



**Marion County**  
OREGON

**ADMINISTRATIVE REVIEW  
APPLICATION**

**RECEIVED**

Applications submitted by mail will not be accepted

OCT 11 2023

Do not double-side or spiral bind any documents being submitted

Marion County  
Planning

Fee: Please check the appropriate box:

- Administrative Review - \$640
- Primary Farm Dwelling - \$940
- Replacement Dwelling - \$375
- MLR*  Lot of Record - \$1250 (staff); \$1880 (hearing)
- Secondary Farm - \$1250

- Forest Dwelling - \$1250
- Wireless Comm. Facility, Attached - \$1880
- Wireless Comm. Facility - \$2500
- Wildlife Habitat - \$310

PROPERTY OWNER(S): Prohar Bodunov	ADDRESS, CITY, STATE, AND ZIP: c/o Donald M. Kelley 110 N. Second St., Silverton, OR 97381
PROPERTY OWNER(S) (if more than one): Evdokia Bodunov	ADDRESS, CITY, STATE, AND ZIP Same as above
APPLICANT REPRESENTATIVE: Donald M. Kelley	ADDRESS, CITY, STATE, ZIP Same as above
DAYTIME PHONE (if staff has questions about this application): (503) 873-8671	E-MAIL (if any): dkelley@kelleyattorneys.com
ADDRESS OF SUBJECT PROPERTY:	SIZE OF SUBJECT PROPERTY:
THE PROPERTY OWNERS OF THE SUBJECT PROPERTY REQUEST TO (summarize here; provide detailed information on the attached "Applicant Statement" page): Have Tax Lot 300 and Tax Lot 500, Section 13, Township 7 South, Range 1 East of the Willamette Meridian  each recognized as a separate lot of record.	
WILL A RAILROAD HIGHWAY CROSSING PROVIDE THE ONLY ACCESS TO THE SUBJECT PROPERTY? ( ) YES (X) NO IF YES, WHICH RAILROAD:	

FOR OFFICE USE ONLY:						
Township	07	Range	1E	Section	13D	Application elements submitted:
Tax lot number(s)	300, 500					<input checked="" type="checkbox"/> Title transfer instrument
Zone:	TC					<input checked="" type="checkbox"/> Site plan
Zone map number:	76					<input checked="" type="checkbox"/> Applicant statement
TPA/header						GeoHazard Peer Review: (if applicable) <i>n/a</i>
Case Number:	AR 23-033					<input checked="" type="checkbox"/> Filing fee
Urban <input checked="" type="checkbox"/> Rural						Application accepted by: <i>MLR / JS</i>
Date determined complete:						Date: <i>10-11-23</i>

**THE APPLICANT(S) SHALL CERTIFY THAT:**

- A. If the application is granted the applicant(s) will exercise the rights granted in accordance with the terms and subject to all the conditions and limitations of the approval.
- B. I/We hereby declare under penalties of false swearing (ORS 162.075 and 162.085) that all the above information and statements and the statements in the plot plan, attachments and exhibits transmitted herewith are true; and the applicants so acknowledge that any permit issued on the basis of this application may be revoked if it is found that any such statements are false.
- C. I/We hereby grant permission for and consent to Marion County, its officers, agents, and employees coming upon the above-described property to gather information and inspect the property whenever it is reasonably necessary for the purpose of processing this application.
- D. The applicants have read the entire contents of the application, including the policies and criteria, and understand the requirements for approving or denying the application.

**PRINTED NAME AND SIGNATURE** of each owner of the subject property.

Prohar Bodunov

Print Name

Signature

Evdokia Bodunov

Print Name

Signature

Prohar Bodunov

Print Name

Signature

Print Name

Signature

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20 23

## APPLICANTS' STATEMENT

Applicants are the owners of Tax Lot 300 and Tax Lot 500 in Section 13, Township 7 South, Range 1 West of the Willamette Meridian in Marion County, Oregon. Those two tax lots have been recognized as separate legal parcels for decades. For purposes of certainty, the applicants are requesting an administrative review and declaration that they are separate legal lots of record. They were first described as separate parcels in a deed dated April 11, 1964, which was recorded at Volume 585, Page 269. A copy of that deed is attached. That deed also save and excepts a smaller triangular parcel in the Northwestern corner of Parcel 1. That deed, however, also appears to include Tax Lots 200, 600, 700 and 800.

By contract dated October 30, 1967, and recorded at Volume 638, Page 731 of the Marion County real property records, Tax Lots 200, 700 and 800 were created and conveyed to Richard L. Ferron and Phyllis L. Ferron.

Subsequently, by contract dated September 20, 1973, and recorded on October 2, 1973, as item 5989, Tax Lot 600 was separately conveyed to James K. Bryan and Myrna L. Bryan.

The end result, then, is that Tax Lots 300 and 500 having been separated from each other in 1974 were created as the tax lots that existed by virtue of the two subsequent land sale contracts in 1964. When Tax Lots 200, 600, 700 and 800 were separately conveyed, the remaining two legal parcels were Tax Lots 300 and 500. The 1973 contract and 1974 land sale contract are both attached.