



required.  
Each City and County is now required to adopt a Subdivision Ordinance in compliance with the Comprehensive Plan and to establish standards and procedures governing approval of Subdivisions and Major and Minor Land Partitions. The Governing Body may delegate any of these functions to the Planning Commission or an appointed official.

All Developers are required to submit tentative plans for approval before any partitioned land can be sold. Approval of Subdivisions must be obtained before any parcel or lot can be advertised or offered for sale.

Plat preparation requirements have been modified and post monumentation of interior corners will be permitted prior to recording. The County Recorder may not record deeds until accepted and approved by the appropriate city or county governing body.

In addition to the Subdivision Act (Chapter 696, Oregon Laws 1973), the Land Development Consumer Protection Act (Chapter 421, Oregon Laws 1973) was also passed by the 1973 Legislature.

It requires that a disclosure statement setting forth the condition of the property be provided to each purchaser and provides for warranties to arise from the disclosure statement.

The disclosure statement must contain the following information:

- \*Name and address of developer.
- \*Uses for which the property is offered.
- \*Notice of warranties made through the disclosure statement.
- \*Provisions for potable water.
- \*Available or proposed method of sewage disposal.
- \*Availability of electricity, natural gas, and other utilities and services.
- \*Environmental or health hazards at the site.
- \*Zoning classification and uses permitted under the adopted comprehensive plan.
- \*Description of access to the property.
- \*A statement that there is no warranty that a zone can be changed.
- \*A description of all easements.
- \*Unusual conditions on the

A HODGE PODGE of local talent was exhibited at the many tables selling everything from baked goodies to baby clothes at the annual Community Christmas Bazaar held at the Legion hall last Wednesday. These nine photos show only part of the extensive effort required to make the event a rousing success.

## New Subdivision Regulations Told

Regulations for Subdivisions were changed considerably by action of Oregon's 1973 Legislative Body. Former recommendations have become requirements and land partitioning not previously affected by subdivision regulations will now be controlled.

Highlights of the Subdivision Act include requirements for

the regulation of all subdivisions having four or more lots, regulation of all land partitioning involving creation of a road or street and optional regulation of all partitions of less than four lots not involving creation of a road.

Control over tracts with lots five acres or larger was formerly optional, but will now be

## Low Death Toll Noted

The lowest November traffic death toll in 18 years was recorded in Oregon last month when 35 people died in traffic crashes, the Oregon Motor Vehicles Division reported today.

The division said the low November death toll could be due to several factors, including lower speeds being traveled on Oregon highways, increased enforcement, and possibly less travel because of attempts to conserve gasoline.

Weekend traffic, including the 102 hour Thanksgiving holiday period, claimed 13 lives during the month.

Half of the state's counties went death-free during November.

The 1973 traffic toll for Oregon now stands at 595, a decrease of nearly 14 per cent over the same period last year. The November toll was almost 42 per cent below that month a year ago.

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