



## NOTICE OF HEARING

July 11, 2024

Justin Miller & Tracy Gabriel  
20098 E Alder Dr.  
Sandy, OR 97055

**RE::** County of Clackamas v. Justin Miller & Tracy Gabriel  
**File:** V0000124

**Hearing Date:** August 27, 2024

**Time:** This item will not begin before 9:30am however it may begin later depending on the length of preceding items.

**Location:** Hearing will be held by virtual Zoom meeting. Please see attached information regarding the process for the Zoom meeting.

Enclosed you will find the following:

1. Notice of Rights
2. Copy of Complaint and Request for Hearing

You **must** appear at the time set forth in this Notice of Hearing or the relief requested in the **Complaint** may be **granted against you by default**.

**You can access the complete hearing packet at <https://www.clackamas.us/codeenforcement/hearings>**

You may contact Jennifer Kauppi, Code Compliance Specialist for Clackamas County at (503) 742-4759, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

## STATEMENT OF RIGHTS

1. **Prior to the Hearing.** You have the right to make the following requests:
  - (A) You can request the opportunity to review public records and to talk to County staff about the violations or request a subpoena for that purpose if the County does not allow you to do so.
  - (B) You can request that the Hearings Officer postpone the hearing for good cause by writing the Hearings Officer at least 7 calendar days prior to the scheduled hearing date.
  - (C) You can request that the Hearings Officer decide the matter based exclusively on written materials from the parties or conduct the hearing by phone.
2. **Procedure.** The hearing will be governed by general rules of procedure designed to allow you to hear and confront the evidence against you, and for you to present evidence favorable to you. You are not required to present any evidence, the burden is on the County to establish by a preponderance of the evidence that a violation exists, or existed. Either party may, at their own expense, obtain an attorney to represent them at the hearing. If you wish to be represented by an attorney they need only notify the County and the Hearings Officer in writing of their intent to appear on your behalf. The County will present evidence first, and then you may question that evidence. You may then present your own evidence, if you wish, and the County may question your evidence. Testimony by witnesses is evidence. The Hearings Officer may inquire into any facts that are relevant to the hearing and may question the parties or witnesses about the case. Evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their serious affairs shall be admissible.
3. **Record of Proceedings.** An audio record will be made of the proceedings when a hearing is conducted. The audio record is available through the Clackamas County Code Enforcement Section and is available to you upon request.
4. **Hearings Officer.** The Hearings Officer is an independent contractor paid by the County to conduct hearings and render decisions. He/she is not a County employee. His/her function is to preside over the hearing, make a record of proceedings, consider admissible evidence, and interpret and apply the law. After the hearing is closed the Hearings Officer will enter written findings of fact, conclusions of law, and any Order deemed proper. If a violation is proven, then the Order may include civil penalties, fines, administrative fees, or may require the respondent to take certain actions, or refrain from certain actions. An Order issued by the Hearings Officer may be a Final Order or Continuing Order. The Hearings Officer's Order is the final decision of the County, and may be appealed pursuant to Oregon law. The Hearings Officer for Clackamas County is:

**Carl Cox**  
**Attorney at Law**  
**14725 NE 20<sup>th</sup> Street, #D-5**  
**Bellevue, WA 98007**
5. **Right to Recess.** If, during the course of the hearing, Respondent or the County requests a recess or postponement, or additional time to present crucial evidence, the Hearings Officer may allow a continuance of the hearing for good cause. The Respondent may also request that the proceeding be continued after the end of the hearing if the Respondent determines that additional evidence should be brought to the attention of the Hearings Officer.
6. **Right to Appeal.** The Final Order of the Hearings Officer shall set forth the right of the respondent to appeal any adverse Order. Appeal may be taken pursuant to Section 2.07.130 of the Clackamas County Hearings Officer Code, and Oregon Revised Statute 34.010-34.100. If appeal is taken, appellant is responsible for all costs of appeal including preparation of transcript.



You must have access to the internet or to a telephone line to use the Zoom platform. A Zoom invite has been sent to [pixiechildcare@gmail.com](mailto:pixiechildcare@gmail.com) a copy of the link is provided below.

If you would like to present evidence at the Hearing please email or mail your evidence to Jennifer Kauppi at 150 Beaver Creek Rd, Oregon City, Oregon 97045, **no later than 4 working days prior to the hearing**. Staff will number your evidence for the hearing and provide the numbered documents to the Hearings Officer and send them back to you for reference.

