



# TYPE III APPLICATION (QUASI-JUDICIAL REVIEW)

File #: CWP23-0009

**TYPES – PLEASE CHECK ONE:**

- Annexation
- Comprehensive Plan Amendment (site specific)
- Zoning Amendment (site specific)
- Historic Landmark Modification/alteration
- Conditional Use Permit
- Type III Major Modification
- Planned Unit Development
- Other: (Explain) \_\_\_\_\_

## APPLICANT INFORMATION:

APPLICANT: JASON PHILLIPS  
 ADDRESS: 3238 E. PROVINCE CT CITY: NEWBERG STATE: OR ZIP: 97132  
 EMAIL ADDRESS: Westlhomes@gmail.com PHONE: 503-830-6360 MOBILE: \_\_\_\_\_

OWNER (if different from above): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

ENGINEER/SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
 EMAIL ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_

## GENERAL INFORMATION:

PROJECT LOCATION: 3238 E. PROVINCE CT. PROJECT VALUATION: \$ \_\_\_\_\_  
 PROJECT DESCRIPTION/USE: SHORT TERM RENTAL  
 MAP/TAX LOT NO. (i.e. 3200AB-400): 32.21BB-00711 SITE SIZE: 7,435 SQ. FT.  ACRE   
 COMP PLAN DESIGNATION: MDR CURRENT ZONING: R3  
 CURRENT USE: SFR TOPOGRAPHY: \_\_\_\_\_  
 SURROUNDING USES:  
 NORTH: RESIDENTIAL SOUTH: RESIDENTIAL  
 EAST: RESIDENTIAL WEST: RESIDENTIAL

## ATTACHED PROJECT CRITERIA AND REQUIREMENTS (check all that apply)

- General Checklist:  Fees  Public Notice Information  Current Title Report  Written Criteria Response  Owner Signature  
 2 Copies of full Application Packet

For detailed checklists, applicable criteria for the written criteria response, and number of copies per application type, turn to:

Annexation .....	p. 15
Comprehensive Plan / Zoning Map Amendment (site specific) .....	p. 19
Conditional Use Permit .....	p. 21
Historic Landmark Modification/Alteration .....	p. 24
Planned Unit Development .....	p. 27

The Application Packet can be submitted to [Planning@newbergoregon.gov](mailto:Planning@newbergoregon.gov) or at 414 E First St., Newberg OR. 97132  
*If the Application is emailed 2 physical copies must be mailed or brought into the Community Development Department*

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief. Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

Jason Phillips 5/2/23  
 Applicant Signature Date

Jason Phillips  
 Print Name

Jason Phillips 5/2/23  
 Owner Signature Date

Jason Phillips  
 Print Name

## VACATION RENTALS AND BED AND BREAKFAST CONDITIONAL USE PERMIT CHECKLIST

The following items must be submitted with each application. Incomplete applications will not be processed. Incomplete or missing information may delay the review process. Check with the Planning Division regarding additional requirements for your project.



**FEES**



**PUBLIC NOTICE INFORMATION** – Draft of mailer notice and sign; mailing list of all properties within 500'. *(This can be requested from a title company.)*



**CURRENT TITLE REPORT** (within 60 days old)



**WRITTEN CRITERIA RESPONSE** - Address the criteria listed on page 21 and [15.445.330](#) Vacation Rental Home standards or [15.445.010](#) Bed and Breakfast Establishments standards.



**PROJECT STATEMENT** - Provide a written statement that addresses the operational data for the project, including hours of operation, number of employees, traffic information, odor impacts, and noise impacts.



**EXISTING PROPERTY MAP** - Make sure the maps are at least 8 ½ x 11 inches in size and the scale is standard. An aerial picture of the property can be used as the existing property map (such as Google Maps). Where applicable, include the following information in the map(s) (information may be shown on multiple pages):



**Site Features:** Indicate the location and footprint of all on-site buildings and other facilities such as mail delivery, and trash disposal.



**Off-Street Parking:** Show proposed vehicular parking spaces and how the spaces meet the off-street parking requirements.



**Signs and Graphics:** Show the location, size, colors, materials, and lighting of all exterior signs, graphics or other informational or directional features.



**Other:** Show any other site elements which will assist in the evaluation of the site and the project.

Project Statement  
For  
Application for Vacation Rental

RE:

3238 E. Province Ct.  
Newberg, OR

Owner:

Jason and Katherine Phillips  
Phillips Family Trust  
PO Box 2938  
Oregon City, OR 97045

This property is located on Lot 11 of the Edgewater subdivision in Newberg and off Springbrook Road. The home is 3,100 SF on 3 levels. We designed the home with short term rentals in mind in as such the main living areas are all located at the rear of the property. The house backs up to a green space with Springbrook Creek flowing at the bottom. The home sits the furthest off the road to help screen occupants from neighboring properties.

The home has a 2 car garage available for parking, 2 spaces on the driveway, a gravel pad next to the driveway as well as one spot on the culdesac in front of the residence. There are a total of six bedrooms and 4 bathrooms on all three levels. This will accommodate up to 12 guests.

The property is to be managed by Lifestyle Properties located at 110 N Springbrook Rd. As the management company will be located next door, extra attention can be made to keep the property consistent to the peaceful neighborhood it is. The management company meets the guests personally upon check in to insure respect is given to neighbors and to the rules of the house.

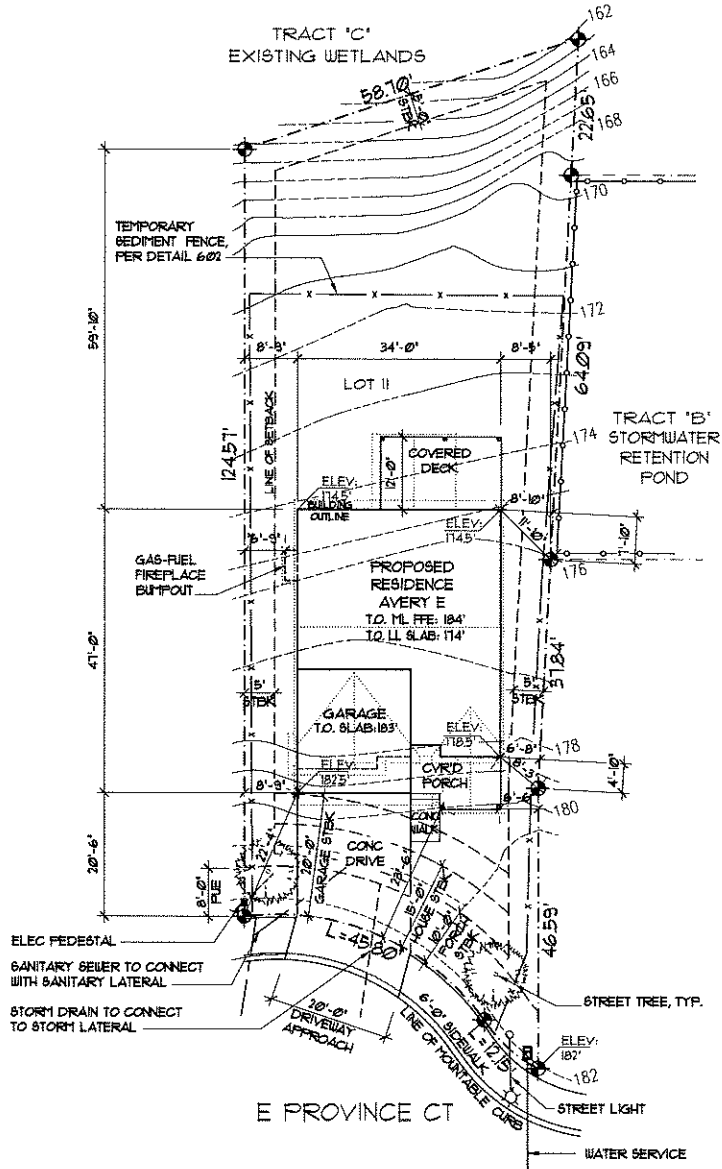
The management company will have their team take care of cleaning and laundry but there are no full time or part time employees at the property. Hours of operation are 24 hrs/day and 7 days per week. We also don't intend on having any signage at this time.

