



Coquille Indian Housing Authority

2678 Mexeye Loop • Coos Bay, OR 97420

RESOLUTION HA2404

APPROVING CONVEYANCE OF HOME GRANT AND OCCUPANCY HOME TO HAL VAN ORTWICK

WHEREAS, the Coquille Indian Housing Authority (“CIHA”) is the duly constituted Housing Authority for the Coquille Indian Tribe, established by authority of the Constitution and By-Laws of the Tribe; and,

WHEREAS, CIHA’s role is to provide safe and affordable housing for low-income families; and,

WHEREAS, CIHA’s Board of Commissioners is empowered, under Chapter 130 of the Coquille Indian Tribal Code, first adopted May 12, 1992 and as amended, to lease property from the Tribe and to sublease the same, and to lease or rent, sell, enter into lease-purchase agreements or leases with an option to purchase for housing units constructed, managed, or maintained by CIHA; and,

WHEREAS, Hal Van Ortwick (“Homebuyer”) entered into a Home Grant and Occupancy (“HomeGO”) Agreement dated May 2, 2001 for a dwelling unit identified as Project No. OR97B038001, Unit No. 707, with the street address of 707 Jistajaya Court, Coquille Tribal Lands, Coos Bay, Oregon, 97420 (hereinafter referred to as the “HomeGO House”), situated on the following described real property:

Beginning at a point from which the northwest corner of Section 31, Township 25 South, Range 13 West, Willamette Meridian, Coos County, Oregon, bears North 37°43'29" West 2104.64 feet; thence South 23°24'50" East 135.67 feet; thence North 80°22'07" West 147.52 feet; thence North 28°29'46" East 121.24 feet to the point of a 62.50 foot radius curve left; thence 34.80 feet along said curve through a central angle of 31°53'54", the long chord of which bears South 78°41'01" East 34.35 feet to the point of beginning.

and more particularly described on a property line map attached hereto as Exhibit A and made a part hereof; and,

WHEREAS, by Lease No. 95002-95-45, dated April 4, 1995, and approved on behalf of the Secretary of Interior on April 4, 1995, the Coquille Indian Tribe leased to CIHA certain land located in Coos County, State of Oregon, which contains an aggregate of 60.4 acres more or less, for the purposes of developing housing for Tribal members and other Indians; and,

WHEREAS, the HomeGO House described above is located on lands leased by CIHA from the Tribe pursuant to that Ground Lease; and,

WHEREAS, the HomeGO Agreement provides that, when the Homebuyer has satisfied all obligations under the HomeGO Agreement, CIHA shall convey all of CIHA’s right, title, and interest in and to the HomeGO House and grounds that it can convey; and,

WHEREAS, all commitments of the parties under the HomeGO Agreement will be satisfied by the closing date and each party will desire to release the other of any further obligation under the HomeGO Agreement; now,

THEREFORE BE IT RESOLVED, that CIHA shall grant and convey to the Homebuyer all of its right, title, and interest in and to the HomeGO House described above; and,

BE IT FURTHER RESOLVED, that CIHA shall sublease to Homebuyer its remaining leasehold interest in the above described parcel of land on which the HomeGO House has been constructed; and,

BE IT FINALLY RESOLVED, that the Chair of the Board of Commissioners and/or the CIHA Executive Director are hereby authorized and directed to prepare and execute all documents necessary to effect the conveyance of the HomeGO House and the sublease of the real property upon which it is constructed, and all mutual releases of the parties.

CERTIFICATION

The foregoing Resolution was duly adopted at the Coquille Indian Housing Authority Board of Commissioners meeting held on Coquille Tribal Lands in Coos Bay, Oregon on July 25, 2024 with the required quorum present by a vote of:

_____ **For** _____ **Against** _____ **Absent** _____ **Abstaining**

Denise L. Hunter,
Vice Chair

Robert B. More,
Secretary/Treasurer

155 33

EXHIBIT MAP

REVISED 1/25/00

LOCATED IN THE 4TH CREEK
HOUSING DEVELOPMENT
N SEC. 31, T25S, R13W, W.M.,
COOS COUNTY, OREGON

25/30
36 31 FOUND
1-1/4" I.P.I.P.E

JIS-TA-JIA
COURT

$\Delta = 31^{\circ}53'54''$
R = 62.50'
L = 34.80'
LC = S78°41'01"E 34.35'

$\Delta = 41^{\circ}06'59''$
R = 62.50'
L = 44.85'
LC = S64°48'33"W 43.89'

N 28°29'46" E
121.24'
707
10,322 SQ.FT.

708
8,262 SQ.FT.

S 23°24'50" E
135.67'

S53°35'46"E
98.23'

16.66'
N27°16'31"E

N 39°14'35" E
90.48'

N 80°22'07" W
147.52'



SCALE: 1" = 40'

BASIS OF BEARING:
OREGON STATE PLANE-SOUTH ZONE

Stuntzner Engineering
& Forestry

155 33

LOT 707, JIS-TA-JIA COURT

Beginning at a point from which the northwest corner of Section 31, Township 25 South, Range 13 West, Willamette Meridian, Coos County, Oregon, bears North $37^{\circ}43'29''$ West 2104.64 feet; thence South $23^{\circ}24'50''$ East 135.67 feet; thence North $80^{\circ}22'07''$ West 147.52 feet; thence North $28^{\circ}29'46''$ East 121.24 feet to the point of a 62.50 foot radius curve left; thence 34.80 feet along said curve through a central angle of $31^{\circ}53'54''$, the long chord of which bears South $78^{\circ}41'01''$ East 34.35 feet to the point of beginning.