

LAND USE RESEARCH REPORT

6611 NE Chestnut Street, Hillsboro, Oregon 97124

Lots 7, 8, and West One-Half of Lot 9, Block 5, Orenco Townsite

PREPARED FOR

Shelby Fassold

PREPARED BY

Stephen Kaplan
Crafted Homes and Developments
PO Box 25388, Portland, OR 97298
503-457-7984 | stephen@crafted-homes.com

DATE	REFERENCE	AGREEMENT DATE
June 2026	6611NE-CHESTNUT-2026	June 4, 2026

This report is prepared solely as the professional opinion of Crafted Homes and Developments based on publicly available information. It does not constitute legal advice, engineering advice, or binding interpretations of any applicable code or regulation. All findings should be independently verified with the City of Hillsboro, Washington County, and relevant utility providers.

1. EXECUTIVE SUMMARY

This Land Use Research Report was prepared by Crafted Homes and Developments for Shelby Fassold in connection with the property at 6611 NE Chestnut Street, Hillsboro, Oregon -- legally described as Lots 7, 8, and the West One-Half (W1/2) of Lot 9, Block 5, Orenco Townsite.

The short version: this property has real development potential. The three historic lots are each recognized as separate buildable parcels by the City of Hillsboro -- meaning they can each be sold and built on independently. The main thing to be aware of is that the existing house on the property appears to straddle the property lines between the lots. A survey would be needed to confirm whether the structure is actually over the lines, but if it is, the home would need to be demolished before the lots can be sold and developed separately. Once that is resolved, the path forward is straightforward.

2. PROPERTY OVERVIEW & LEGAL DESCRIPTION

Field	Detail
Street Address	6611 NE Chestnut Street, Hillsboro, Oregon 97124
Legal Description	Lots 7, 8, and West One-Half (W1/2) of Lot 9, Block 5, Orenco Townsite, Washington County, Oregon
Historical Plat	Orenco Townsite (1908 plat); First Addition to Orenco (1911)
Tax Map	1N 2 34 / 1N234AD
Historical Tax Lots	TL 2100 (Lot 7) / TL 2200 (Lot 8) / TL 2300 (W1/2 Lot 9) -- consolidated under Account 1N234AD 2100
Acreage (combined)	Approximately 0.45 acres (per Washington County Assessor, 10/10/2002)
Township / Range / Section	Township 1N, Range 2, Section 34
City / County	City of Hillsboro / Washington County, Oregon
Applicable Code	City of Hillsboro Community Development Code (CDC), Chapter 12
Zoning	SCR-OTC -- Station Community Residential, Orenco Townsite Conservation
Lot 7 -- Buildable?	Yes -- confirmed by City of Hillsboro Senior Planner (June 17, 2026)
Lot 8 -- Buildable?	Yes -- confirmed by City of Hillsboro Senior Planner (June 17, 2026)
W1/2 Lot 9 -- Buildable?	No -- too narrow to meet setback requirements independently; best sold with Lot 8 as extra side yard
Existing House	Appears to straddle lot lines -- survey required to confirm; demolition may be needed before separate sale or development
Design Requirements	New homes must match the historic Orenco architectural style (1900-1930 character)
Water	One existing water meter on site -- see Exhibit C & D

Sewer	Existing sewer connection serving current house -- see Exhibit C & D
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3. DEED HISTORY / CHAIN OF TITLE

The following ownership history is derived from Washington County Assessor Official Records of Descriptions of Real Properties and from warranty deeds on file. Complete deed copies are provided in **Exhibit A** attached to this report.

Lot 7, Block 5 -- Tax Lot 2100 / Account 1N234AD 2100

Date	Transaction	Record Ref.
Nov. 7, 1933	Washington County (tax foreclosure) -- Francis J. & Retha Brandenburg	Vol. 206 / Pg. 71
5/5/1967	Brandenberg, Francis Joseph & Retha A. (re-recorded)	Vol. 639 / Pg. 628
4/3/1975	TL 2200 (Lot 8) & TL 2300 (W1/2 Lot 9) consolidated into this account at taxpayer request	Taxpayer Request
3/10/1981	To Bender, Herman G. & Doris I.	81-7728
10/12/1984	Part vacated alley added to parcel	84-35090
11/12/1986	To Cox, Ronald D. & Kelley D.	86-49939
12/31/1991	To Lewis, Larry C. & Susan G.	91-60940
10/10/2002	Acreage correction (new Digmap) -- 0.45 acres confirmed	CO #63571

Lot 8, Block 5 -- Tax Lot 2200

Lot 8 was originally recorded under a separate account and consolidated with the Lot 7 account at taxpayer request on April 3, 1975 (reference 72732). Prior to consolidation the account reference was Vol. 123 / Pg. 341. Following the 1975 consolidation, Lot 8 carries the same ownership chain as Lot 7.