**EROSION CONTROL NOTES:**

1. INSTALL GRAVEL CONSTRUCTION ENTRANCE PER STANDARD DETAIL 601
2. PLACE SUBGRADE ROCK ALONG LENGTH OF SIDEWALK TO INTERCEPT FLOW PER CLEAN WATER SERVICES STANDARD DETAIL 805
3. PUT BIO-BAGS AT NEAREST DOWNSIDE CATCH BASIN PER DETAIL 605
4. INSTALL SEDIMENT FENCE PER DETAIL 602 ALONG PERIMETER OF THE PROPERTY, EXCLUDING LINE PROPERTY FRONTAGE.

TYP. STREET TREES TO BE PLANTED IN PUE AT 35'-40' O.C. INSTALL ROOT BARRIER ON SIDEWALK SIDE OF THE TREE TO PREVENT FUTURE SIDEWALK OR UTILITY CONFLICT. RE: LANDSCAPE PLAN FOR DETAILS

LOT AREA:	7,435 SQ. FT
IMPERVIOUS AREA	
DRIVEWAY	440 SQ. FT
COVERED ENTRY PORCH	126 SQ. FT
COVERED DECK	240 SQ. FT
WALK WAY	40 SQ. FT
TOTAL	846 SQ. FT
BUILDING FOOTPRINT 1,508 SQ. FT (NOT INCLUDING OVERHANGS)	
BUILDING COVERAGE = 20% (MAX BUILDING COVERAGE: 50%)	
PARKING COVERAGE = 6% (MAX PARKING COVERAGE: 30%)	
COMBINE LOT COVERAGE = 26% (MAXIMUM COMBINED COVERAGE: 60%)	



**LEGAL DESCRIPTION**  
 LOT 11- EDGEWATER  
 E PROVINCE COURT  
 NEWBERG, OREGON



SUNTEL DESIGN, INC. IS NOT LIABLE FOR THE ACCURACY OF THE TOPOGRAPHY INFORMATION. IT IS THE SOLE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL SITE CONDITIONS, INCLUDING ANY FILL PLACED ON THE SITE, AND REPORT OWNERS OF ANY POTENTIAL FIELD MODIFICATIONS.

PLAN NAME: AVERY E  
 DATE: 12/20/21 RJC

**P**

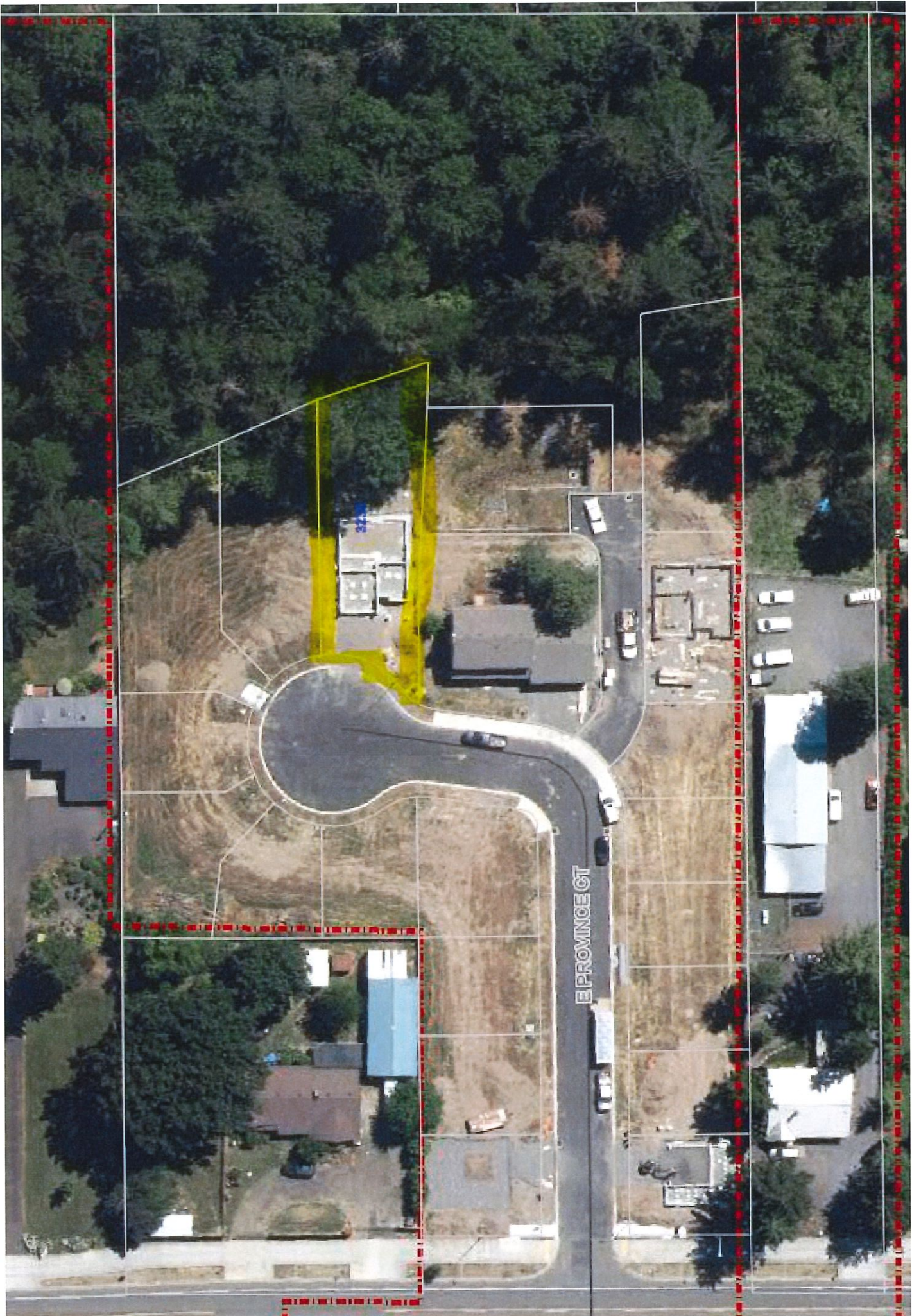
**suntel**  
 DESIGN, INC.

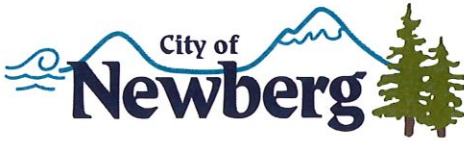
155 B Ave, Suite 102, Lake Oswego, Oregon 97034  
 Tel: (503) 624-0555  
 www.suntel.design.com

WEST ONE HOMES LOT 11- EDGEWATER

**SITE PLAN**

AVERY E SCALE: 1"=20'-0"





FILE #: \_\_\_\_\_

COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
(503) 537-1240  
planning@newbergoregon.gov

# VACATION RENTALS CRITERIA APPLICATION

**NOTE TO APPLICANTS - PROVIDE THIS INFORMATION WITH A TYPE II or TYPE III LAND USE APPLICATION AND A BUSINESS LICENSE APPLICATION.**  
For questions on this form, please contact the Planning Division at 503-537-1240 or email: planning@newbergoregon.gov.