If you are unable to participate in a hearing through the Zoom platform please contact Jennifer Kauppi at 503-742-4759 **within 3 calendar days of receipt of the Notice of Hearing**.

If you do not know how to use Zoom, please Google "how to use Zoom" and there are many interactive guides on the internet.

**If you experience difficulties connecting to the Zoom hearing before your scheduled start time, please call 503-830-9960 for assistance.**

#### Zoom invite

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://clackamascounty.zoom.us/j/85934086218?pwd=udIxNNYYKGallf89aehaGOYeRM2yMt.1>

Passcode: 161050

Or One tap mobile:

+17193594580,,85934086218# US

+12532050468,,85934086218# US

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 408 638 0968 or +1 669 444 9171 or +1 669 900 6833 or +1 646 931 3860 or +1 689 278 1000 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 876 9923

Webinar ID: 859 3408 6218

## Department of Transportation and Development

### **Nondiscrimination Policy:**

The Department of Transportation and Development is committed to non-discrimination. For more information go to:

[www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination), email [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us) or call (503) 742-4452.

### **¡LE DAMOS LA BIENVENIDA!** Spanish

El Departamento de Transporte y Desarrollo está comprometido con la no discriminación. Para obtener más información, visite: [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination), envíe un correo electrónico a [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us) o llame al 503-742-4452.

### **ДОБРО ПОЖАЛОВАТЬ!** Russian

Департамент транспорта и развития инфраструктуры стремится к соблюдению политики недопущения дискриминации. Для получения дополнительной информации посетите веб-сайт: [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination), отправьте письмо на адрес эл. почты [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us) или позвоните по телефону 503-742-4452.

### **欢迎!** Chinese (Mandarin)

交通和发展部致力于实现非歧视。如需了解更多信息，请访问 [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)，发送电子邮件至 [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us) 或致电 503-742-4452。

### **CHÀO MỪNG!** Vietnamese

Bộ Vận Tải và Phát Triển cam kết thực thi chính sách không phân biệt đối xử. Để biết thêm thông tin, vui lòng truy cập trang mạng:

[www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination), gửi email đến [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us) hoặc gọi điện thoại theo số 503-742-4452.

### **환영합니다.** Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)을 참조하거나 이메일 [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us), 또는 전화 503-742-4452번으로 연락 주십시오.

BEFORE THE COMPLIANCE HEARINGS OFFICER  
for the  
CLACKAMAS COUNTY BOARD OF COMMISSIONERS

COUNTY OF CLACKAMAS,

Petitioner,

v.

JUSTIN MILLER III  
AND TRACY GABRIEL

Respondents.

File No: V0000124

COMPLAINT AND REQUEST FOR HEARING

I, Jennifer Kauppi, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondent's mailing address is: 20098 E Alder Dr., Sandy, OR 97055.

2.

The address or location of the violation(s) of law alleged in this Complaint is:

20098 E Alder Dr., Sandy, OR 97055 also known as T2S, R6E, Section 19CD, Tax Lot 01403, and is located in Clackamas County, Oregon.

3.

On or about the 30th day of January, 2024 and on the 20<sup>th</sup> day of May, 2024 the Respondents violated the following law, in the following way:

- a. Respondents violated the Clackamas County Building Code, Chapter 9.02.040 by failing to obtain approved permits and approved final inspections for a detached garage with rain drains built on the subject property. This violation is a Priority 1 and Priority 4 violation pursuant to the Clackamas County Violation Priorities.

4.

The Department initiating this procedure is the Code Enforcement Section of the Department of Transportation and Development.

5.

Notice of the violation was given to Respondents in the following manner: Violation Notice and Citation and Complaint 2400001 was mailed via first class mail on January 30, 2024 and May 20, 2024. A copy of the notice document is attached to this Complaint as Exhibit C and Exhibit D, and incorporated by this reference.

6.

Based on these allegations, petitioner requests that a hearing be set in this matter.