West One-Half of Lot 9, Block 5 -- Tax Lot 2300

Date	Transaction	Record Ref.
4/10/1922	A.S. Sholes & Jennie B. Sholes -- Francis Joseph Brandenburg (All of Lot 8, Block 5, Orenco)	Vol. 123 / Pg. 341
11/21/1942	Gail Karns & Evelyn Karns -- Francis J. & Retha Brandenburg (W1/2 of Lot 9, Blk 5, Orenco)	Vol. 214 / Pg. 19
6/8/1943	Gail Karns & Evelyn Karns -- Paul H. & Olive A. McKinnis (Lot 10 & E1/2 of Lot 9 -- separate parcel, not subject property)	Vol. 218 / Pg. 563
4/3/1975	W1/2 Lot 9 (TL 2300) consolidated with Lot 7 account at taxpayer request	Ref. 72733 / CO 1-28

Note: The East Half of Lot 9 (Tax Lot 2400, Account 1N234AD 2400) is under separate ownership and is not part of the subject property.

4. LOTS OF RECORD ANALYSIS

The City of Hillsboro has confirmed in writing that Lots 7, 8, and the West Half of Lot 9 are each recognized as separate lots of record -- meaning they can each be sold independently. This confirmation came from Emma Porricolo, Senior Planner, City of Hillsboro Community Development Department, via email dated June 17, 2026. A copy of that email is included as **Exhibit B**.

Lot	Buildable?	Saleable?	Notes
Lot 7	Yes	Yes	Meets all dimensional and setback requirements for residential development.
Lot 8	Yes	Yes	Meets all dimensional and setback requirements for residential development.
W1/2 of Lot 9	No	Yes	Too narrow to meet side yard setback requirements on its own. Can be sold with Lot 8 as a large side yard.

In plain terms: you can sell Lot 7 to one buyer and Lot 8 (plus the half lot next to it) to another buyer. Each buyer gets a lot they can build a home on. The half lot on its own is too narrow to build on, but it adds nice extra yard space when bundled with Lot 8.

Note on the existing house: The current structure on the property appears to sit across the property lines between the lots. A boundary survey would be needed to confirm this. If the home is found to encroach over the lot lines, it would need to be demolished before the lots can be sold or developed separately. This is a standard step when historic consolidated lots are returned to individual buildable status -- not a complication unique to this property.

5. ZONING ANALYSIS

5.1 Zoning Designation

The subject property is zoned **SCR-OTC -- Station Community Residential, Orenco Townsite Conservation** (City of Hillsboro CDC, Chapter 12, Section 12.21.700). Development must also comply with the Orenco Plan District regulations in Subchapter 12.62. Applicants should review these sections directly when preparing any land use or building permit application.

5.2 Permitted Uses

Each full-sized lot (Lot 7 and Lot 8) may be developed with a **single-family home, duplex, triplex, or fourplex**. Accessory Dwelling Units (ADUs) are also permitted. The property is in a residential zone; commercial uses are not permitted on NE Chestnut Street.

5.3 Development Standards

Key dimensional requirements for new residential development are summarized below (CDC Table 12.21.750-1):

Standard	Requirement	Notes
Minimum Lot Size	7,500 sq ft	Existing lots of record are exempt if smaller (CDC 12.62.300.A.1)
Minimum Lot Width	50 ft	Standard Orenco Townsite lot width
Minimum Lot Depth	150 ft	Standard Orenco Townsite lot depth
Front Yard -- to House	5 ft min / 20 ft max	Subordinate to any utility easements
Front Yard -- to Garage Door	19 ft min	

Side Yard	5 ft each; 15 ft combined min	Why W1/2 Lot 9 cannot be built on independently
Rear Yard -- to House	10 ft min	16 ft if rear-loaded (alley access)
Maximum Building Height	2 stories or 35 ft	Whichever is less
Maximum Front Setback	20 ft	Houses must be close to the street

6. DESIGN OVERLAYS -- ORENCO PLAN DISTRICT

Because this property is in the historic Orenco Townsite, it falls within the **Orenco Plan District** (CDC Subchapter 12.62). This adds a layer of design and construction requirements on top of the base zoning. The intent is to preserve the neighborhood's historic character -- craftsman-style homes, covered porches, traditional materials. The four key requirements that will affect development here are described below.