### SITE INFORMATION:

Address: 3238 E. PROVINCE CT., NEWBERG, OR 97132	
Applicant Name: JASON PHILLIPS	
Mailing Address: PO BOX 2938	State/Zip: OREGON CITY, OR 97045
Phone: 503-830-6360	Email:
This is a single-family house: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No House Type: _____	

### FUTURE REQUIREMENTS:

Initial to commit to meeting these requirements if the vacation rental application is approved.

JP I/we will register and pay the transient lodging tax each year.

JP I/we will post the vacation rental home registration that contains the information listed in the Development Code in [15.445.340](#).

JP I/we understand the complaint process and revocation of registration listed in the Development Code in [15.445.350](#).

### GENERAL INFORMATION:

Provide a brief description of your proposed vacation rental including how it will be rented out.

THE CURRENT SINGLE FAMILY RESIDENCE IS PROPOSED TO BE MANAGED BY LIFESTYLE PROPERTIES. IT WILL BE MARKETED THROUGH THEIR WEBSITE AND PROMOTIONS. AS THEY ARE LOCATED NEXT TO OUR PROPERTY, THEIR STAFF HAS THE ABILITY TO TAKE ~~EXTRA~~ EXTRA STEPS TO INSURE THE NEIGHBORHOOD IS KEPT QUIET AND MAINTAINED AS SUCH.

### CONDITIONAL USE CRITERIA:

Provide a brief response to the criteria listed below from the Newberg Development Code in [15.225.060](#).

1. The location, size, design and operating characteristics of the vacation rental are such that it can be made reasonably compatible with and have minimal impact on the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to the generation of traffic and the capacity of surrounding streets, and to any other relevant impact of the use.

The property is in a residential neighborhood of similar homes. It will have no impact on the livability or development of neighboring properties. All have clear access independently. Traffic is accessed from Springbrook Rd.

2. The proposed vacation rental will provide a convenient and functional living, working, shopping or civic environment, and will be as attractive as the nature of the use and its location and setting warrants.

The location provides quick and easy access to both Hwy 99 and the Dundee Bypass. The livability of the home is predominately at the back of the house with views to Springbrook Creek Green space and barely visible to neighbors.

#### Other/Continued Response Section:

With the management team located next door (110 N. Springbrook Rd) we can assure extra attention can be taken to protect the neighborhood and its livability. They personally meet all tenants and explain rules and expectations as well as consequences for violation. The home was built with short term rental expectations so living space is private and located to the back of the home.



**First American Title™**

*First American Title Insurance Company*

775 NE Evans Street  
McMinnville, OR 97128  
Phn - (503)376-7363  
Fax - (866)800-7294

Order No.: 1032-4041196  
March 02, 2023

**FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:**

**KEELEY ROBINSON**, Escrow Officer/Closer  
Phone: (503)538-7361 - Fax: (866)800-7290 - Email: KeeRobinson@firstam.com  
First American Title Insurance Company  
515 E Hancock, Newberg, OR 97132

**FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:**

**Clayton Carter**, Title Officer  
Phone: (503)376-7363 - Fax: (866)800-7294 - Email: ctcarter@firstam.com

**Preliminary Title Report**

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

Please be advised that any provision contained in this document, or in a document that is attached, linked or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

**County Tax Roll Situs Address:** 3238 E Province Court, Newberg, OR 97132

2021 ALTA Owners Standard Coverage	Liability \$	850,000.00	Premium \$	1,219.00 <b>BR</b>
2021 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2021 ALTA Lenders Extended Coverage	Liability \$		Premium \$	
Endorsement 9.10, 22 & 8.1			Premium \$	
Govt Service Charge			Cost \$	25.00
Other			Cost \$	

We are prepared to issue Title Insurance Policy or Policies of First American Title Insurance Company, a Nebraska Corporation in the form and amount shown above, insuring title to the following described land:

The land referred to in this report is described in Exhibit A attached hereto.

and as of February 27, 2023 at 8:00 a.m., title to the fee simple estate is vested in:

West One Homes Inc.

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings



by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

**The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.**

**In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:**

- A. Survey or alternative acceptable to the company
- B. Affidavit regarding possession
- C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
  - i. Satisfactory evidence that no construction liens will be filed; or
  - ii. Adequate security to protect against actual or potential construction liens;
  - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
7. Taxes for the year 2022-2023
 

Tax Amount	\$	254.23
Unpaid Balance:	\$	254.23, plus interest and penalties, if any
Code No.:	29.0	
Map & Tax Lot No.:	R3221BB 00711	
Property ID No.:	715104	
8. City liens, if any, of the City of Newberg.
 

Note: There are no liens as of March 01, 2023. All outstanding utility and user fees are not liens and therefore are excluded from coverage.
9. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
10. Reimbursement Agreement of Public Water and Wastewater Extensions, including terms and provisions thereof.

- Recorded: November 02, 2016, Instrument No. 201617116, Deed and Mortgage Records
11. Performance Agreement Edgewater (a Planned Unit Development) Agreement and the terms and conditions thereof:
- Between: West One Homes Inc.  
And: City of Newberg  
Recording Information: April 26, 2022, Instrument No. 202206028, Deed and Mortgage Records
12. Easement as shown on the recorded plat/partition  
For: public utilities  
Affects: See plat for exact location
13. Deed of Trust and the terms and conditions thereof.  
Grantor/Trustor: West One Homes Inc., an Oregon corporation  
Grantee/Beneficiary: HomeStreet Bank, a Washington state chartered commercial bank, its successors, participants, and assigns  
Trustee: Matthew M. Chakoian, Attorney  
Amount: \$3,387,180.00  
Recorded: July 19, 2022  
Recording Information: Instrument No. 202210047, Deed and Mortgage Records  
(Affects said land and other property)
- Note: This Deed of Trust contains Line of Credit privileges.** If the current balance owing on said obligation is to be paid in full in the forthcoming transaction, confirmation should be made that the beneficiary will issue a proper request for full reconveyance.
14. Evidence of the identity and authority of the officers of West One Homes, Inc. to execute the forthcoming instrument must be submitted.
15. We do not find a recorded Notice of Completion for the improvements located on said property. A valid Notice of Completion will be required to be recorded prior to the issuance of the policy(s) as applied for herein.

- END OF EXCEPTIONS -

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: NONE

NOTE: We find no matters of public record against Phillips Family Trust that will take priority over any trust deed, mortgage or other security instrument given to purchase the subject real property as established by ORS 18.165.

Note: In order to insure a transaction involving the herein named trust, we will need to be provided a Certification of Trust pursuant to ORS 130.800 through ORS 130.910.

Situs Address as disclosed on Yamhill County Tax Roll:

3238 E Province Court, Newberg, OR 97132

**THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!**  
**WE KNOW YOU HAVE A CHOICE!**

**RECORDING INFORMATION**

Filing Address: **Yamhill County**  
777 Commercial Street SE, Suite 100  
Salem, OR 97301

Recording Fees: \$ **81.00** for the first page  
\$ **5.00** for each additional page

cc: Phillips Family Trust  
cc: West One Homes Inc

**Exhibit "A"**

Real property in the County of Yamhill, State of Oregon, described as follows:

LOT 11, EDGEWATER, IN THE CITY OF NEWBERG, YAMHILL COUNTY, OREGON.