Petitioner seeks an Order from the Hearings Officer granting the following relief:

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to immediately abate the violation and bring the property at issue into compliance with all laws, and permanently enjoining Respondents from violating these laws in the future;
2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondents for each violation, within the range established by the Board of County Commissioners. Said range for a Building Code Priority 1 violation being \$750.00 to \$1,000.00 per occurrence as provided by Appendix B to the Clackamas County Code. Said range for a Building Code Priority 4 violation being \$100.00 to \$1,000.00 per occurrence as provided by Appendix B to the Clackamas County Code.
3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code;

4. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to reimburse the County for any expense the County may incur in collection of any penalties, fines or fees that may be imposed:

and

5. Ordering any other relief deemed reasonably necessary to correct the violations.

DATED THIS 10 day of July, 2024.



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Jennifer Kauppi  
Code Enforcement Specialist  
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

JUSTIN AND TRACY MILLER III

Respondents.

File No.: V0000124

STATEMENT OF PROOF

History of Events and Exhibits:

January 2, 2024	Clackamas County received a complaint an occupied recreational vehicle and a garage built without permits.
January 3, 2024 Exhibit A	Correspondence was sent to the Respondents regarding the alleged violations.
January 29, 2024 Exhibit B	I conducted a site inspection and confirmed the violations existed on the subject property.
January 30, 2024 Exhibit C	A Notice of Violation was mailed to the Respondents with a deadline of March 1, 2024 to abate the violations.
February 9, 2024	Tracey contacted me by phone regarding the Notice of Violation that they had received in the mail. She was under the impression the contractor had obtained a permit.
March 18, 2024	I met with Justin on the subject property. The recreational vehicle was being repaired and was not occupied. I also discussed the requirement of obtaining permits for the garage.
May 20, 2024 Exhibit D	I reviewed County records and found no permits had been submitted to either permit the garage or a demolition permit to remove the garage. Citation 240001 was issued for the Priority 1 and Priority 4 Building Code violation. The citation was sent first class mail and was not returned to the County. This citation remains unpaid.
July 8, 2024	This matter was referred to the Hearings Officer.



If the Compliance Hearings Officer affirms the County's position that a violation of the Building Code, Title 9.02.040 (C)(E) exists, the County may request a Continuing Order in this matter recommending the following:

- The Respondents be ordered to bring the property into compliance with the Building Code within 30 days of the date of the Order by obtaining all required permits and approved final inspections for the detached garage or obtain an approved demolition permit to remove the detached garage and plumbing permit to decommission the rain drains. Submit payment on the permits within ten days of being notified by the building department and obtain a final approved inspection within 30 days of permits being issued.
- Code Enforcement to confirm compliance of the above item and the County will submit a Post Hearing Status Report. The report will be sent to the Compliance Hearings Officer and to the Respondents.
- The report may include the following recommendations:
- The imposition of civil penalties for the Building Code violation of up to \$2,000.00 for date cited May 20, 2024.
- The Administrative Compliance fee to be imposed from January, 2024 until the violation is abated. As of this report the total is \$300.00
- The County requests the Hearings Officer to permanently prohibit the Respondents from violating this law in the future.
- If the Respondents fail to comply with the Hearings Officer's Continuing Order the County will request the Hearings Officer to issue a Final Order and will also request the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.



January 3, 2024

Tracy Gabriel & Justin Miller III  
20098 E Alder Dr.,  
Sandy, OR 97055

**Subject: Alleged Violations of the Zoning and Development Ordinance,  
Title 12, Section 316 and the Building Code, Chapter 9.02.040  
of the Clackamas County Code**

Site Address: 20098 E Alder Dr., Sandy, OR 97055  
Legal Description: T2S, R6E, Section 19CD, Tax Lot 01403

It has come to the attention of Clackamas County Code Enforcement that a garage was built without the benefit of permits.

Additionally, an unauthorized occupied recreational vehicle may be on the above referenced property.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 316 and the Building Code, Chapter 9.02.040 of the Clackamas County Code.

Please contact Jennifer Kauppi, Code Enforcement Specialist, within ten (10) days of the date of this letter in order to discuss this matter.

