



## United States Department of the Interior

BUREAU OF LAND MANAGEMENT  
Northwest Oregon District Office  
1717 Fabry Road SE, Salem, Oregon 97306  
<http://www.blm.gov>



In Reply Refer To:  
2800 281001  
OROR106391888

JUN 16 2025

Sharon B. Newell and Terry H. Newell, Trustees  
9837 SE 51<sup>ST</sup> Avenue  
Milwaukie, OR 97222

Dear Sharon:

Enclosed please find your set of the approved Right-of-Way grant OROR106391888. This grant is effective as of the date signed by the Field Office Manager. If you have any questions regarding the Right-of-Way grant, please contact Jeanette Gourley by phone at (971)428-7976 or email at [jgourley@blm.gov](mailto:jgourley@blm.gov).

Sincerely,

Jeanette Gourley  
Realty Specialist, Tillamook Resource Area

Enclosure

**INTERIOR REGION 9 • COLUMBIA-PACIFIC NORTHWEST**  
IDAHO, MONTANA, OREGON\*, WASHINGTON  
\* PARTIAL

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT

**RIGHT-OF-WAY GRANT**

Issuing Office

**Northwest Oregon District  
Tillamook Field Office Field  
Office**

Serial Number OROR 106391888

1. A right-of-way is hereby granted pursuant to Title V of the Federal Land Policy and Management Act of October 21, 1976 (90 Stat. 2776; 43 U.S.C. 1761).
2. Nature of Interest:

- a. By this instrument, the holder: **Sharon B. Newell and Terry H. Newell, Co-Trustees of the Terry and Sharon Newell Trust dated March 4, 2024; and Suzette Kamm, Trustee of the Suzette Kamm Trust dated May 28, 2021** receives a right to construct, operate, maintain and terminate a gravel driveway on public lands described as follows:

**Willamette Meridian, Washington County, Oregon,  
T. 2 N., R. 2 W.,  
sec. 21, SE1/4NE1/4.**

**in accordance with the plan of development and Exhibit B stipulations**

- b. The right-of-way area granted herein is 30 feet wide, 80 feet long and contains .0550 acres, more or less.
- c. This instrument shall terminate on 12/31/2054,  $\pm$  30 years from its effective date, unless, prior thereto, it is relinquished, abandoned, terminated, or modified pursuant to the terms and conditions of this instrument or of any applicable Federal law or regulation.
- d. This instrument may be renewed. If renewed, the right-of-way or permit shall be subject to the regulations existing at the time of renewal and any other terms and conditions that the authorized officer deems necessary to protect the public interest.
- e. Notwithstanding the expiration of this instrument or any renewal thereof, early relinquishment, abandonment, or termination, the provisions of this instrument, to the extent applicable, shall continue in effect and shall be binding on the holder, its successors, or assigns, until they have fully satisfied the obligations and/or liabilities accruing herein before or on account of the expiration, or prior termination, of the grant.
3. Rental:
- For and in consideration of the rights granted, the holder agrees to pay the Bureau of Land Management fair market value rental as determined by the authorized officer unless specifically exempted from such payment by regulation. Provided, however, that the rental may be adjusted by the authorized officer, whenever necessary, to reflect changes in the fair market rental value as determined by the application of sound business management principles and so far as practicable and feasible, in accordance with comparable commercial practices.

4. Terms and Conditions:
- a. This grant or permit is issued subject to the holder's compliance with all applicable regulations contained in Title 43 Code of Federal Regulations part 2800
- b. Upon grant termination by the authorized officer, all improvements shall be removed from the public lands within 120 days, or otherwise disposed of as provided in paragraph (4)(d) or as directed by the authorized officer.
- c. Each grant issued pursuant to the authority of paragraph (1)(a) for a term of 20 years or more shall, at a minimum, be reviewed by the authorized officer at the end of the 20th year and at regular intervals thereafter not to exceed 10 years. Provided, however, that a right-of-way or permit granted herein may be reviewed at any time deemed necessary by the authorized officer.
- d. The stipulations, plans, maps, or designs set forth in Exhibit(s) Exhibits A and B, attached hereto, are incorporated into and made a part of this grant instrument as fully and effectively as if they were set forth herein in their entirety.
- e. Failure of the holder to comply with applicable law or any provision of this right-of-way grant or permit shall constitute grounds for suspension or termination thereof.
- f. The holder shall perform all operations in a good and workmanlike manner so as to ensure protection of the environment and the health and safety of the public.
- g. This right-of-way may be renewed. If renewed, the right-of-way will be subject to the regulations existing at the time of renewal and such other terms and conditions deemed necessary to protect the public interest.

IN WITNESS WHEREOF, The undersigned agrees to the terms and conditions of this right-of-way grant.

*Suzette Hamm*  
*Sharon B. Newell*  
*Terry H. Newell*

(Signature of Holder)

*Owners*

(Title)

*5/19/2025*

(Date)

*Janet Satter*

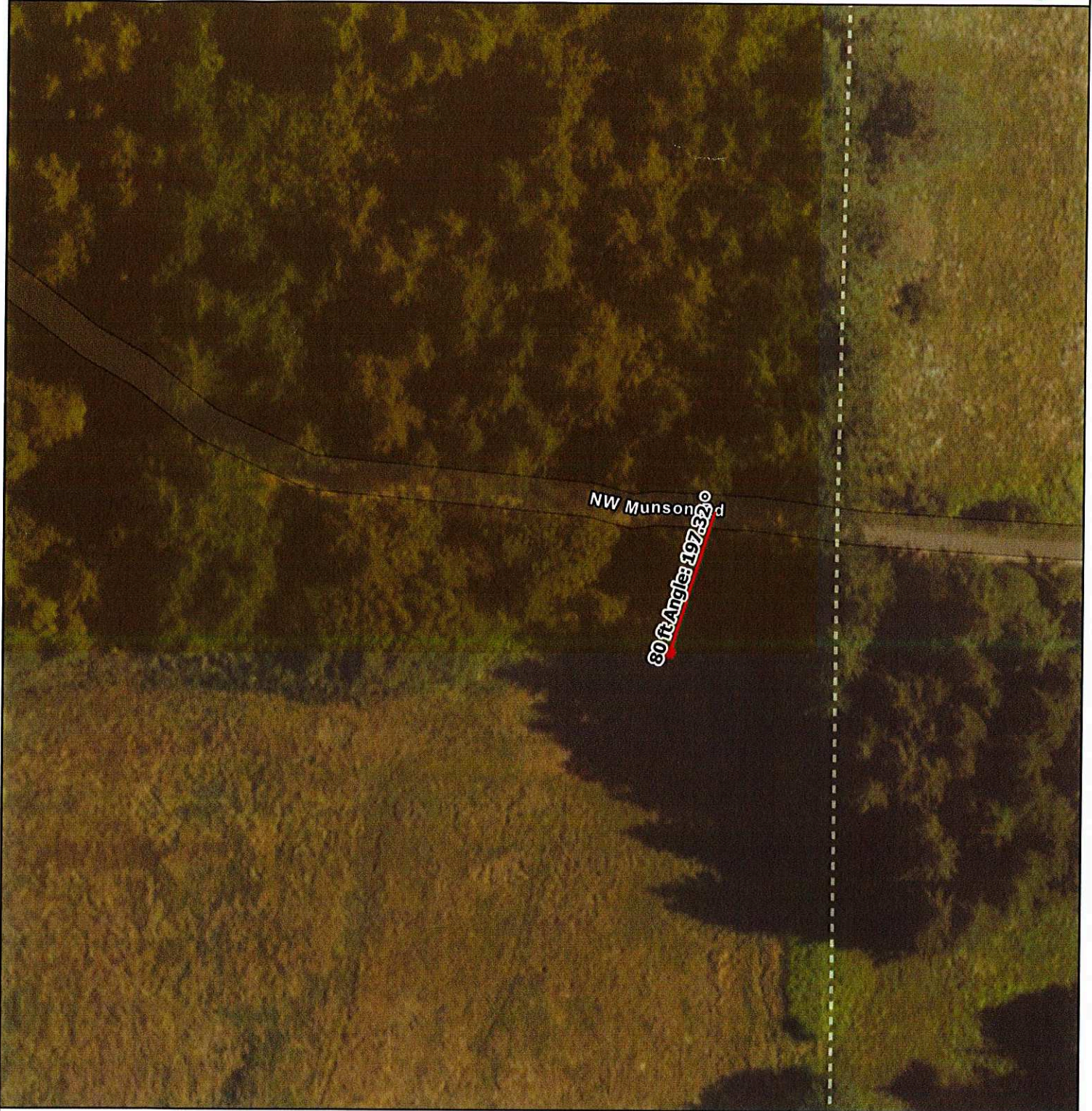
(Signature of Authorized Officer)



Tillamook Field Manager

(Title)

*6/9/25*

(Effective Date of Grant)



 Bureau of Land Management  Proposed ROW Permit OROR106391888  
 Private

No warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data for individual or aggregate use with other data. Original data were compiled from various sources and may be updated without notification.

0 50 100 200 Feet



**EXHIBIT B****ADDITIONAL TERMS, CONDITIONS, AND STIPULATIONS**

1. The holder shall conduct all activities directly or indirectly associated with the operation or maintenance of the right-of-way within the authorized limits of the right-of-way.
2. Use of pesticides, including herbicides, shall comply with the applicable Federal and State laws. Pesticides shall be used only in accordance with their registered uses and within limitations imposed by the Secretary of the Interior. Prior to the use of pesticides, the holder shall obtain from the authorized officer, written approval of a plan showing the type and the quantity of material to be used, pest(s) to be controlled, method, method of application, location of storage and disposal of containers, and any other information deemed necessary by the authorized officer. Emergency use of pesticides shall be approved in writing by the authorized officer.
3. The use of herbicides on BLM lands is prohibited without prior documentation and authorization.
4. The holder shall protect all survey monuments found within the right-of-way. Survey monuments include, but are not limited to, General Land Office and Bureau of Land Management Cadastral Survey Corners, reference corners, witness points, U.S. Coastal and Geodetic benchmarks and triangulation stations, military control monuments, and recognizable civil (both public and private) survey monuments. In the event of obliteration or disturbance of any of the above, the holder shall immediately report the incident, in writing, to the Authorized Officer and the respective installing authority, if known. Where General Land Office or Bureau of Land Management right-of-way monuments or references are obliterated during operations, the holder shall secure the services of a registered land surveyor or a Bureau cadastral surveyor to restore the disturbed monuments and references using surveying procedures found in the Manual of Surveying Instructions for the Survey of the Public Lands of the United States, latest edition. The holder shall record such survey in the appropriate county and send a copy to the Authorized Officer. If the Bureau cadastral surveyors or other Federal surveyors are used to restore the disturbed survey monument, the holder shall be responsible for the survey cost.
5. This right-of-way may be renewed. If renewed, the right-of-way will be subject to the regulations existing at the time of renewal and such other terms and conditions deemed necessary to protect the public interest.
6. If objects of cultural or paleontological value (e.g., historic or prehistoric sites, graves, fossils, or artifacts) are found during implementation of the project, operations would cease immediately until a qualified cultural resource specialist can assess the significance of the discovery and determine the appropriate course of action. Should the holder discover or become aware of any objects or sites of cultural values, such as historic or prehistoric ruins, graves, fossils, or artifacts, the holder shall immediately suspend all operations in the vicinity of the cultural values and notify the authorizing officer.

7. In the event the reserved land is required for hydroelectric development purposes, any structures or improvement placed thereon found to interfere with such development shall be removed or relocated as necessary to eliminate such interference at no cost to the United States or its permittees or licensees.
8. If at any time plant or animal populations that require protection are found in the project area, operations will be suspended until written permission is given by the Authorized Officer.