## First American Title Insurance Company

### SCHEDULE OF EXCLUSIONS FROM COVERAGE

#### ALTA LOAN POLICY (07/01/21)

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
    - i. the occupancy, use, or enjoyment of the Land;
    - ii. the character, dimensions, or location of any improvement erected on the Land;
    - iii. the subdivision of land; or
    - iv. environmental remediation or protection.
  - b. any governmental forfeiture, police, regulatory, or national security power.
  - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
  3. Any defect, lien, encumbrance, adverse claim, or other matter:
    - a. created, suffered, assumed, or agreed to by the Insured Claimant;
    - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
    - c. resulting in no loss or damage to the Insured Claimant;
    - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
    - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.
  4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.
  5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.
  6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
    - a. fraudulent conveyance or fraudulent transfer;
    - b. voidable transfer under the Uniform Voidable Transactions Act; or
    - c. preferential transfer:
      - i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
      - ii. for any other reason not stated in Covered Risk 13.b.
  7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
  8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
  9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

#### ALTA OWNER'S POLICY (07/01/21)

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
    - i. the occupancy, use, or enjoyment of the Land;
    - ii. the character, dimensions, or location of any improvement on the Land;
    - iii. the subdivision of land; or
    - iv. environmental remediation or protection.
  - b. any governmental forfeiture, police, regulatory, or national security power.
  - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
  3. Any defect, lien, encumbrance, adverse claim, or other matter:
    - a. created, suffered, assumed, or agreed to by the Insured Claimant;
    - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
    - c. resulting in no loss or damage to the Insured Claimant;
    - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
    - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
  4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
    - a. fraudulent conveyance or fraudulent transfer;
    - b. voidable transfer under the Uniform Voidable Transactions Act; or
    - c. preferential transfer:
      - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      - ii. for any other reason not stated in Covered Risk 9.b.
  5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
  6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
  7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

**SCHEDULE OF STANDARD EXCEPTIONS**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien" or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

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NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

Rev. 07-01-21



## Privacy Notice

**Effective:** October 1, 2019

**Notice Last Updated:** January 1, 2022

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information with the exception that a subsidiary or affiliate has their own privacy policy, that policy governs. This Privacy Notice applies to information we receive from you offline only, as well as from third parties, when you interact with us and/or use and access our services and products ("Products"). For more information about our privacy practices, including our online practices, please visit <https://www.firstam.com/privacy-policy/>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

**What Type Of Information Do We Collect About You?** We collect a variety of categories of information about you. To learn more about the categories of information we collect, please visit <https://www.firstam.com/privacy-policy/>.

**How Do We Collect Your Information?** We collect your information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

**How Do We Use Your Information?** We may use your information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your information, please visit <https://www.firstam.com/privacy-policy/>.

**How Do We Share Your Information?** We do not sell your personal information. We only share your information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. To learn more about how we share your information, please visit <https://www.firstam.com/privacy-policy/>.

**How Do We Store and Protect Your Information?** The security of your information is important to us. That is why we take commercially reasonable steps to make sure your information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your information.

**How Long Do We Keep Your Information?** We keep your information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

**Your Choices** We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

**International Jurisdictions:** Our Products are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

**Contact Us** [dataprivacy@firstam.com](mailto:dataprivacy@firstam.com) or toll free at 1-866-718-0097.





### **For California Residents**

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

**Right to Know.** You have a right to request that we disclose the following information to you: (1) the categories of personal information we have collected about or from you; (2) the categories of sources from which the personal information was collected; (3) the business or commercial purpose for such collection and/or disclosure; (4) the categories of third parties with whom we have shared your personal information; and (5) the specific pieces of your personal information we have collected. To submit a verified request for this information, go to our online privacy policy at [www.firstam.com/privacy-policy](http://www.firstam.com/privacy-policy) to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at [www.firstam.com/privacy-policy](http://www.firstam.com/privacy-policy) to submit your request or by calling toll-free at 1-866-718-0097

**Right of Deletion.** You also have a right to request that we delete the personal information we have collected from and about you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at [www.firstam.com/privacy-policy](http://www.firstam.com/privacy-policy) to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at [www.firstam.com/privacy-policy](http://www.firstam.com/privacy-policy) to submit your request or by calling toll-free at 1-866-718-0097.

**Verification Process.** For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

**Notice of Sale.** We do not sell California resident information, nor have we sold California resident information in the past 12 months. To the extent any First American affiliated entity has a different practice, it will be stated in the applicable privacy policy. We have no actual knowledge of selling the information of minors under the age of 16.

**Right of Non-Discrimination.** You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

**Notice of Collection.** To learn more about the categories of personal information we have collected about California residents over the last 12 months, please see "What Information Do We Collect About You" in <https://www.firstam.com/privacy-policy>. To learn about the sources from which we have collected that information, the business and commercial purpose for its collection, and the categories of third parties with whom we have shared that information, please see "How Do We Collect Your Information", "How Do We Use Your Information", and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.

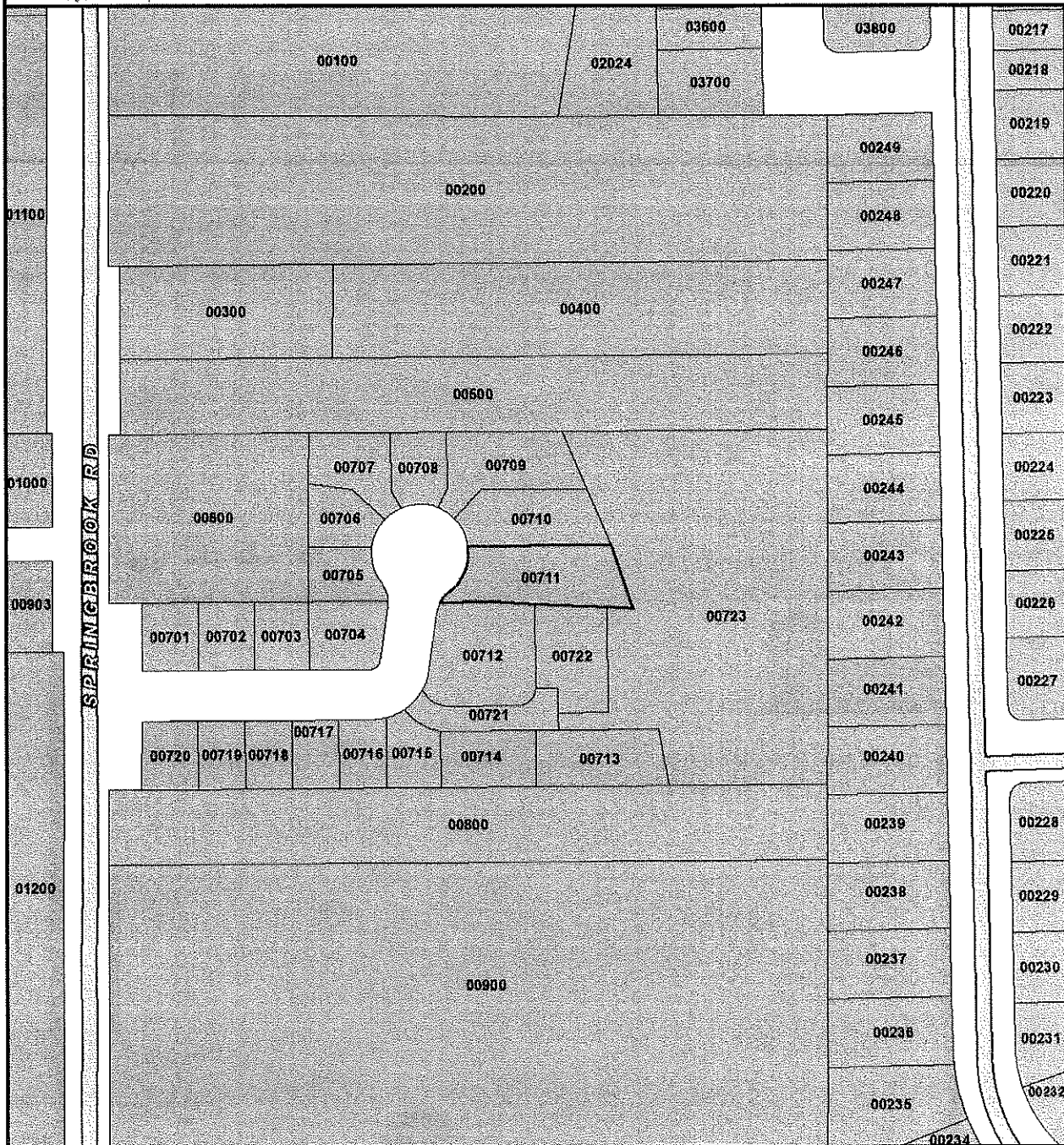
**Notice of Sale.** We have not sold the personal information of California residents in the past 12 months.

