



NOTICE OF HEARING

September 27, 2023

Nick Duarte
25945 S River Lake Rd.
Estacada, OR 97023

RE:: County of Clackamas v. Nick Duarte
File: V0008023

Hearing Date: October 24, 2023

Time: This item will not begin before 10:30am 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 Diane Bautista, Code Compliance Specialist for Clackamas County at (503) 742-4459, 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 20th 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 copy of the link is provided below.

If you would like to present evidence at the Hearing please email or mail your evidence to Diane Bautista at 150 Beavercreek 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 Diane Bautista at 503-742-4459 **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/85497143018?pwd=eXptbC9QWkwxL2QzK0FUdDRkaIQ3UT09>

Passcode: 295438

Or One tap mobile:

+12532050468,,85497143018# US

+12532158782,,85497143018# US (Tacoma)

Or join by phone:

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

US: +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 +1 719 359 4580 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 or +1 646 931 3860

Webinar ID: 854 9714 3018

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, email 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, envíe un correo electrónico a 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, отправьте письмо на адрес эл. почты 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，发送电子邮件至 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, gửi email đến 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/nondiscrimination을 참조하거나 이메일 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.

NICK DUARTE,

Respondent.

File No: V0008023

COMPLAINT AND REQUEST FOR HEARING

I, Diane Bautista, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondent's mailing address is: 25945 S. River Lake Rd., Estacada, OR 97023.

2.

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

25945 S. River Lake Rd., Estacada, OR 97023, also known as T3S, R4E, Section 29AD, Tax Lot 00501, and is located in Clackamas County, Oregon.

3.

On or about the 7th day of June, 2023 Respondent violated the following law, in the following way:

- a. Respondent violated the Clackamas County Solid Waste and Waste Management Code, Chapter 10.03 by storing inoperable and non-currently licensed vehicles and debris. This violation is a 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 violations was given to Respondent in the following manner: Citation and Complaint #2300080 in the amount of \$200.00 was mailed via first class mail on June 12, 2023. A copy of the notice document is attached to this Complaint as Exhibit E, 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 Respondent to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondent from violating these laws in the future;

2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent for each violation, within the range established by the Board of County Commissioners. Said range for a for Solid Waste and Waste Management, Chapter 10.03 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 Respondent 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 Respondent 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 25th day of September, 2023.



Diane Bautista
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

v.

NICK DUARTE,

Respondent.

File No.: V0008023

STATEMENT OF PROOF

History of Events and Exhibits:

- February 28, 2023 Clackamas County received a complaint regarding occupied recreational vehicles, inoperable and non-currently licensed vehicles and an accumulation of solid waste.
- March 8, 2023 Correspondence was sent to the Respondent regarding potential solid waste and zoning violations.
Exhibit A
- March 22, 2023 I conducted a site inspection and confirmed inoperable and non-currently licensed vehicles and miscellaneous debris. I was unable to confirm occupied recreational vehicles.
Exhibit B
- March 30, 2023 Correspondence was sent to the Respondent for the solid waste code violations with a deadline of April 30, 2023.
Exhibit C
- April 3, 2023 Respondent called me regarding the correspondence he had received. He stated that the recreational vehicles were not occupied. I explained the solid waste screening requirements and the vehicle requirements to abate the violation.
- June 7, 2023 I conducted a site inspection and confirmed solid waste violations remained on site.
Exhibit D
- June 12, 2023 Citation 2300080 was issued for \$200.00 for the solid waste code violations. This citation was not returned to the County. This citation remains unpaid.
Exhibit E
- July 26, 2023 I conducted a site inspection and confirmed solid waste violations remain on site. I spoke to the Respondent's brother and explained that they need to screen any debris and only 2 inoperable or non-licensed vehicles. The remaining vehicles must be licensed and operable or removed to an authorized location. I gave him my card and asked him to have Nick call me as soon as he had abated the violation so that he would not continue to accrue the \$75.00 monthly administrative fees.
Exhibit F

September 13, 2023
Exhibit G

I conducted a site inspection and confirmed the solid waste violations remain on site.

September 25, 2023

The County referred this matter to the Code Enforcement Hearings Officer.

If the Compliance Hearings Officer affirms the County's position by a preponderance of the evidence, the County may request a Continuing Order in this matter recommending the following:

- The Respondent be ordered to bring the property into compliance with the Clackamas County Solid Waste and Waste Management Code within 30 days of the Continuing Order.
 - Remove or screen all solid waste, including but not limited to equipment and furniture; vehicle parts; tires; scrap metal, or any other useless, unwanted or discarded material, or other similar non-putrescible solid waste or waste that is visible from the road or surrounding properties.
 - Remove the inoperable and/or not currently licensed vehicles or render the vehicles, operable and licensed to persons currently residing on the subject property. Screen no more than two (2) vehicles from view of the road and surrounding properties.

