

A full-page background image of a sunset over a beach. The sun is low on the horizon, creating a bright orange and yellow glow across the sky and reflecting on the water. In the foreground, a dark silhouette of a seagull stands on a large rock in the shallow water. The overall mood is peaceful and scenic.

LIFE'S  
— BETTER —  
HERE

# BEACH PLEASE

COASTAL REAL ESTATE  
NOVEMBER - DECEMBER

A PUBLICATION OF THE NEWS GUARD



We ourselves feel that what we are doing is just a drop in the ocean. But the ocean would be less because of that missing drop. - Mother Theresa

## BEACH PLEASE

November - December

David Thornberry, Publisher

The News Guard

P.O.Box 848

Robyn Smith, Advertising Sales Director

Lincoln City, OR 97367

509.304.7208

[www.thenewsguard.com](http://www.thenewsguard.com)

[newsguardads@countrymedia.net](mailto:newsguardads@countrymedia.net)

Andrea Paris, Creative Director

**THE NEWS Guard**

Don Johnson, Photographer & Artist



# BUY

## VS

# RENT



- Interest in mortgage is tax deductible, as is the property tax
- Build equity in your home
- Any increase in value will go in your pocket when you sell your home
- Can decorate (from painting to carpeting to appliances)
- Pets have a yard to play in
- Can try your hand at gardening
- Optional living spaces for you or your children
- Have a garage
- Host larger events

- Not tax deductible
- Monthly payments don't build equity
- No profit to be gained
- Paying rent builds your landlord's bank account
- Limited with what you can do to your apartment
- Pets have limited room to play outdoors and can add to rent
- Potted plants only, instead of a garden
- No garage, or you pay extra for it



**BENCHMARK  
MORTGAGE**  
Ark-La-Tex Financial Services, LLC NMLS# 2143



Deanne L. Taylor

Branch Manager

NMLS# 92342

503-714-8249 - Office

[deanne.taylor@benchmark.us](mailto:deanne.taylor@benchmark.us)

<https://deannetaylor.benchmark.us/>

650 NE Holladay St. Ste. 1600 Office 1628

Portland, OR 97232



**LUCENTWARE**  
SOLUTIONS



Ark-La-Tex Financial Services, LLC 5160 Terryson Pkwy STE 1000, Plano, TX 75024. NMLS ID #2143 ([www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org)) 972-398-7676. This advertisement is for general information purposes only. Some products may not be available in all licensed locations. Information, rates, and pricing are subject to change without prior notice at the sole discretion of Ark-La-Tex Financial Services, LLC. All loan programs subject to borrowers meeting appropriate underwriting conditions. This is not a commitment to lend. Other restrictions may apply. (<https://benchmark.us>)



ADAIR HOMES®

It's Our Privilege



NATIONAL  
HOME QUALITY  
Award Winning Builder

# BUILT FOR THE BEACH

Since 1969, Adair Homes has been building custom homes and changing lives in the West—one dream at a time. Over our 50+ year history, we've built more than 22,000 beautiful custom homes, each one portraying the unique personality of a Coastal family. Our work and guiding principles have made us the largest custom home builder in the region, and earned us a highly regarded reputation established in honesty, integrity and respect.

*Adair homes are specifically designed to withstand the test of time in a climate like the Oregon Coast, using materials built for the beach.* Choose from over 45 customizable home plans, or build the fully custom home of your dreams.



**Get prequalified for  
financing with  
Adair Financial Services!**

Schedule a consultation and  
*imagine the possibilities.*

**541.283.4070 // 1934 SW Bard Rd, #A, Lincoln City, Oregon**



All rights reserved. ©Adair Homes 2022

OR CCB #593, WA CCB #ADAIRH\*262RZ, ID CCB #691530, AZ CCB #323746





# Newport Branch 255 E Olive Street 541-283-3591

Five Offices to Serve You —

*Depoe Bay, Newport, Seal Rock, Waldport & Yachats!*



**Sara Bell, Broker**

**541-961-7497**

ABR, CRS, GRI, SRES, e-PRO

OR License# 200905137



**Terri Neimann**

Broker

**503-812-0191**

OR License# 201237599



**Jordan Kennedy**

Broker

**541-272-1697**

OR License# 201228024



**Jill Marks**

Broker

**541-870-9349**

OR Lic #201239717



**352 NE 10th Court,  
Newport**

4 Bedrooms, 2 Bathrooms

1,508 sq. ft.