**Notice of Disclosure.** To learn more about the categories of personal information we may have disclosed about California residents in the past 12 months, please see "How Do We Use Your Information" and "How Do We Share Your Information" in <https://www.firstam.com/privacy-policy>.



First American Title

R3221BB 00711  
3238 E Province Ct  
Newberg, OR



# Taxlot



Subject



Taxlot

3/1/2023

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# Community Development Department

P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132

503-537-1240. Fax 503-537-1272 [www.newbergoregon.gov](http://www.newbergoregon.gov)

## NOTICE OF PLANNING COMMISSION HEARING ON A CONDITIONAL USE PERMIT

A property owner in your neighborhood submitted an application to the City of Newberg for a conditional use permit to *permit a short term rental*. The Newberg Planning Commission will hold a hearing on **(Date of hearing)** at 7 p.m. at the Newberg Public Safety Building, 401 E. Third Street, Newberg, OR, to evaluate the proposal. You are invited to take part in the City's review of this project by sending in your written comments or by testifying before the Planning Commission. For more details about giving comments, please see the back of this sheet.

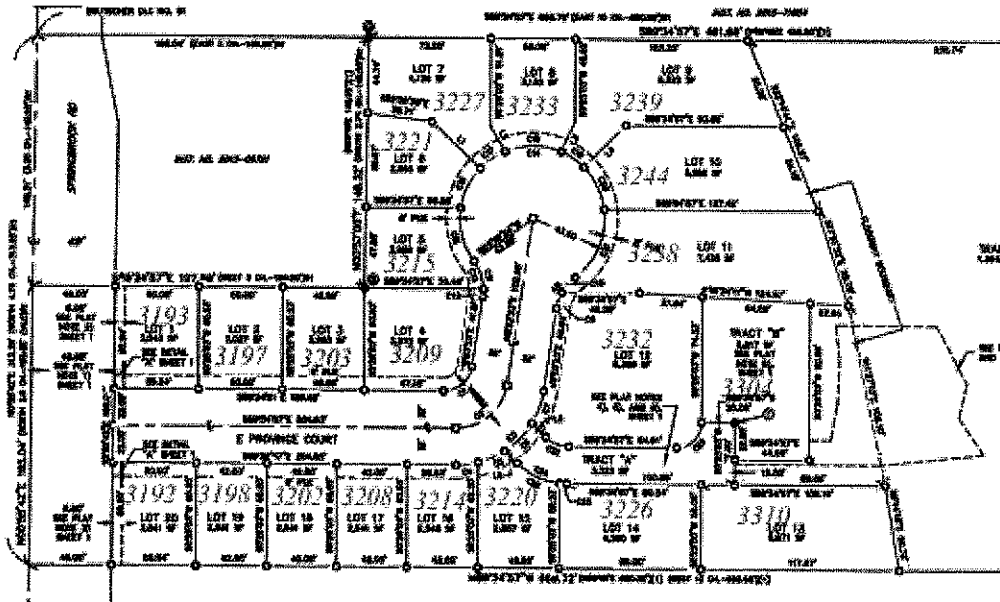
The application would change the land use of this *(describe how many acres)* acre parcel to allow *(describe the proposed use of the land; describe anticipated improvements, and any proposed construction or demolition anticipated on the site)*.

APPLICANT: Jason Phillips  
TELEPHONE: 503-830-6360

PROPERTY OWNER: *Jason Phillips*

LOCATION: *3238 E. Province Ct.*

TAX LOT NUMBER: *3.2.21BB-00711*



We are mailing you information about this project because you own land within 500 feet of the proposed subdivision. We invite you to participate in the land use hearing scheduled before the Planning Commission. If you wish to participate in the hearing, you may do so in person or be represented by someone else. Oral testimony typically is limited to five minutes per speaker.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: File No. ***(staff will provide)***  
City of Newberg  
Community Development Department  
PO Box 970  
Newberg, OR 97132

All written comments must be turned in by noon on Monday, ***(insert date – Monday prior to hearing)***. Written information received after this time will be read out loud at the hearing subject to time limits for speakers and will be included in the record if there are further proceedings.

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. Application material can also be accessed at <https://www.newbergoregon.gov/planning> under the "Current Planning Projects" page.

A staff report relating to the proposal will be available for inspection at no cost seven days prior to the public hearing. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240.

Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be raised during the public hearing process. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for a conditional use permit are found in Newberg Development Code Section 15.225.060.

Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence, arguments or testimony regarding the application through a continuance or extension of the record. Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals based on that issue.

The Planning Commission will make a decision at the end of the public hearing process. If you participate in the public hearing process, either by testifying at the public hearing, or by sending in written comments, you will be sent information about any decision made by the City relating to this project.

Date Mailed: ***Date notice is mailed***

**ACCOMMODATION OF PHYSICAL IMPAIRMENTS:**

*In order to accommodate persons with physical impairments, please notify the City Recorder's office of any special physical or language accommodations you may need as far in advance of the meeting as possible and no later than 48 hours prior to the meeting. To request these arrangements, please contact the City Recorder at 503-537-1283. For TTY services please dial 711.*

*Working Together For A Better Community-Serious About Service"*

# Land Use Notice

**FILE #** (insert the file number assigned to you at the time of application)

**PROPOSAL:** To Permit Short Term rental of 3238 E. Province Ct.

City of Newberg  
Community Development Department  
414 E First Street  
Phone: 503-537-1240

R3221BA 00242  
Mickenzie & Shauna Williams  
211 N Royal Oak St  
Newberg, OR 97132

R3221BA 00227  
Kimberly & Pat O'Brien  
200 N Royal Oak St  
Newberg, OR 97132

R3221BA 00201  
Cornell & Julie Vandordrecht  
231 N Burl St  
Newberg, OR 97132

R3221BA 00199  
Wingate Aviation Enterprises LLC  
215 N Blaine St Ste B  
Newberg, OR 97132

R3221BA 00230  
Peter & Ashley Shea  
15775 NE Ribbon Ridge Rd  
Newberg, OR 97132

R3221BA 00241  
Torey & Christy Smith  
201 N Royal Oak St  
Newberg, OR 97132

R3221BA 00231  
Emily Roth  
146 N Royal Oak St  
Newberg, OR 97132

R3221BA 00225  
Tommy & Kathy Stanley  
226 N Royal Oak St  
Newberg, OR 97132

R3221 01200  
Jady Moses  
1505 Bakers Work Rd  
Burns, TN 37029

R3221 01200  
Dennis Smith & Jennifer Rogers  
2901 E 2nd St UNIT 60  
Newberg, OR 97132

R3221BA 00203  
Fred Mickelson  
24750 NE Wapato School Rd  
Gaston, OR 97119

R3221BA 00223  
Lawrence & Linda Rummel  
246 N Royal Oak St  
Newberg, OR 97132

R3221BA 00244  
Jeffrey & Karyn Wells  
231 N Royal Oak St  
Newberg, OR 97132

R3221BA 00248  
Robert & Melissa Hickish  
271 N Royal Oak St  
Newberg, OR 97132

R3221BB 00100  
Fernwood Grange No 770  
1002A N Springbrook Rd # 303  
Newberg, OR 97132

R3221BA 00204  
Scott & Valerie Hanson  
4853 Moreau Ct  
El Dorado Hills, CA 95762

R3221BA 00200  
Jordan & Elyce Barr  
221 N Burl St  
Newberg, OR 97132

R3221BA 00202  
Donna & Ronald Wilson  
241 N Burl St  
Newberg, OR 97132

R3221 01200  
Lonny Weaver  
2901 E 2nd St UNIT 14  
Newberg, OR 97132

R3221 01200  
Joel Koth  
2901 E 2nd St UNIT 49  
Newberg, OR 97132

R3221BA 00222  
View Top Building LLC  
256 N Royal Oak St  
Newberg, OR 97132

R3221BA 00220  
Nancy Johnson-Opitz  
276 N Royal Oak St  
Newberg, OR 97132

R3216CD 03800  
Michael Christopher & Jessica Coppolino  
308 N Oak Leaf St  
Newberg, OR 97132

R3221BA 00221  
Jessica Shinneman  
266 N Royal Oak St  
Newberg, OR 97132

R3221BA 00224  
Rodney & Denise Maskew  
236 N Royal Oak St  
Newberg, OR 97132

R3216CD 03500  
Elizabeth Vanderas & Artemio Aguilar  
319 N Oak Leaf St  
Newberg, OR 97132

R3221BB 00902  
Carol Newman  
4227 Sheldon Cir  
Pleasanton, CA 94588

R3221 01200  
Vivian, David, & Patricia Bauer  
33030 NE Corral Creek Rd  
Newberg, OR 97132

R3221 01200  
Eileen & Catherine Jette  
2901 E 2nd St UNIT 113  
Newberg, OR 97132

R3221 01200  
Lorraine Sollie  
5356 SE 44th Ave  
Portland, OR 97206

R3221 01200  
Gerald Groth  
2901 E 2nd St UNIT 109  
Newberg, OR 97132

R3221 01200  
Andrea Chauklin  
2901 E 2nd St UNIT 130  
Newberg, OR 97132

R3221 01200  
Ginele & Elvern Hall  
2901 E 2nd St UNIT 104  
Newberg, OR 97132

R3221 01200  
Stanley & Mildred Stupor  
2901 E 2nd St UNIT 3  
Newberg, OR 97132

R3221 01200  
Jan & Colin Nairn  
2901 E 2nd St UNIT 157  
Newberg, OR 97132

R3221 01200  
Gary Snyder  
2901 E 2nd St UNIT 13  
Newberg, OR 97132

R3221 01200  
Harold &Carolynn Hodges  
2901 E 2nd St UNIT 5  
Newberg, OR 97132

R3221 01200  
Sheryl Clinkscates  
2901 E 2nd St UNIT 7  
Newberg, OR 97132

R3221 01200  
Arnold & Arnold Olson  
2901 E 2nd St UNIT 108  
Newberg, OR 97132

R3221 01200  
Mitchell & Sue Fryer  
2901 E 2nd St UNIT 125  
Newberg, OR 97132

R3221 01200  
Marvin & Grace Pitts  
2901 E 2nd St UNIT 106  
Newberg, OR 97132

R3221 01200  
Sandor Bozso  
2901 E 2nd St UNIT 134  
Newberg, OR 97132

R3221 01200  
Gregory & Cheryl Johnson  
2901 E 2nd St UNIT 156  
Newberg, OR 97132

R3221 01200  
Gary Turner  
1229 SW Fir Ct  
Dundee, OR 97115

R3221 01200  
Wayne & Maridine Baird  
2901 E 2nd St UNIT 102  
Newberg, OR 97132

R3221 01200  
Eustolio & Grace Arreola  
2901 E 2nd St UNIT 126  
Newberg, OR 97132

R3221 01200  
Simon Kruger  
2901 E 2nd St UNIT 107  
Newberg, OR 97132

R3221 01200  
Randy Whitman  
2901 E 2nd St UNIT 43  
Newberg, OR 97132

R3221 01200  
George Dunford Jr  
2901 E 2nd St UNIT 115  
Newberg, OR 97132

R3221 01200  
Chrystal Williams  
Po Box 385  
Newberg, OR 97132

R3221 01200  
Don Heideman  
2901 E 2nd St UNIT 119  
Newberg, OR 97132

R3221 01200  
Robert & Joyce Williams  
2901 E 2nd St UNIT 136  
Newberg, OR 97132

R3221 01200  
Rodney Lane  
2901 E 2nd St UNIT 1  
Newberg, OR 97132

R3221 01200  
John & Susan Frost  
2901 E 2nd St UNIT 2  
Newberg, OR 97132

R3221 01200  
Bonnie Jones  
2901 E 2nd St UNIT 111  
Newberg, OR 97132

R3221 01200  
William Wright  
2901 E 2nd St UNIT 120  
Newberg, OR 97132

R3221 01200  
David Yoder & Beverly Maderious  
2901 E 2nd St UNIT 116  
Newberg, OR 97132

R3221 01200  
Doris Feenstra  
2901 E 2nd St UNIT 128  
Newberg, OR 97132

R3221 01200  
Daniel Martin  
2901 E 2nd St UNIT 4  
Newberg, OR 97132

R3221 01200  
Randy Harris  
2901 E 2nd St UNIT 103  
Newberg, OR 97132

R3221 01200  
John Seslar  
2901 E 2nd St UNIT 98  
Newberg, OR 97132

R3221 01200  
Sandy & Cheryl Brown  
2901 E 2nd St UNIT 6  
Newberg, OR 97132

R3221 01200  
Randy Ashley  
2901 E 2nd St UNIT 101  
Newberg, OR 97132

R3221 01200  
Donna & Kelly Cronan  
2901 E 2nd St UNIT 53  
Newberg, OR 97132

R3221 01200  
Betty Bowe & Beverly Tavera  
2901 E 2nd St UNIT 131  
Newberg, OR 97132

R3221 01200  
David Fox & Ruth Black  
2901 E 2nd St UNIT 48  
Newberg, OR 97132

R3221 01200  
Barton & Tracie Meaders  
2901 E 2nd St UNIT 10  
Newberg, OR 97132

R3221 01200  
Loretta Sinclair  
2901 E 2nd St UNIT 25  
Newberg, OR 97132

R3221 01200  
Kathleen Harris  
2901 E 2nd St UNIT 73  
Newberg, OR 97132

R3221 01200  
George Kaufmann  
2901 E 2nd St UNIT 8  
Newberg, OR 97132

R3221 01200  
Carol Hutchison & Catrina Stevens  
2901 E 2nd St UNIT 24  
Newberg, OR 97132

R3221 01200  
Sarah Kolbe  
2901 E 2nd St UNIT 22  
Newberg, OR 97132

R3221 01200  
Bertha & David Hendricks  
2901 E 2nd St UNIT 28  
Newberg, OR 97132

R3221 01200  
Jay & Tami Wall  
2901 E 2nd St UNIT 11  
Newberg, OR 97132

R3221 01200  
Ricky Taylor & Susan Young  
2901 E 2nd St UNIT 118  
Newberg, OR 97132

R3221 01200  
Timothy Mccarthy  
2901 E 2nd St UNIT 40  
Newberg, OR 97132

R3221 01200  
Bernard & Ako McNelly  
2901 E 2nd St UNIT 29  
Newberg, OR 97132

R3221 01200  
Robert Cornett  
2901 E 2nd St UNIT 12  
Newberg, OR 97132

R3221 01200  
Donna Owens  
72-1010 Puukala Rd  
Kailua Kona, HI 96740

R3221 01200  
Kenneth & Patsy Newton  
2901 E 2nd St UNIT 26  
Newberg, OR 97132

R3221 01200  
Jane Roller  
2901 E 2nd St UNIT 23  
Newberg, OR 97132

R3221 01200  
Layton Survivor's Trust  
2901 E 2nd St UNIT 127  
Newberg, OR 97132

R3221 01200  
Bruce Fulcher  
2901 E 2nd St UNIT 133  
Newberg, OR 97132

R3221 01200  
Mark Newman  
2901 E 2nd St UNIT 143  
Newberg, OR 97132

R3221 01200  
Cynthia & David Strickler  
2901 E 2nd St UNIT 57  
Newberg, OR 97132

R3221 01200  
Randy Whitman  
2901 E 2nd St UNIT 43  
Newberg, OR 97132

R3221 01200  
Denise Holland  
2901 E 2nd St UNIT 51  
Newberg, OR 97132

R3221 01200  
Julie Bradley & Tamara Chastain  
2901 E 2nd St UNIT 99  
Newberg, OR 97132

R3221 01200  
Ernie Amundson Jr  
2901 E 2nd St UNIT 70  
Newberg, OR 97132

R3221 01200  
John & Sherri Haslett  
2901 E 2nd St UNIT 58  
Newberg, OR 97132



R3221 01200  
Lavona Russell  
2901 E 2nd St UNIT 9  
Newberg, OR 97132

R3221 01200  
Jack & Cinda Petersen  
2901 E 2nd St UNIT 56  
Newberg, OR 97132

R3221 01200  
Kevin Wise  
Po Box 687  
Yamhill, OR 97148

R3221 01200  
Hall Doris J Revocable Living  
2901 E 2nd St UNIT 138  
Newberg, OR 97132

R3221 01200  
Mireya Escorza & Alma Rondolone  
2901 E 2nd St UNIT 68  
Newberg, OR 97132

R3221 01200  
Gregory Wise  
2901 E 2nd St UNIT 36  
Newberg, OR 97132

R3221 01200  
Timothy & Ellen Scharff  
2901 E 2nd St UNIT 33  
Newberg, OR 97132

R3221 01200  
Robert & Jacqueline Grommes  
2901 E 2nd St UNIT 141  
Newberg, OR 97132

R3221 01200  
John & Nikki Olinghouse  
2901 E 2nd St UNIT 75  
Newberg, OR 97132

R3221 01200  
Colleen Lloyd & Howard Rayborn  
2901 E 2nd St UNIT 135  
Newberg, OR 97132

R3221 01200  
Anne & Robert Peterson  
2901 E 2nd St UNIT 97  
Newberg, OR 97132

R3221 01200  
Samuel Roder  
2901 E 2nd St UNIT 84  
Newberg, OR 97132

R3221 01200  
Paul & Yolanda Zweigart  
2901 E 2nd St UNIT 92  
Newberg, OR 97132

R3221 01200  
Phyllis Busenbark  
2901 E 2nd St UNIT 80  
Newberg, OR 97132

R3221 01200  
Sally Jones  
2901 E 2nd St UNIT 46  
Newberg, OR 97132

R3221 01200  
Robert Lawrence & Heather Mullins  
2901 E 2nd St UNIT 47  
Newberg, OR 97132

R3221 01200  
Roger & Betty Sedgwick  
2901 E 2nd St UNIT 139  
Newberg, OR 97132

R3221 01200  
Sharon Smith  
2901 E 2nd St UNIT 55  
Newberg, OR 97132

R3221 01200  
Robert & Wendy Lucas  
2901 E 2nd St UNIT 37  
Newberg, OR 97132

R3221 01200  
Wayne Fryer  
2901 E 2nd St UNIT 132  
Newberg, OR 97132

R3221 01200  
Lucille Davison  
2901 E 2nd St UNIT 50  
Newberg, OR 97132

R3221 01200  
Harold Steyaert  
Po Box 1062  
Newberg, OR 97132

R3221 01200  
Roger Powers  
2901 E 2nd St UNIT 77  
Newberg, OR 97132

R3221 01200  
Judy Cartwright  
2901 E 2nd St UNIT 62  
Newberg, OR 97132

R3221 01200  
Norma & Stefan Reutov  
Po Box 283  
Newberg, OR 97132

R3221 01200  
Ramona Brunner  
1102 N Springbrook Rd # 188  
Newberg, OR 97132

R3221 01200  
Timothy Willan  
2901 E 2nd St UNIT 30  
Newberg, OR 97132

R3221 01200  
Paula Martushoff  
2901 E 2nd St UNIT 20  
Newberg, OR 97132

R3221 01200  
Anita Pownall & Mark Mcferran  
10162 SW Woodard Ln  
Portland, OR 97223

R3221 01200  
Vicky Self  
2901 E 2nd St UNIT 35  
Newberg, OR 97132

R3221 01200  
Richard & Patricia Delaney  
2901 E 2nd St UNIT 145  
Newberg, OR 97132

R3221 01200  
Mary Higgins & Crystal Hubel  
2901 E 2nd St UNIT 82  
Newberg, OR 97132

R3221 01200  
Alvin & Deloris Tesky  
2901 E 2nd St UNIT 32  
Newberg, OR 97132

R3221 01200  
Mark Camacho  
2901 E 2nd St UNIT 151  
Newberg, OR 97132

R3221 01200  
Donnes & Arlette Measures  
Po Box 572  
Gaston, OR 97119

R3221 01200  
Rhonda Britt  
2901 E 2nd St UNIT 86  
Newberg, OR 97132

R3221 01200  
Pamela & Richard Lawrence  
2901 E 2nd St UNIT 90  
Newberg, OR 97132

R3221 01200  
Julie Osmundsen  
2901 E 2nd St UNIT 64  
Newberg, OR 97132

R3221 01200  
Michelle Frogge  
2901 E 2nd St UNIT 91  
Newberg, OR 97132

R3221 01200  
Von Thiel  
2901 E 2nd St UNIT 149  
Newberg, OR 97132

R3221 01200  
Sharen Espinoza  
Po Box 3473  
Tualatin, OR 97062

R3221 01200  
Arlin Davis  
Po Box 327  
Yamhill, OR 97148

R3221 01200  
William & Rocille Shutts  
2901 E 2nd St UNIT 67  
Newberg, OR 97132