Code Enforcement to confirm compliance of the above items 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 Solid Waste Code violations of up to \$1,000.00 for date cited June 7, 2023.
- Payment for Citation 2300080 for \$200.00 issued on June 12, 2023.
- The administrative compliance fee to be imposed from March 2023 until the violations is abated. As of this report the total amount due is \$375.00.
- The County requests the Hearings Officer to permanently prohibit the Respondent from violating this law in the future.
- If the Respondent fails 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.



March 8, 2023

Nick Duarte
25945 S River Lake Rd
Estacada, OR 97023

Subject: Alleged Violations of the Zoning and Development Ordinance, Title 12, Section 316 and the Solid Waste Code, Title 10.03.060 of the Clackamas County Code

Site Address: 25945 S River Lake Rd Estacada, OR 97023
Legal Description: T3S, R4E, Section 29AD, Tax Lot 00501

It has come to the attention of Clackamas County Code Enforcement that an unauthorized occupied recreational vehicle may exist on the above referenced property.

Additionally, that there may be an accumulation of solid waste on the above referenced property, including but not limited to putrescible (household) garbage, inoperable and/or non-currently licensed vehicles and other miscellaneous debris.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 316 and the Solid Waste Code, Title 10.03.060 of the Clackamas County Code.

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

E-mail address is DianeBau@clackamas.us

Telephone number is 503-742-4459

**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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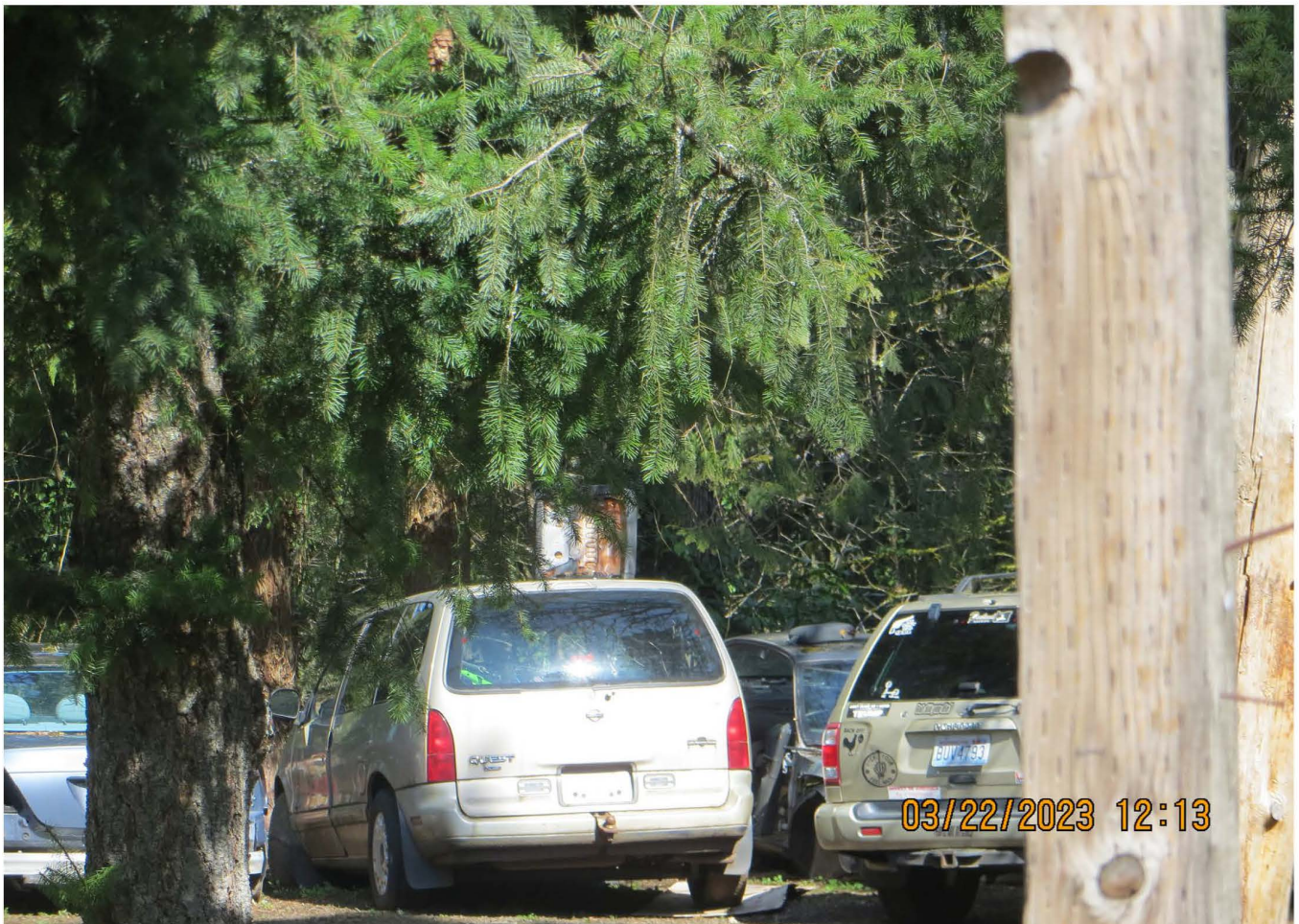
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www.clackamas.us/transportation/nondiscrimination, gửi email đến JKauppi@clackamas.us hoặc gọi điện thoại theo số 503-742-4452.