MLS# 22-1208

Priced: \$419,900

Centrally located by schools  
and shopping and just  
minutes to the beach!

Move-in ready and a  
freshly painted exterior in  
2021, fenced back yard and  
attached 2-car garage



**459 NW 11th Place,  
Toledo**

4 Bedrooms, 3 Bathrooms

2,695 sq. ft.

MLS# 22-760

Priced: \$515,000

Spacious home with two  
fireplaces and several decks on  
0.40 acres. Room to park your  
RV or Boat; plus, a 2-car  
garage.



**TL 4100 NE 7th Drive,  
Newport**

.19 Acres

MLS# 22-853

Priced: \$100,000

One of the few ocean view lots  
left in the pristine neighborhood  
of Candletree Park! Located close  
to schools and shopping. Utilities  
are at the street. There appears  
to be some survey points but  
buyers are to verify the accuracy  
of the points. Buyers to review  
the CC&Rs and do their own due  
diligence with utility companies  
and city of Newport.



**Open Mondays through Saturdays  
Sundays by Appointment**

All information deemed reliable but not guaranteed.





# Emerald Coast REALTY

P.O. Box 340 Newport, OR 97394 541.283.3591 [www.emeraldcoastrealty.com/newport/](http://www.emeraldcoastrealty.com/newport/)



## COUNTRY LIVING

MLS 22-2196 | \$333,000 | 3 Bed  
1 Bath | 1,312 sqft | 2.59 acres  
If you want affordable country living just on outskirts of Eddyville, this is the place! Cute and cozy, mature landscaping and over 2 acres. Garden to your heart's delight. Perfect place for pets also. Great starter home or second home. About 30 minutes from Newport. Bedroom, bath, living room, kitchen, utility room and dinning room all on the main floor. Hardi-plank on exterior siding.



Terri D. Neimann PhD  
Broker  
Emerald Coast Realty  
Realtor Lic #201237599  
Cell (503) 812-0191



## PRICE REDUCED

MLS 22-760 | \$515,000 | 4 Bed | 3 Bath  
2,695 sqft | 459 NW 11th Pl, Toledo  
Seller to pay up to \$5,000 toward buyer's closing costs. Two for one – the downstairs can easily be turned into an apartment, which has its own door to exterior. Buyer to check with city and county for possibility of rental for downstairs. Nestled in a private, quiet corner of one of Toledo's lovely neighborhoods, you will find a peaceful setting for this spacious home that includes two fireplaces, formal dining room, kitchen nook, plenty of living space and much more! Meander over upper and lower deck spaces with your cup of coffee and sit under the gazebo and listen to the little brook. The home sits on two lots. Enjoy parties and barbeques outside on one of the many patio/deck spaces. Room for RV or boat parking. Room for garden.

WE KNOW THE COAST!





# Emerald Coast

## R E A L T Y

10521 HWY 101, Seal Rock, OR 97394 541.283.3589 [www.emeraldcoastrealty.com/seal-rock/](http://www.emeraldcoastrealty.com/seal-rock/)



### MUST SEE CRAFTSMAN HOME

MLS22-1590 | \$595,000 | 2 bedroom | 1 bath | 1455 sqft

If tranquility and privacy is what you're looking for then this property could be the one. From the sprawling forest and meadows to the pristine creek, this Craftsmen home is nestled on 14.09 acres. There are 20-foot cathedral ceilings in the living room and primary bedroom. With a large shop/greenhouse and a shed with a deck, there's plenty of room for storage, gardening and hobbies. One acre dog proof fenced area around the home. While taking in nature at its finest treat yourself to a soak in the hot tub or enjoy a meal under the covered back deck. 444 additional square feet across three balconies surrounding the home as well. This home has endless possibilities and a must see.