R3221 01200  
Phyllis & James Tooley  
2901 E 2nd St UNIT 140  
Newberg, OR 97132

R3221 01200  
Robert Eberhart & Lori Gush  
23937 SW Red Fern Dr  
Sherwood, OR 97140

R3221 01200  
Reva Murch  
2901 E 2nd St UNIT 72  
Newberg, OR 97132

R3221 01200  
Pamela & Charles Negra  
23675 NE Dayton Ave  
Newberg, OR 97132

R3221 01200  
Victor Del Real Sr & Pilar Del Real  
2901 E 2nd St UNIT 44  
Newberg, OR 97132

R3221 01200  
Wayne Fryer  
2901 E 2nd St UNIT 112  
Newberg, OR 97132

R3221 01200  
Ruth Velez  
2901 E 2nd St UNIT 76  
Newberg, OR 97132

R3221 01200  
Edward Boone  
2901 E 2nd St UNIT 137  
Newberg, OR 97132

R3221 01200  
Varnel Hackett & Chrystal Hauptman  
2901 E 2nd St UNIT 154  
Newberg, OR 97132

R3221 01200  
Ralph & Sharon Koozer  
17911 SW Swanstrom Dr  
Sherwood, OR 97140

R3221 01200  
Roy & Jean Mcferran  
2901 E 2nd St UNIT 19  
Newberg, OR 97132

R3221 01200  
Charles Vondrachek  
2901 E 2nd St UNIT 88  
Newberg, OR 97132

R3221 01200  
Elizabeth Anderson & David Dosier  
2901 E 2nd St UNIT 144  
Newberg, OR 97132

R3221 01200  
Teresa Sawyer  
2901 E 2nd St UNIT 31  
Newberg, OR 97132

R3221 01200  
Cynthia & Glenn Burns  
2901 E 2nd St UNIT 88  
Newberg, OR 97132

R3221 01200  
Aaron Lopresti  
12345 SW Quail Creek Ln  
Portland, OR 97223

R3221 01200  
Kevin & Lynnetta Doellefeld  
2901 E 2nd St UNIT 146  
Newberg, OR 97132

R3221 01200  
Rita Giesler  
2901 E 2nd St UNIT 54  
Newberg, OR 97132

R3221 01200  
Christie Casey  
2901 E 2nd St UNIT 96  
Newberg, OR 97132

R3221 01200  
David & Janet Wodhouse  
2901 E 2nd St UNIT 45  
Newberg, OR 97132

R3221 01200  
Marie Lake  
2901 E 2nd St UNIT 117  
Newberg, OR 97132

R3221 01200  
Yvonne Scroggins & Richard Killough  
2901 E 2nd St UNIT 63  
Newberg, OR 97132

R3221 01200  
Virginia Kruckman  
2901 E 2nd St UNIT 121  
Newberg, OR 97132

R3221 01200  
Pamela Church  
2901 E 2nd St UNIT 129  
Newberg, OR 97132

R3221BA 00229  
Curtis & Laura Anderson  
166 N Royal Oak St  
Newberg, OR 97132

R3221BA 00179  
Hoan Nguyen & Tam Tran  
151 N Burl St  
Newberg, OR 97132

R3221BA 00228  
David & Victoria Poarch  
176 N Royal Oak St  
Newberg, OR 97132

R3221 01200  
Judith Wright  
2901 E 2nd St UNIT 79  
Newberg, OR 97132

R3221 01200  
John Perger  
2901 E 2nd St UNIT 152  
Newberg, OR 97132

R3221 01200  
Marion Dixon  
2901 E 2nd St UNIT 39  
Newberg, OR 97132

R3221 01200  
Claude Davis & Rachel Perkey  
2901 E 2nd St UNIT 21  
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R3221 01200  
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2901 E 2nd St UNIT 27  
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R3221 01200  
Bobby & Nora Mitchem  
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R3221BA 00226  
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R3221BB 01000  
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R3216CD 03600  
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3220 E Hancock St  
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R3221 01200  
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2901 E 2nd St UNIT 74  
Newberg, OR 97132

R3221 01200  
Lester & Meredith Tompkins  
2901 E 2nd St UNIT 16  
Newberg, OR 97132

R3221 01200  
Suzette Lawrence  
2901 E 2nd St UNIT 123  
Newberg, OR 97132

R3221 01200  
Leslie Janac  
2901 E 2nd St UNIT 110  
Newberg, OR 97132

R3221 01200  
Donald & Jana Rumelhart  
2901 E 2nd St UNIT 95  
Newberg, OR 97132

R3221 01200  
Leroy Kropf  
2901 E 2nd St UNIT 52  
Newberg, OR 97132

R3221BA 00178  
Schon & Amy Brenner  
141 N Burl St  
Newberg, OR 97132

R3221BA 00219  
Aaron & Ashley Watts  
286 N Royal Oak St  
Newberg, OR 97132

R3221BA 00249  
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R3221BB 00903  
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R3221BA 00198  
Cynthia & James Ferrell  
201 N Burl St  
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R3221BB 00901  
Sarah Craft  
3208 E Hancock St  
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R3221BA 00237  
Bradley & Shirlee Sitton  
161 N Royal Oak St  
Newberg, OR 97132

R3221BA 00238  
Timothy & Camie Mateski  
171 N Royal Oak St  
Newberg, OR 97132

R3221BA 00247  
Daniel & Sandra Busch  
261 N Royal Oak St  
Newberg, OR 97132

R3221BA 00240  
Crystal & Keith Mellow  
191 N Royal Oak St  
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R3221BB 00722  
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Po Box 970  
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R3221BB 00717  
West One Homes Inc  
Po Box 2938  
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R3221BB 00720  
West One Homes Inc  
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R3221BB 00701  
West One Homes Inc  
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R3221BB 00900  
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R3221BA 00235  
Matocha Family Farms LLC  
13260 SW Willamina Creek Rd  
Willamina, OR 97396

R3221BB 01100  
John & Janelle Spencer  
305 N Springbrook Rd  
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R3216CD 03700  
Kirk & Belinda Creighton  
303 N Oak Leaf St  
Newberg, OR 97132

R3221BA 00246  
Jacob & Kristen White  
251 N Royal Oak St  
Newberg, OR 97132

R3221BA 00239  
Cameron & Jane Graybeal  
181 N Royal Oak St  
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West One Homes Inc  
Po Box 2938  
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R3221BB 00718  
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R3221BB 00703  
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Po Box 2938  
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R3221BB 00723  
West One Homes Inc  
Po Box 2938  
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R3221BA 00243  
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R3216 02024  
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R3221BA 00236  
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R3221BA 00245  
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R3221BB 00600  
Luke & Britny Fery  
116 N Springbrook Rd  
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R3221BB 00300  
Christine Bernhardt  
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R3221BB 00719  
West One Homes Inc  
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R3221BB 00702  
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R3221BB 00800  
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R3221 00900  
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Po Box 21209  
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R3221BB 00200  
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R3221BB 00400  
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R3221BB 00715  
West One Homes Inc  
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R3221BB 00721  
West One Homes Inc  
Po Box 2938  
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R3221BB 00712  
West One Homes Inc  
Po Box 2938  
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R3221BB 00708  
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R3221BB 00707  
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R3221BB 00714  
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R3221BB 00716  
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R3221BB 00704  
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R3221BB 00711  
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R3221BB 00710  
West One Homes Inc  
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R3221BB 00709  
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R3221BB 00705  
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R3221BB 00706  
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