E-mail address is [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us)

Telephone number is 503-742-4759

*\*Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that a \$75.00 monthly Administrative Compliance Fee will be assessed if a violation has been determined and has not been abated. When a property owner works cooperatively with the County to resolve a confirmed code violation, the County may waive all or part of that fee.*

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**환영합니다.** Korean

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01/29/2024 13:10







**NOTICE OF VIOLATION**

January 30, 2024

Justin Miller III  
Tracy Gabriel  
20098 E Alder Dr.  
Sandy, OR 97055

**SUBJECT: Violation of the Clackamas County Building Code, Title 9.02.040 (C) (E) and Zoning and Development Code Ordinance Title 12, Section 316.03 (A)**

**VIOLATION:** V0000124

**SITE ADDRESS:** 20098 E Alder Dr., Sandy, OR 97055

**LEGAL DESCRIPTION:** T2S, R6E, Section 19CD, Tax Lot 01403 & 01402

This letter serves as notice of a violation of the Clackamas County Code. The violations include:

- Accessory structure built without permits
- Unauthorized occupied recreational vehicle

**VIOLATIONS & HOW TO RESOLVE**

On January 2, 2024, Clackamas County Code Enforcement received a complaint regarding an accessory structure built without permits and an occupied recreational vehicle on the subject property. On January 29, 2024 I conducted a site inspection and confirmed the violation exists. I observed the occupied recreational vehicle in the front yard of the property with utilities running to it. Based on aerial images of the property, the accessory structure that I observed onsite was built between 2021 and 2023. I found no permit for this structure nor did I find land use approval for the occupied recreational vehicle. The accessory structure built without permits and the unauthorized occupied recreational vehicle constitutes a violation of Clackamas County Code, Title 9.02.040 (C)(E) and Zoning and Development Code Ordinance, Title 12, Section 316.03(A). In order to abate the violation(s), you must complete the following **no later than March 1, 2024:**

## Accessory Structure

- Please submit, or have your professional submit, the building permit application(s), technically complete plans and appropriate fee(s) and all construction documents of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the Building code and relevant laws. Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>

**\*\*\*An architect or engineer licensed with the State of Oregon may be required to stamp your drawings and submit stamped calculations for the accessory structure.\*\*\***

- All requests for additional information in order to complete plan review must be responded to within 15 days of being notified.
- The permit(s) must have the fee(s) paid in full within 10 days of your being notified by Building Codes.
- Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).

## Occupied Recreational Vehicle

Occupied recreational vehicles constitute a violation of Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03(A). In order to abate the violations, you must complete one of the following **no later than March 1, 2024**.

- You must cease the unauthorized use until such time you obtain proper land use approval and permits, this use will not be allowed.
  - Please submit a complete land use application for the occupied recreational vehicle and pay appropriate application fees. Should land use be approved, you will have 30 days from the date of approval to complete the conditions of approval of the land use decision. Please be advised that you will be required to connect the recreational vehicle to the existing septic system and other utilities. A septic authorization may be required **or**;
- If the recreational vehicle is operable, currently licensed and registered to a resident of the property, it may remain in **stored condition**. If you wish to store it on site please provide evidence it meets these conditions and schedule a site inspection to confirm.



## **CONTACT INFORMATION**

**Building** – If you have questions concerning permitting requirements please contact the building department at 503-742-4240 or on-line at [bldservice@clackamas.us](mailto:bldservice@clackamas.us).

**Planning** – If you have questions concerning land use requirements please contact the planning department at 503-742-4500 or on-line at [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us).

You may also stop by the Planning, Permitting and Code Enforcement Offices at the Development Services Building, 150 Beaver Creek Road, Oregon City. The lobby is open between the hours of 8:00 a.m. to 4:00 p.m. Monday through Thursday. Our office is closed to the public on Fridays.

If you have any questions my direct telephone number is 503-742-4759 and my email is [jkauppi@clackamas.us](mailto:jkauppi@clackamas.us).



Code Enforcement Permit Specialist  
Clackamas County Code Enforcement

## Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$75 will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or at [codeenforcement@clackamas.us](mailto:codeenforcement@clackamas.us).
4. **Potential Fines and Penalties:** The Clackamas County Code provides for Citation fine amounts of up to \$500 and additional civil penalties imposed by the Hearings Officer of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.
5. **Voluntary Compliance:** Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that when a property owner works cooperatively with the County to resolve a confirmed code enforcement violation, the County may in its discretion waive all or part of the \$75 per month administrative fee.
6. **Non-Compliance may result in a lien upon your property:** Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.
7. **Final Order may be enforced in Circuit Court:** Also, be advised that non-compliance with a Hearings Officer's Order may result in the matter being referred to County Counsel for legal action in Circuit Court which may result in additional penalties or other sanctions.
8. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.