Pam Mugleston  
GRI, ABR  
Broker License  
#940600295  
541.270.7998

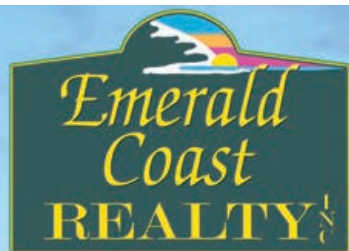


Devin Bratset  
Broker License  
#201246899  
925.200.4446



Team Hasslehuhn  
Robert & Jackie  
Broker License  
#201231701 Robert  
Broker License  
#201231687 Jackie  
530.510.1724

WE KNOW THE COAST!



## **Emerald Coast Waldport Team**

**YOUR LOCAL EXPERTS WITH INTEGRITY  
WE KNOW THE COAST!**



**JONI BIRON**

*Broker, GRI, 30 yrs experience*

**541-961-0878**

[jbiron@peak.org](mailto:jbiron@peak.org)



**NICHOLE ANDERSON**

*Broker, 12 yrs experience*

**541-270-4601**

[nichole.emeraldcoast@gmail.com](mailto:nichole.emeraldcoast@gmail.com)



**RICH HOFFMAN**

*Broker, GR, ABR, SRES,  
5 yrs experience*

**602-432-7067**

[richhoffman54@gmail.com](mailto:richhoffman54@gmail.com)





Looking to buy or sell? Call the Waldport Team today!



**MLS#22-2146**  
**\$650,000 PENDING**  
 Contingencies  
 3 bedrooms 2.5 bath  
 2340 sqft  
 Yachats Cape Cod home  
 with small views & close

access to town, bay and beaches! Amenities include Wainscoting, granite countertops, woodstove & pellet stove PLUS hot tub room covered porch and decks. Main living all on one level including main bedroom & bath. Second level offers 2 bedrooms a full bath office & den. All appliances included. Beautiful yard and landscaping plus home is on city services. Easy to show and your buyers will enjoy seeing this home!



**MLS#22-2109**  
 3 bedroom 2 baths  
 1677 sqft  
**\$605,000**  
 New construction (True  
 Built) Windham Style  
 single Level Home. Open

floor plan with new appliances included plus attached 2 car garage on 1.10 acres with a creek! Property close to Driftwood State Park and beaches! Projected completion date November 2022. Do not enter home. APPOINTMENT NECESSARY.



**MLS#22-2168**  
 2 bedrooms 1.5 baths  
 1320 sqft  
**\$425,000**  
 Cute & Cozy Canal Front  
 with Deep River Access  
 to the Alsea River. This

home offers 1,320 sq. ft. 2 Bed 1.5 bath delightful views, certified wood stove, ductless heat pump for heating & cooling, dock and slip plus outdoor covered deck. Views from kitchen & main bedroom. Located on .20 acres with double car garage and breezeway this is perfect for a primary home or fishing retreat. Close to town and beaches yet out of the coastal weather. All furnishings available outside of escrow. Easy to show with notice.



**MLS#22-1962**  
**\$410,000**  
 Look no more for this  
 private RIVER VIEW 3.46-  
 acre property. All utilities  
 are in including well and  
 2 Bed. septic in PLUS 24

x 40 two story RV garage with storage and loft. Building is heated with a 13 Ft. door and washer and dryer plus property offers RV spot with full hook-up including cable & phone. Many possibilities for this property! Even room to build your dream home. Located close to beaches, town and great fishing. No drive-bys please.