6.1 Lot Size and Original Plat Pattern

The original Orenco lots were designed to be 50 feet wide and 150 feet deep (7,500 sq ft each). That pattern is protected -- the City will not allow these lots to be further subdivided. What we have is what we work with, which in this case is ideal: two solid buildable lots at the standard Orenco dimensions.

6.2 Architectural Requirements

New homes on the property must meet the City's architectural conservation standards for the Orenco Townsite area (CDC Section 12.62.400). The home design will need to be compatible with the historic character of the neighborhood -- style, materials, and finishes consistent with homes built between 1900 and 1930. Your architect will need to address these requirements as part of the building permit process.

6.3 Street Trees

New development is required to have street trees planted along the NE Chestnut Street frontage, spaced approximately one tree per 65 feet. Existing mature trees already on the property count toward this requirement, so this is unlikely to be a significant burden.

6.4 Storm Ditch and Alley Rededication

Two infrastructure items will be required at the time of development:

Storm ditch: Development will require reconstruction of the grass drainage swale (storm ditch) along the NE Chestnut Street frontage, consistent with the historic Orenco streetscape. This is a standard requirement for all new development in the Townsite area. Required specs:

Standard	Requirement
Swale Depth	12 inches minimum; 18 inches maximum
Swale Width	4 feet minimum; 6 feet maximum
Swale Slope	4:1 minimum; 2:1 maximum
Driveway Culvert	Maximum 20-foot length; minimum 12-inch diameter pipe
Raised Curbs	Not permitted -- consistent with historic streetscape

Alley rededication: The original alley behind Block 5 was vacated in 1984. Per CDC Section 12.62.300.G, new development within the original plat boundaries is required to rededicate previously vacated alleys to restore the

original alley network. This will need to be coordinated with the City at the time of development application.

7. WATER & UTILITY ACCESS

There is one existing water meter currently serving the property, which provides service to the existing home. When the lots are developed separately, each new home will require its own water meter and service connection. New connections will be subject to the City of Hillsboro's System Development Charges (SDCs) at the time of permit.

The existing water infrastructure serving NE Chestnut Street is shown in **Exhibit C & D**.

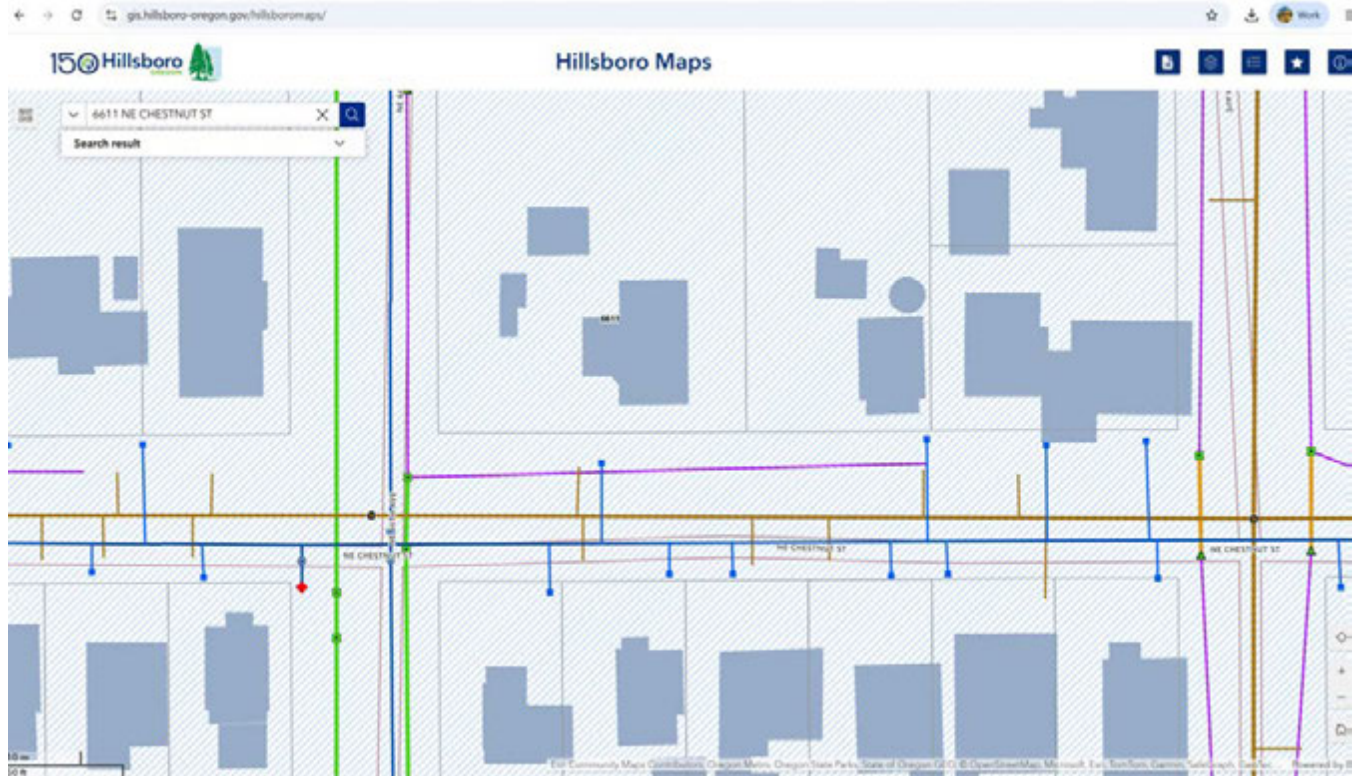
8. SEWER ACCESS

There is an existing sanitary sewer connection serving the current house on the property. Each new home built on a separate lot will require its own sewer lateral connection to the public main. Connection fees (SDCs) will apply at the time of permit.

The existing sewer infrastructure serving NE Chestnut Street is shown in **Exhibit C & D**.

EXHIBIT C & D -- UTILITY INFRASTRUCTURE MAP

Source: City of Hillsboro GIS (gis.hillsboro-oregon.gov/hillsboromaps/) | Address: 6611 NE Chestnut Street, Hillsboro, OR | Date captured: June 2026



Map Legend

Color	Feature
	Storm Ditch (open drainage swale along street)
	Storm Piping (underground stormwater pipe)
	Water Main
	Sanitary Sewer

The map above shows existing utility infrastructure along NE Chestnut Street adjacent to the subject property. All four utility systems -- storm ditch, storm piping, water main, and sanitary sewer -- are present and running along the street frontage, confirming that full city services are available to serve new development on Lots 7 and 8.

9. STORMWATER MANAGEMENT

In addition to the storm ditch requirement described in Section 6.4, each new home will be required to meet **Clean Water Services (CWS) stormwater management standards**. CWS is the regional stormwater authority for Washington County and sets requirements for how rainwater from roofs, driveways, and other hard surfaces is

managed on-site.

These requirements are addressed during the building design phase -- the specific stormwater management approach (rain garden, drywell, roof drain infiltration, etc.) is determined once the home footprint and site layout are known. This is a standard part of the building permit process and is not a barrier to development.

10. CONCLUSION & SUMMARY

The bottom line on 6611 NE Chestnut Street is this: **you have two good, buildable lots** in an established neighborhood with full city services, and the path to selling and developing them is clear.

Lots 7 and 8 are each recognized by the City of Hillsboro as separate lots of record -- confirmed in writing by a City Senior Planner. Each lot is large enough, wide enough, and has access to water and sewer. A single-family home, duplex, triplex, or even a fourplex could be built on each one, subject to design review. The half lot (W1/2 of Lot 9) can be packaged with Lot 8 to give that buyer a generous side yard -- a nice selling feature.

One thing to confirm first: the existing house appears to sit across the property lines. A boundary survey will tell us for sure. If the home is found to cross the lines, it would need to come down before the lots can be sold separately -- but once that is resolved, the lots are ready to go.

Beyond that, the remaining steps are routine for any new home construction in Hillsboro:

Step	What It Means	When
Boundary survey	Confirm whether house crosses lot lines	Now / pre-sale
Demo existing home	Required if house crosses lot lines; needed before lots can be sold separately	Before sale
Home design	Architect designs home to match Orenco's historic character (craftsman style, traditional materials)	Pre-permit
Building permit	City reviews and approves design -- standard process, no public hearing required	Pre-construction
Water / sewer connections	New service lines run to each home; connection fees (SDCs) paid at permit	During construction
Storm ditch	Grass drainage swale reconstructed along street frontage -- standard Orenco requirement	During construction
Stormwater plan	Clean Water Services (CWS) requirements addressed in building design	Pre-permit
Alley rededication	Coordinate with City to restore the original alley behind the lots	At permit

In summary: once the boundary situation is confirmed and the existing home is removed if needed, Lots 7 and 8 are clean, ready-to-build parcels in a desirable historic neighborhood with strong infrastructure and clear city support for residential development.

Note: Sources: City of Hillsboro Community Development Code (CDC), Chapter 12 (as amended through 2024); Washington County Assessor Official Records; Pre-Application Meeting correspondence from Emma Porricolo, Senior Planner, City of Hillsboro (June 17, 2026); Land Use Research Agreement (June 4, 2026).