RECORDING REQUESTED BY:  
**Fidelity National Title**  
Company of Oregon

5400 SW Meadows Road, Suite 100  
Lake Oswego, OR 97035

Clackamas County Official Records **2020-069315**  
Sherry Hall, County Clerk 08/26/2020 01:16:01 PM  
D-D Cnt=1 Stn=76 CONNIE  
\$10.00 \$16.00 \$10.00 \$62.00 **\$98.00**

**GRANTOR'S NAME:**  
Sara A. Ferschweiler and Brandon L. Ferschweiler

**GRANTEE'S NAME:**  
Justin E. Miller, III and Tracy Gabriel

**AFTER RECORDING RETURN TO:**  
Order No.: 45142024627-MC  
Justin E. Miller, III and Tracy Gabriel  
20098 E Alder Drive  
Sandy, OR 97055

**SEND TAX STATEMENTS TO:**  
Justin E. Miller, III and Tracy Gabriel  
20098 E Alder Drive  
Sandy, OR 97055

APN: 05012974  
20098 E Alder Drive, Sandy, OR 97055

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Sara A. Ferschweiler and Brandon L. Ferschweiler, as tenants by the entirety as to Parcel I and Brandon Ferschweiler and Sara Ferschweiler, as tenants by the entirety as to Parcel II, Grantor, conveys and warrants to Justin E. Miller, III and Tracy Gabriel, Not as tenants in common, but with the rights of survivorship, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon:

Parcel I: **26E19CD01403** **05012974**

Lots 4 and 5, Block 4, BARLOW TRAIL HOMES, in the County of Clackamas and State of Oregon.

Parcel II: **26E19CD01402** **05012973**

Lots 1, 2 and 3, Block 4, BARLOW TRAIL HOMES, in the County of Clackamas and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$445,000.00). (See ORS 93.030).

**Subject to:**

Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2020-2021.

The Land is within Clackamas County Service District No. 1 and is subject to its levies and assessments.

NOTE: We find no liens of record as of recording for Parcel I.

The Land is within Clackamas County Service District No. 1 and is subject to its levies and assessments.

NOTE: We find no liens of record as of recording for Parcel II.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Fidelity National Title of Oregon 45142024627-08

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: Aug. 25, 2020

Sara A. Ferschweiler  
Sara A. Ferschweiler

Brandon L. Ferschweiler  
Brandon L. Ferschweiler

Brandon Ferschweiler  
Brandon Ferschweiler

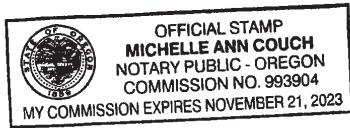
Sara Ferschweiler  
Sara Ferschweiler

State of Oregon  
County of Clatsop

This instrument was acknowledged before me on 8/25/2020 by Sara A. Ferschweiler, Brandon L. Ferschweiler, Brandon Ferschweiler and Sara Ferschweiler

Michelle Ann Couch  
Notary Public - State of Oregon

My Commission Expires: 11/21/2023





Citation No. 2400001

Case No. V0000124

# ADMINISTRATIVE CITATION

Date Issued: May 20, 2024

**Name and Address of Person(s) Cited:**

Name: Justin Miller III  
Name: Tracy Gabriel  
Mailing Address: 20098 E Alder Dr  
City, State, Zip: Sandy, OR 97055

Date Violation(s) Confirmed: On the 20 day of May, 2024, the person(s) cited committed or allowed to be committed, the violation(s) of law described below, at the following address:

Address of Violation(s): 20098 E Alder Dr., Sandy, OR 97055

Legal Description: T2S, R6E Section 19CD, Tax Lot(s) 01403

**Law(s) Violated:**

Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (C)(E)

**Description of the violation(s):**

- 1) Failure to obtain approved permits and approved final inspections for a detached garage.

Maximum Civil Penalty \$1,000.00                      Fine Not subject to fine amount

- 2) Failure to obtain approved permits and approved final inspections for rain drains added to garage.

Maximum Civil Penalty \$1,000.00                      Fine Not subject to fine amount

You may avoid paying the civil penalty by abating the violation(s). If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

I hereby certify under penalties provided by ORS 153.990 that I have reasonable grounds to and do believe that the above person(s) committed or allowed to be committed the violation(s) described on this form.

Citation issued by: Jennifer Kauppi  
Telephone No.: 503-742-4759

Date: May 20, 2024  
Department Initiating Enforcement Action: Code Enforcement