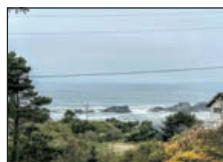


**MLS#22-1907**  
**\$600,000**  
 1 bath 2760 sqft  
 Located in the downtown  
 area of Waldport is this  
 well maintained 2,760  
 commercial building and  
 turnkey business, "Carpet Tech," a well-known and lu-  
 crative business and sellers are willing to help transition  
 new owners. Large space for storage with loading dock,  
 ample parking plus forklift included in price. Sellers are  
 interested in selling it as a package. Talk to me about  
 your or your clients' thoughts and needs. Close to Bay,  
 visible from Alsea Hwy and on city services. Shown by  
 appointment only please allow 24 hr. notice if possible and  
 a listing broker must accompany.



**MLS#22-1072**  
**\$269,000**  
 Rare find 50 x 200 m/l  
 Bay front property with  
 Bay & Bridge View along  
 with easy access. Located  
 in town with city services

available. Waldport does welcome vacation rentals. In town close to port docks all shopping and restaurants. Please check with city on zoning and uses. Please read private remarks.



**MLS#22-2128**  
**Pending**  
**Continue to Show**  
 2 bedrooms 2 baths  
 2065 sqft  
**\$669,000**

Spectacular Ocean &  
 Rocky views to astound you from this 2 Bed 2 Bath plus  
 bonus room 2,065 sq. ft. split level home located on .16-  
 acre end of road privacy. Appliances included in price,  
 propane fireplace for cozy moments and did I mention  
 views from most rooms! Attached 2 gar garage this home  
 is ready for your ideas to make it your home. Seller is in  
 process of packing & clean up. Please allow 1 hr. notice  
 to show.



**MLS#22-1106**  
**\$85,000**  
 Flat buildable .14-acre  
 Canal Front lot located  
 west side with easy beach  
 and bay access. Enjoy the  
 wonderful wildlife and

views. Septic approval with stake out. Site built or MH  
 homes are welcome. Enjoy all the amenities Bayshore  
 has to offer.

## RIVER FRONT



MLS# 22-2176

10990 Chance Road | Tillamook  
3 bedroom | 2.5 baths | 2,397 sq ft  
2 car garage attached | 7.73 acres  
Ranch style home with Trask River front property.  
Beautiful quartz counter tops in kitchen and bathrooms.  
Large 30x30 detached shop  
Enjoy the scenery and tranquility from your river view back patio that stretches the entire length of the home.

## OCEAN FRONT



MLS# 22-1372

2235 NW Inlet Ave | Lincoln City  
5 bedrooms | 2.5 bathrooms | .32 acres  
Breathtaking ocean views from almost every room with an abundance of windows and natural light. Stunning landscape, large bonus room, granite countertops and stainless steel appliances. Large backyard with deck for 180 degrees of views.

## LAKE FRONT



MLS# 22-977

3242 NE 30th Drive | Lincoln City  
3 bedrooms | 2 bonus rooms  
2.5 bath | .21 acres  
Breathtaking views of Devils Lake. Enjoy your own private dock with almost 80 feet of lake frontage with rip rap seawall. Custom kitchen with quarter counters, commercial gas range, copper hood and sink with custom cabinets. Large decks with a gazebo, floor to ceiling gas fireplace and beautiful new flooring. Multiple skylights and new windows to enjoy all the views.



Dennis Regen  
Principal Broker  
541-992-2177



Jill Hurd  
Broker  
541-992-1672



Korey Hazard  
Broker  
541-961-7519



Kassidi Henderson  
Broker  
801-949-7173

3891 HWY 101, LINCOLN CITY, OR | 541-994-4169 | 800-462-0197  
TEAMREGEN@TEAMREGEN.NET | WWW.DENNISREGEN.COM

All information from sources deemed reliable but are not guaranteed and are subject to change

## TEAM REGEN

**TAYLOR** &  
**TAYLOR**  
REALTY COMPANY





# TAYLOR & TAYLOR

THE ALDRICH GROUP

MLS # 22-2191 | 1040 NE 6th St, Newport, OR 97395 | \$695,000

4 bedroom | 3 total bath | 2,762 square feet | .18 acres | Built 2006



Large view of the ocean with 24-foot vaulted ceilings. The home also features a wall of windows, beautiful slate entry, bamboo flooring and a huge garage for a car collector, shop or hobbies.



Gerald Aldrich  
Principal Broker  
541-706-1710  
rebroker.geraldaldrich@gmail.



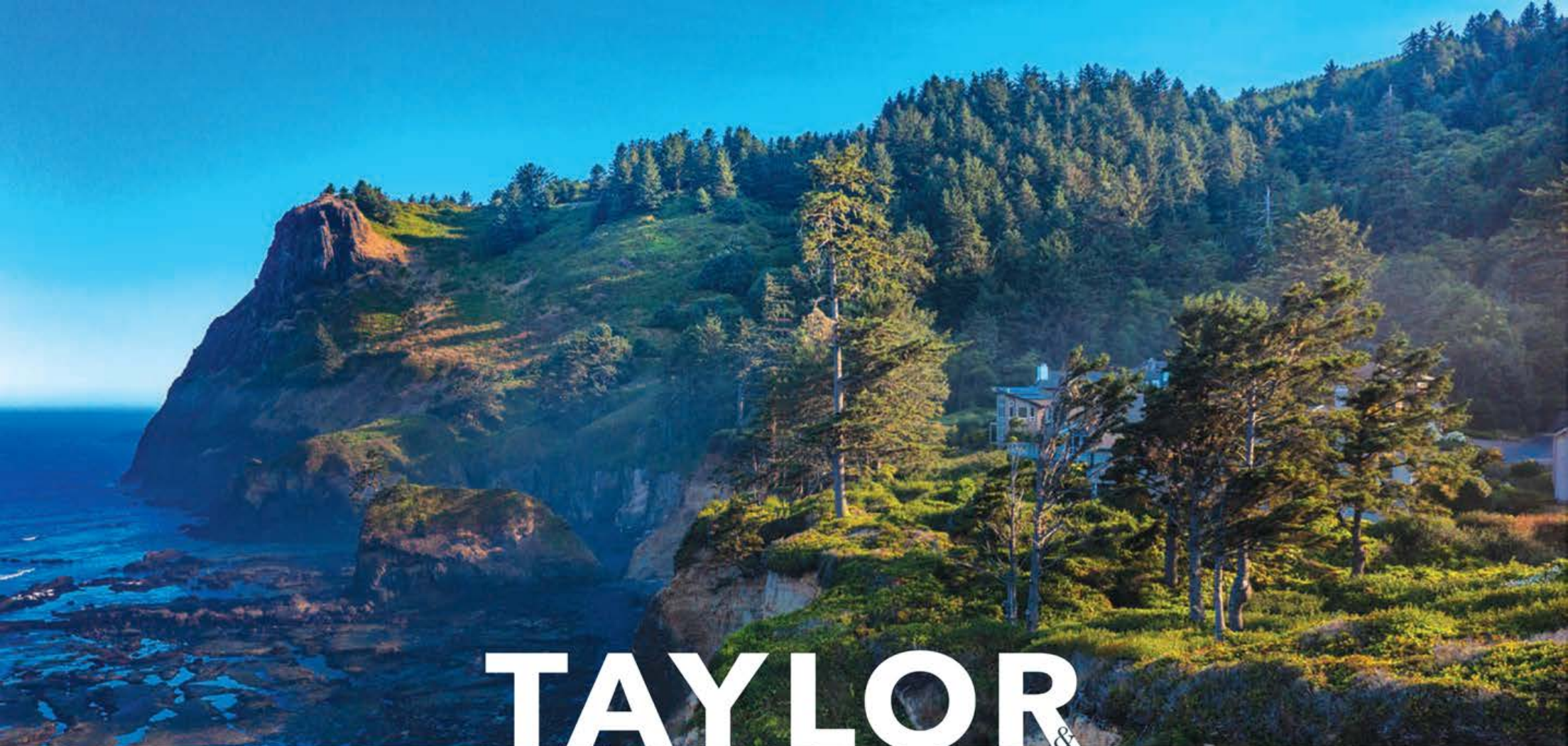
Karol Aldrich  
Principal Broker  
541-771-1144  
broker.karol@gmail.com



Sean Corbett  
Broker  
949-244-8763  
scorbett341@gmail.com

3891 U.S. Highway 101, Lincoln City, OR | 541-994-9111





# TAYLOR & TAYLOR

## REALTY COMPANY

Our mission is to provide superior real estate service on the central Oregon coast to our valued clientele through professional dedication, excellence, and commitment to client satisfaction.