환영합니다. Korean

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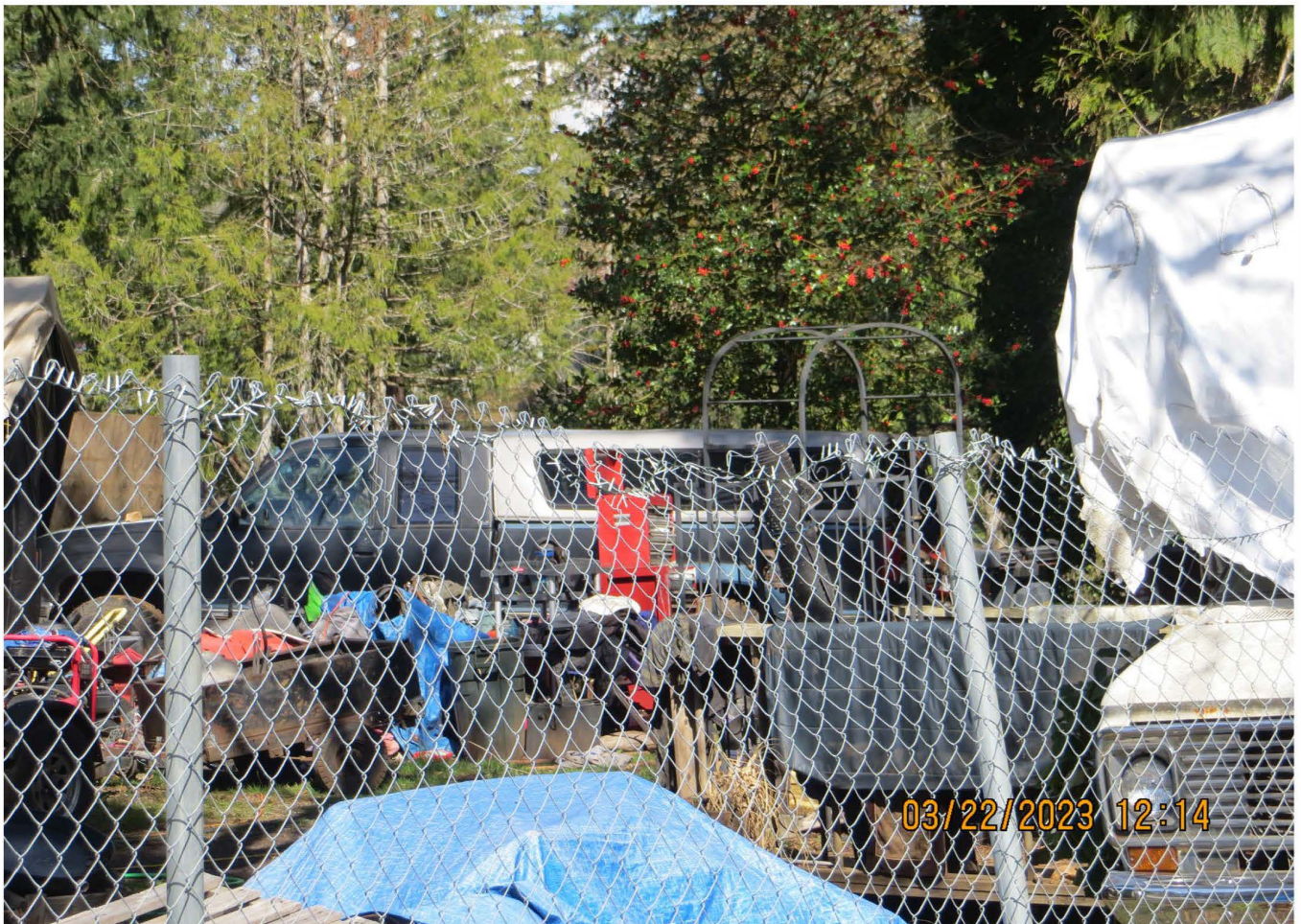
