Exhibit A- Deeds

LOT NO.	BLK. NO.	ADDITION	DEED RECORD VOL.	PAGE	ACRES REMAINING
			218	563	

Was 38-4 6-16-65 29376

To: Long, Huey P. & Jean 10-9-68 #55409 716 452

Was 1-4 12-18-69 65167 '70

Was 1-11 66400 '70

ADD METRO. S. D. TO PRESENT CODE	C. O. NO. 10500	'72
CODE WAS 1-16	C. O. NO. 25003	'73
To: Landauer, Anthony J & Pearl K	8-14-73 50511	941 68
To: Landauer, Pearl K.	10-12-78	78/43951
To: Linehan, Victoria A. & Smith, Steve J.	10-12-78	78/43952
To: SMITH, STEVEN J	5-21-81	81-13906
To: KORNEGAY, ROBERT W	5-21-81	81-13907
To: KORNEGAY, ROBERT W	9-25-84	84-36094
To: BARCLAY GARY W & DARLA S H	9-25-84	84-36095
Add part vacated alley	10-12-84	84-35090
To: Barclay, Gary W.	6-8-98	98-37220
AREAS CORRECTION (NEW DIG MAP)	10-10-02	02-63571 -27

1N234AD 2400



726165

Other half lot 9

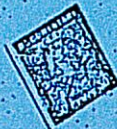
2003

Know All Men by These Presents: That GAIL KARNS and EVELYN KARNS, husband and wife,

hereafter designated grantor, of the County of Washington State of Oregon, in consideration of TEN DOLLARS to us paid by PAUL H. McKINNIS and OLIVE A. McKINNIS, husband and wife, hereafter designated grantee, of the County of Washington State of Oregon, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto PAUL H. McKINNIS and OLIVE A. McKINNIS, husband and wife,

their heirs and assigns all the following bounded and described property, situate in the County of Washington, State of Oregon, to-wit:

Lot 10 and the East Half of Lot 9, Block 5, Orenco Townsite, as shown by the duly recorded map and plat thereof;



To Have and to Hold the above described and granted premises unto the said PAUL H. McKINNIS and OLIVE A. McKINNIS, husband and wife,

grantee, their heirs and assigns forever. And the grantor, above named do covenant and warrant with the abovesaid grantee, their heirs and assigns that they are the owner, in fee simple of the above granted premises, that they are free from all incumbrances

and the grantor, will and their heirs, executors and administrators shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

In Witness Whereof, we have hereunto set our hands and seal, the 8th day of June, A. D. 1943.

Given, Read and Delivered in the Presence of us as Witnesses

Gail Karns (Seal)
Evelyn Karns (Seal)

6

624887

42930-2100

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES						
OFFICE OF COUNTY ASSESSOR, WASHINGTON COUNTY, OREGON						
ACCOUNT NUMBER		1N	2	34	128	
1N234AD	2100	1WP.	RGE.	SEC.	CODE	AERIAL P. PREVIOUS DEED
MAP NO.		T. L. NO.				
7	5	Orengo				
LOT NO.	BLK. NO.	ADDITION			CITY	
ENTRIES		DATE OF ENTRY		DEED RECORD VOL. PAGE		ACRES REMAINING
Brandenberg, Francis J. & Retha R.				206 71		

Was 38-4 6-16-65 29376
Was 1-4 12-18-69 65167 '70

Was 1-11	66400	170	
ADD METRO. S. D. TO PRESENT CODE	C.O. 10500	'72	
CODE WAS 1-16	C.O. NO. 25303	'73	
Add T.L. 2200 (Lot 8)	4-3-75	Taxpayer	
Add T.L. 2300 (W 1/2 Lot 9)	7-27-31	Request	
To Bender, Herman G & Doris J	3-10-81	81-7728	
Add part vacated alley	10-12-84	84-35090	
to Cox, Ronald D & Kelley D.	11-12-88	86-49937	
to LEWIS, LARRY C & SUSAN G.	2-31-91	91-66940	
ACREAGE CORRECTION (NEW DIGMAP)	10-10-02	CO# 63571	.45

1N234AD 2100



726156

Lot 7

206

1309

Know All Men by These Presents, that WHEREAS the real property hereinafter described having been heretofore duly acquired by Washington County, a body politic and corporate of the State of Oregon, pursuant to certain tax foreclosure proceedings commenced and prosecuted to a final determination in the Circuit Court of the State of Oregon, in and for Washington County; and said property having been heretofore duly sold to said Washington County, Oregon, for delinquent taxes pursuant to the judgment and decree of said Court;

And WHEREAS said Washington County has heretofore duly received a deed for said property;

And WHEREAS the County Court of Washington County, Oregon, has deemed it for the best interest of said County to sell said property, and did on the 5th day of September, 1933, by an order duly made and entered in Volume 16 of the County Court Journal of Washington County, Oregon, on page 632 thereof, direct the Sheriff of said County to sell said property, and did fix the terms and price for which said property should be sold;

And WHEREAS said Sheriff did upon receipt of said order duly publish in the Hillsboro Argus, a weekly newspaper of general circulation, and a legal paper in which to publish such a notice, printed and published in said Washington County, Oregon, a notice of the sale of said property for four consecutive and successive weekly publications prior to said sale, and which notice did state the time and place of sale, and that all of said property in which the County had acquired title by virtue of said sale for taxes would be sold at the time and place named, the first publication of said notice being on the 14th day of September, 1933, and the last publication thereof being on the 12th day of October, 1933;

And WHEREAS no redemption has been made of any of said property and the title thereto is in the name of said Washington County, Oregon;

And WHEREAS on the 16th day of October, 1933, pursuant to said published notice, the said Sheriff of Washington County, Oregon, offered for sale the following described property in accordance with the said order duly made by the County Court of Washington County, Oregon, as aforesaid, and that there were no bids for said hereinafter described property at that time or at any postponed sale of said property by the said Sheriff;

And WHEREAS on the 7th day of November, 1933, the County Court of Washington County, Oregon, at a regular meeting thereof, held for the transaction of county business, decided to sell the hereinafter described property without further notice, and adopted a resolution to such effect and fixing a new price for said property;

NOW, THEREFORE, pursuant to said resolution the said Washington County, Oregon, acting by and through Donald T. Templeton, County Judge of Washington County, Oregon, and James Lewis and H. D. Kerkman, County Commissioners of said Washington County, Oregon,

for and in consideration of the sum of fifteen and no/100 (\$15.00)

DOLLARS, lawful money of the United States of America, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and quitclaimed, and by these presents does

grant, bargain, sell, convey and quitclaim unto Francis J. and Retha Jeffery Brandenburg

husband and wife and their heirs and assigns, all

of the right, title and interest of Washington County, Oregon, of, in or to the following described

real property, situated in the County of Washington and State of Oregon, to-wit:

Lot 7, Block 5, Orasco

TO HAVE AND TO HOLD the above described premises unto the said grantees, Francis J. and Retha Jeffery Brandenburg, their heirs and assigns forever.

IN WITNESS WHEREOF, Washington County, Oregon, the grantor above named, pursuant to resolution of its County Court, caused these presents to be executed by and through its County Judge and Commissioners this 22nd day of November, 1933, pursuant to Section 69-836, Oregon Code 1930, as amended by Chapter 220, Oregon Laws for 1931, and as further amended by Chapter 288, Oregon Laws for 1933.

WASHINGTON COUNTY, a body politic and corporate of the State of Oregon.

By Donald T. Templeton County Judge
By James Lewis County Commissioner
By H. D. Kerkman County Commissioner

OFFICE OF COUNTY ASSESSOR, WASHINGTON COUNTY, OREGON

ENTRIES	DATE OF ENTRY	EED RECORD		ACRES REMAINING
		VOL.	PAGE	

[illegible]

LOT 8

123 341

executed the same freely and voluntarily. IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written
 Filed for record April 10, 1922 at 2:25 P.M.
 1901 VONNIE HALL ET VIR TO HOWARD FITZGERALD
 My commission expires Aug 7-1923
 James H. Davis, Recorder of Conveyances.

KNOW ALL MEN BY THESE PRESENTS, That Vonnie Hall and her husband J. S. Hall of Portland in the State of Oregon being of lawful age, in consideration of Ten (\$10.00) Dollars, to them paid by Howard Fitzgerald of.... in the State of Oregon, do hereby grant, bargain, sell and convey unto said Howard Fitzgerald his heirs and assigns, all the following bounded and described real property, situated in the County of Washington and State of Oregon. The West One and Ninety-three Hundredths (1.93) Acres of Lot numbered Three Hundred Forty-one (341) of Johnson Estate Addition to Yeaverton-Redville Acreage, as per the duly recorded plat thereof now on file in said County and State. \$1.00 I.R.S. Attd. & Can. TO HAVE AND TO HOLD, the above granted, premises with all the rights, easements and appurtenances thereto belonging unto the said Howard Fitzgerald heirs and assigns forever. And the said grantors do covenant to and with the said grantee his heirs and assigns that they lawfully seized in fee of the above granted premises; that they are free from all incumbrances, except mortgage of \$1000.00 to M. C. Steenstoff, and that they will and their heirs, executors and administrators shall warrant and defend the above granted premises, to the said grantee heirs and assigns forever, against the lawful claims and demands of all persons. IN WITNESS WHEREOF, we the grantors above named, hereunto set, our hands and seals this 8th day of September 1919
 Witnesses to the execution hereof: C. E. Rumelin
 H. O. Ashley
 Vonnie Hall (seal)
 J. S. Hall (seal)