541-994-9111

800-462-0197

[realestatelincolncity.com](http://realestatelincolncity.com)







We only use high quality acid free materials  
that will protect your artwork for generations

Custom Frames • Art • Shadow Boxes • Diplomas  
Military and Sports • Memorabilia • Mirrors

Thousands of frame samples to choose from

# Folsom

FRAME & ART

4157 NW Hwy 101 #205

Lincoln City, OR 97367

541.614.0955

[folsomframe.com](http://folsomframe.com)

[dave@folsomframe.com](mailto:dave@folsomframe.com)



# LIVE THE LIFE YOU'VE ALWAYS DREAMED OF AT THE COAST

 ★★★★★  
reviews

"...quick action from knowledgeable agents."

"...communication was prompt and thorough."

"...a real asset to the coastal area."

"...always on top of every situation during the sales process."

"...negotiated a killer price for me."

"...continues to be there with any questions  
we've had since closing."



**Mackenzie Folkerts**

541.961.8674  
LIC#201235968  
mackenzie@theopt.com



**Maria Hoffman**

541.921.3272  
LIC#201219477  
maria.hoffman@theopt.com



**Michael Kessinger**

415.342.4851  
LIC#201208522  
michael.kessinger@theopt.com

**You've got options. We've got experts.**  
theopt.com



A close-up photograph of a person's hand holding a smooth, heart-shaped rock. The rock is dark green with some yellowish-brown speckles. The background is a blurred beach scene with dark sand and some small rocks.

# ROCK YOUR WORLD

You're either in the know or wish you were in the know. The know about what? Gems on the central Oregon Coast.

Lincoln City is a heaven for a rockhounds.

What's a rockhound? Well, it's only the best hobby in the whole wide world and your new backyard is one of the world's most beautiful, easily accessible and productive rockhounding sites in the United States.

Firstly, it's one of the only state parks in the United States where you can rockhound if you follow a few simple rules:

- Collect no more than one gallon per day, up to 3 gallons per year of

seashells, agates, jasper, fossils, crystals and other finds for personal use only

- No digging in the cliffs or bedrock.

It's so simple!

How does one find these shore treasures? It's as simple as looking down.

First things first: check the tides. Our falling or outgoing tides are best, a few hours ahead of low tide is a great time to aim for.

Next, what time of year is it? The best season to hunt is winter through spring but you never know what the ocean will expose on any given day. The more sand on the beach the more you will want to look around land

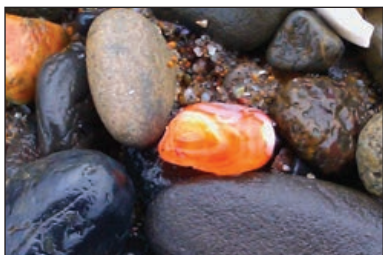
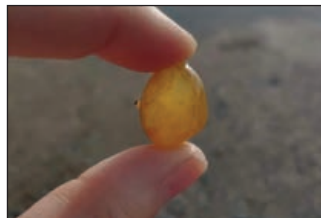
forms and where creeks and rivers enter the ocean pretty rocks.

So, what are we looking for?

A popular treasure are beach agates, a translucent form of micro quartz crystal which glows when placed in front of a light source. You find them with this same feature, walk on the beach with the rocks between you and the sun and they will glow.

Want a guided experience?

