of the trust deed.

In construing this instrument and whenever its context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the undersigned trustee has executed this instrument; if the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by its Board of Directors.

DATED May 21, 1996

KLAMATH COUNTY TITLE COMPANY

By: [Signature]  
President

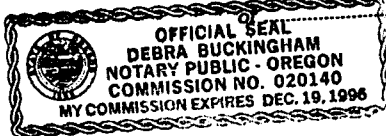
Trustee

STATE OF OREGON, County of Klamath ) ss.  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_ May 21, 1996,

This instrument was acknowledged before me on \_\_\_\_\_  
by R. E. Veatch  
as President

Klamath County Title Company



[Signature] Notary Public for Oregon  
My commission expires 12-19-96

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 24th day of May, 1996, at 11:55 o'clock A.M., and recorded in book/reel/volume No. M96 on page 15186 and/or as fee/file/instrument/microfilm/reception No. 18693, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk  
NAME TITLE  
By [Signature] Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$10.00

Trustee's Name and Address  
TO:

After recording return to (Name, Address, Zip):  
Robert Langfield - Julie Langfield  
417 McCourt St.  
Klamath Falls OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

No Change

96 MAY 29 P1:29

ABSTRACT OF CLAIMING SUCCESSOR IN A TESTATE ESTATE  
NO. 9500908 CV, CIRCUIT COURT  
STATE OF OREGON FOR THE COUNTY OF KLAMATH

I, ROBERT NEAL CRIDER, JR., being first duly sworn, say that I am a devisee and claiming successor of ROBERT NEAL CRIDER in the above-referred-to Small Estate proceeding; that a description of real property located in Klamath County which was owned by said decedent is as follows:

See attached Exhibit "A."

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

That said decedent died testate and the named Devisee is as follows:

Robert Neal Crider, Jr.  
1632 Juniper Avenue  
Torrance CA 90503

That a copy of the Will and Death Certificate are on file in the above-referred-to Circuit Court Small Estate Proceedings.

*Robert Neal Crider Jr.*

STATE OF CALIFORNIA }  
County of Los Angeles } ss.

SUBSCRIBED AND SWORN to before me this 21<sup>st</sup> day of May, 1996.

*Jack L. Bliss*  
Notary Public of California  
My Commission expires:

