

DOUGLAS COUNTY
PLANNING DEPARTMENT

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September 8, 2025

John DeJong
PO Box 80483
Portland, OR 97280

Re: Lot-of-Record status of the following properties:

- 1) 20.45 acre property described as Tax Lot 600, Section 23, Property ID Nos. R47131 & R47159 in Township 28 South, Range 7 West, W.M.
- 2) 14.02 acre property described as Tax Lot 700, Section 23, Property ID No. R47152 in Township 28 South, Range 7 West, W.M.

Dear Mr. DeJong:

The purpose of this letter is informational and is only intended to provide you with the Lot-of-Record status of the subject properties. Any proposal for development on the properties such as a land partition, building permit, conditional use permit, or any other land use action will necessitate further action.

The above-referenced properties are designated Agriculture (AGG) and Farm Forest Transitional (FFT) by the Douglas County Comprehensive Plan and are zoned (FG) Farm Grazing and (FF) Farm Forest in the official Zoning Maps for Douglas County.

The Douglas County Land Use and Development Ordinance (LUDO) states that a Lot-of-Record is a unit of land created as follows:

- A. A lot in an existing, duly recorded subdivision; or,
- B. A parcel in an existing, duly recorded major or minor land partition; or,
- C. An existing unit of land for which a survey has been duly filed which conformed to all applicable regulation at the time of filing; or,
- D. Any unit of land created prior to zoning and partitioning regulations by deed or metes and bounds description and recorded with the Douglas County Clerk; or
- E. A lawfully created unit of land remains a lawfully created unit of land following a judgement of a circuit court that relocates a property line of the unit of land if it complies with the provision of ORS 92.017(2).

The above-referenced properties are considered two legal Lots-of-Record pursuant to D of the above definitions:

- UNIT 1: One 20.45 acre lot-of-record created prior to 1972 by Deed Ref. No. 65-6894, less portion to County Road, in the Deed Records of Douglas County, Oregon.
- UNIT 2: One 14.02 acre lot-of-record. Originally one 18.87 acre lot-of-record created prior to 1972 by Deed Ref. No. 66-2874, less portion to County Road, then current lot-of-record created by Foreclosure Trustees Deed Ref. No. 87-14613 in the Deed Records of Douglas County, Oregon.

The above-referenced properties are two legal Lots-of-Record as defined in the LUDO. As such, they are eligible to proceed, where permitted, through the application process for a development action or worksheet authorization.

This letter serves to confirm the Lot-of-Record status of the above-referenced properties. In addition to this letter, a permanent notation will be made to the electronic records in the Planning Department to assure there will be no confusion regarding this Lot-of-Record research.

If you have additional questions about the information provided in this letter or the development potential of the above-referenced property, please contact the Douglas County Planning Department at 541-440-4289.

Sincerely,



Taylor Monroe
Planning Tech III

c: Reading File