Meet up with Laura from Rock Your World partnered with Explore Lincoln City for a Beachcombing Experience or book a private tour during rockhounding season at [www.rockyourworldgems.com](http://www.rockyourworldgems.com)



*Top: A lucky beachcomber displays his finds.*

*Above left: An orange micro quartz.*

*Above center: A blue black agate.*

*Above right: A golden micro quartz.*

*Left: An orange and yellow and striped carnelian agate.*

*- By Laura Joki*



# SELLING YOUR HOME?



BEFORE

AFTER

"I was desperate for help with my garden park area. The timeline was short as I was listing my home for sale. What a good choice I made. Gregg and his OFG crew really came through for me and did an excellent job!"  
Thank you very much,  
Terria, Pacific City

\*Home sold within a few days

WE SPECIALIZE IN CURB APPEAL.  
LANDSCAPE. MAINTENANCE. SERVICE.



NO ONE WORKS HARDER THAN OREGON'S FINEST GARDENER!  
541.300.2619 ✨ [OREGONSFINESTGARDENER.COM](http://OREGONSFINESTGARDENER.COM)

# ADVANTAGE

## Real Estate

205 E. Olive Street, Newport, OR 97365 • 541-265-2200



**FREDDY SAXTON**  
Broker/Owner, e-PRO,  
CRS, GRI, C2EX



**BONNIE SAXTON**  
Broker/Owner,  
CRB, CRS, GRI



**TIM MYRICK**  
Broker, ABR, CRS, GRI



**TAMMY GAGNE**  
Broker, ABR, CRIS



**K. SCARLETT KIER**  
Broker, CRS, GRI, C2EX



**BARBARA LEPINE**  
Broker



**ARJEN SUNDMAN**  
Broker



**AUDRA POWELL**  
Broker, GRI, CRS, PSA



**WENDY BECKER**  
Broker, ABR



**LEVI GROVE**  
Broker



**TONY HOLLY**  
Broker



**BRIDGETTE BOEKHOUT**  
Broker, C2EX, AHWD



**RUSSELL TAYLOR**  
Broker



**MARILYN GROVE**  
Broker



**JOAN DAVIES**  
Broker



**RANDY OLSEN**  
Broker



**TAUNYA FOSTER**  
Broker



**ISAAC LOWE**  
Broker

Our Brokers are honored to be serving Lincoln County with more than 250 years of combined real estate experience.

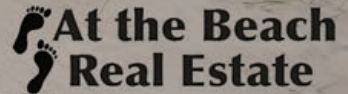


**"Let our experience be your advantage!"**

All MLS listings and sales are on our website at [www.AdvantageRealEstate.com](http://www.AdvantageRealEstate.com)



Our expertise ensures our clients fulfill  
their dreams of living on the Oregon Coast



At The Beach Real Estate 2140 NE HWY 101 Suite A, Lincoln City, OR 97367  
Office 541-994-1156 Fax 541-994-1158



# NEED HELP BUYING YOUR FIRST HOME?



- No money down programs available through USDA & VA for the qualified borrower
- Conventional loan products available with as little as 3% down, gift funds are allowed for down payment
- Lender paid mortgage insurance options available with qualifying products
- Benchmark works with clients to close when it is convenient for YOU
- Lender paid closing costs available
- Non-occupant co-signers allowed on qualified FHA and conventional loans



Deanne L. Taylor

Branch Manager

NMLS# 92342

503-714-8249 - Office

[deanne.taylor@benchmark.us](mailto:deanne.taylor@benchmark.us)

<https://deannetaylor.benchmark.us/>

650 NE Holladay St. Ste. 1600 Office 1628

Portland, OR 97232





# WE'RE MAKING HOME LOAN DREAMS COME TRUE

Remodeling your home or ready to buy a new house? Our Mortgage Lending team is ready to assist with all your mortgage needs.



Cash-out mortgage refis



Mortgage loans



Friendly, local service

Apply for a mortgage loan or refinance today!



[fibrecu.com/mortgage](https://fibrecu.com/mortgage)



Social Media



[fibrecu.com](https://fibrecu.com)  
866.901.3521





*By Lincoln City artist and photographer Don Johnson*