STATE OF OREGON, } ss. THIS CERTIFIES, That on this 8th day of September A. D. 1919 before me, the County of Multnomah, undersigned, a Notary Public in and for said County and State, personally appeared the within named Vonnie Hall and J. S. Hall who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily. IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.
 Filed for record April 10, 1922 at 3:00 P. M.
 1919 A. S. SHOLES ET UX TO FRANCIS JOSEPH BRANDENBERG
 My commission expires June 28 1920
 Chas. E. Rumelin Notary Public for Oregon.

KNOW ALL MEN BY THESE PRESENTS, That We A. S. Sholes and Jennie B. Sholes his wife of Cornelius County of Washington State of Oregon, in consideration of Ten Dollars to them paid by Francis Joseph Brandenburg of Orenco County of Washington State of Oregon, the receipt whereof is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey unto said Francis Joseph Brandenburg, his heirs and assigns all the following bounded and described property, situate in the County of Washington, State of Oregon, to-wit: all of Lot Eight (8) in Block Five (5) of and in Orenco Townsite as the same appears upon the duly recorded plat thereof of record in the office of the recorder of conveyances of said County and State. \$1.50 I.R.S. Attd. & Can. Together with all singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all our estate, right, title and interest in and to the same, including dower and claim of dower. TO HAVE AND TO HOLD the above described and granted premises unto the said Francis Joseph Brandenburg, his heirs and assigns forever. And we, A. S. Sholes and Jennie B. Sholes grantors above named do covenant to and with Francis Joseph Brandenburg the above named grantee his heirs and assigns that we are the owners in fee simple of the above granted premises, that they are free from all incumbrances and that we will and our heirs, executors and administrators shall warrant and forever defend the above granted premises, and every part, and parcel thereof against the lawful claims and demands of all persons whomsoever. IN WITNESS WHEREOF we have hereunto set our hands and seals this 10th day of April, A. D. 1922.
 Signed, Sealed and Delivered in presence of
 us as witnesses F. H. Sholes R. F. Schneider
 STATE OF OREGON, }
 County of Washington, } ss. THIS CERTIFIES that on this 10th day of April, A. D. 1922, before me, the undersigned, a Notary Public in and for said county and state, personally appeared the within named A. S. Sholes and Jennie B. Sholes, husband and wife, who are known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same. IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.
 Filed for record April 10, 1922 at 3:00 P. M.
 1922 HENRY COP TO HERMAN COP ET UX
 My commission expires Jan. 27th 1923
 James H. Davis, Recorder of Conveyances.

KNOW ALL MEN BY THESE PRESENTS, That I, Henry Cop, a single man of ... County of Washington State of Oregon, in consideration of Ten Dollars to me paid by Herman Cop and Emma Cop, husband and wife of ... County of Washington State of Oregon, the receipt whereof is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey unto said Herman Cop and Emma Cop their

OFFICE OF COUNTY ASSESSOR, WASHINGTON COUNTY, OREGON

ACCOUNT NUMBER		OFFICE COUNTY ASSESSOR, WASHINGTON COUNTY, OREGON					
MAP NO.	T. L. NO.	TWP.	RGE.	SEC.	CODE	AERIAL P.	PREV. DEED
1 N 234 AC		1 N	2	34	-		
W 1-9	5	Orange					
LOT NO.	BLK. NO.	ADDITION				CITY	
ENTRIES		DATE OF ENTRY	DEED RECORD		ACRES		
			VOL.	PAGE	REMAINING		
Was 38-4 6-16-65		29376	214	9			
Was 1-4 12-18-69		65167	170				
Was 1-11		66400	170				
ADD METRO. S. D. TO PRESENT CODE		C. O. 10500	172				
CODE WAS 1-116		C. O. NO. 25803	173				
Was T.L. 2300-1N2 34AD		4-3-75	Taxpayer		⊖		
A-42930-2300 1-28		72733	Request				

Gail Karns

214/19

To

11/21/42

Francis J Brandenburg &
Retha Brandenburg, H&W

11/21/42

WD

etc....

The W $\frac{1}{2}$ of Lot 9, Blk 5, Orenco Townsite

9182

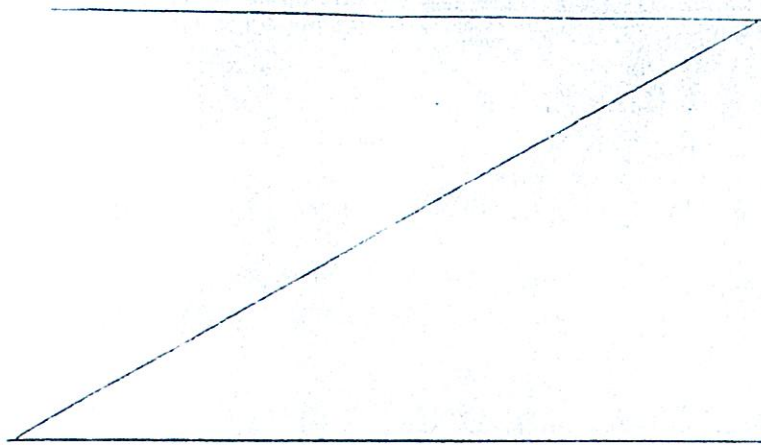
KNOW ALL MEN BY THESE PRESENTS, That Paul Karns, and
Evelyn Karns, husband and wife,

in consideration of ONE AND 10/100 Dollars,

to them paid by Francis J. Brandenburg and Retha Brandenburg,

do hereby grant, bargain, sell and convey unto said Francis J. Brandenburg and
Retha Brandenburg,
their heirs and assigns, all the following real property, with the ten-
ements, hereditaments and appurtenances, situated in the town of Orenco
County of Washington and State of Oregon, bounded and described as follows, to-wit:

The West one-half (1/2) of Lot Nine (9), Block Five (5)
ORENCO TOWNSITE



To Have and to Hold, the above described and granted premises unto the said
Francis J. Brandenburg and Retha Brandenburg,

their heirs and assigns forever

And Paul Karns and Evelyn Karns,

above named do hereby covenant to and with the above named grantee their the grantor's
that they lawfully seized in fee simple of the above granted premises, that the above
granted premises are free from all incumbrances,

and that they will and their heirs, executors and administrators, shall warrant and forever
defend the above granted premises, and every part and parcel thereof, against the lawful claims and
demands of all persons whomsoever.

Witness our hand and seal this 21st day of November 1942

Executed in the Presence of
Paul H. Wright

Paul Karns
Evelyn Karns

(SEAL)
(SEAL)
(SEAL)
(SEAL)

STATE OF OREGON,

County of Washington ss.

BE IT REMEMBERED, That on this 21st day of November, A. D. 1942,
before me, the undersigned, a Notary Public in and for said
County and State, personally appeared the within named Gail Karns and Evelyn Karns
Husband and wife,

who are known to me
to be the identical individuals described in and who executed the within instrument, and acknowl-
edged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and
seal the day and year last above written.

Paul A. Wright

Notary Public for Oregon.

My Commission Expires 7/10/45



9182

WARRANTY DEED

Gail Karns and

Evelyn Karns

TO

Francis J. Brandelberg
et al.

STATE OF OREGON,

County of Washington ss.

I certify that the within instru-
ment was received for record on the

29 day of December

A. D. 1942 at 3:00 o'clock P.

M., and recorded in book 214

on page Record of Deeds

of said County.

Witness my hand and seal of

County affixed.

W. A. Pappert

County Clerk

Recorder of Conveyances.

By Francis J. Brandelberg Deputy.

Return to

Francis J. Brandelberg

Clatsop, Oregon

Exhibit A- Email From Planner



Stephen Kaplan <stephen@crafted-homes.com>

6611 NE Chestnut Pre Application Meeting

Emma Porricolo <Emma.Porricolo@hillsboro-oregon.gov>
To: Stephen Kaplan <stephen@crafted-homes.com>

Wed, Jun 17, 2026 at 12:18 PM

Hi Stephen,

See my responses in red text.

1. I can sell and build on lot 7. Yes
2. I can sell and build on lot 8 Yes
3. I can sell 1/2 lot 9 but prob can't build on it due to setback requirements? Yes. Required setbacks would be hard to meet given the lot size. The sum of the 2 side yards must be at least 15 feet.
4. If I built on lot 8 and met all setback requirements for that lot I could also sell 1/2 lot 9 to the same person and it would just be a large side yard? Yes

Thanks,

Emma

Emma Porricolo | she/her | *Senior Planner*

City of Hillsboro | Community Development Department: Planning Division

503-681-7789 (office)

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