HOME



Search

Vehicle Information

Make:
COAH

Model:

Year:
1976

Body Style:
MH

Vehicle Id:
CGL33641097
22

Title Number:
1010448538

Title Issued:
14-Apr-2010

Odometer:

Plate Type:
MOTOR HOME

Plate Id:
H101237

Registration Status:
Expired

Registration Expiration:
04-Oct-2008

Farm Number:

Equipment Number:

Length:
24

Weight:



OK



Cross Vehicle Weight: Fuel Type: GASOLINE

Situs Address:

Primary Address:

5291 SE LA MESA WAY MILWAUKIE OR 97267

Mailing Address:

No Insurance Information on File

 Owners

Name	Date of Birth
FEE, HERBERT DAVID	21-Apr-1934

 Security Interest Holders

None on file.



HOME



Search

Vehicle Information

Make:
DIPL

Model:

Year:
1978

Body Style:
MH

Vehicle Id:
M50CA8T502
596

Title Number:
0627649428

Title Issued:
03-Oct-2006

Odometer:

Plate Type:
MOTOR HOME

Plate Id:
HC92345

Registration Status:
Expired

Registration Expiration:
31-Aug-2008

Farm Number:

Equipment Number:

Length:
28

Weight:



Cross Vehicle

Fuel Type:

Weight:

GASOLINE



OK

Primary Address:

13945 BEAVERCREEK RD APT 14 OREGON CITY OR 97045

Mailing Address:

No Insurance Information on File

 **Owners**

Name

Date of Birth

VAUGHT, JACE DANTE

27-Feb-1965

 **Security Interest Holders**

None on file.



March 30, 2023

Nick Duarte
25945 S. River Lake Road
Estacada, OR 97023

SUBJECT: Violation of Clackamas County Solid Waste and Waste Management Code, Title 10, Chapters 10.03.060 (A) and (B)

VIOLATION: V0008023

SITE ADDRESS: 25945 S. River Lake Rd., Estacada, OR 97023

LEGAL DESCRIPTION: T3S, R4E, Section 29AD, Tax Lot 0008023

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

- Inoperable and/or non-currently licensed vehicles
- Accumulation of solid waste

Solid Waste

An accumulation of solid waste constitutes a violation of Solid Waste and Waste Management Code, Title 10, Chapters 10.03.060 (A) and (B), as it provides a condition of unsightliness and is considered a public nuisance. In order to abate the violations, you must complete the following **no later than April 30, 2023**:

- Remove or screen all solid waste, including but not limited to equipment and furniture; vehicle parts; tires; scrap metal, or any other useless, unwanted or discarded material, or other similar non-putrescible solid waste or waste that is visible from the road or surrounding properties.

Inoperable and/or Non-Currently Licensed Vehicles

Inoperable and/or non-currently licensed vehicles constitute a violation of Solid Waste and Waste Management Code, Title 10, Chapters 10.03.060 (A) and (B), as it provides a condition of unsightliness and is considered a public nuisance. In order to abate the violations, you must complete the following **no later than April 30, 2023**:

- Remove the inoperable and/or not currently licensed vehicles from the subject property, **and/or**;
- Render the inoperable and/or currently unlicensed vehicles, operable and licensed, **and/or**;
- Place the inoperable and/or not currently licensed vehicles inside a permitted structure, **and/or**;
- Screen no more than two (2) vehicles from view of the road and surrounding properties, in accordance with the minimum screening requirements of the code (see Title 10.03.060 (C)). Please note: placing vehicles under tarps or tarp structures does not remedy the violation.

If you have any questions my direct telephone number is 503-742-4459 and my email is dianebau@clackamas.us.

ITEMS INCLUDED IN THIS PACKET

1. Violation Letter
2. Required Notice of Fines and Penalties



Diane Bautista
Code Enforcement 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.
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.

Clackamas County Official Records
Sherry Hall, County Clerk

2017-025317

04/17/2017 08:51:01 AM

D-D Cnt=1 Stn=0 JANIS
\$25.00 \$16.00 \$10.00 \$22.00

\$73.00

This Instrument Prepared By:
Curphey & Badger PA
25400 US Hwy 19 North, Suite 236
Clearwater, Florida 33763

**Return To &
Mail Tax Statements To:**
Nick L. Duarte
25945 S River Lake Rd.
Estacada, OR 97023

Tax Parcel ID#: 00950732
Order #: 11060-234899
Ref #: IR1701EM026369

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ZERO AND 00/100 DOLLARS (\$0.00) and NO other good or valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, between NICK L. DUARTE a/k/a NICK DUARTE and DEBORAH SMITH, as "Grantor", does hereby remise, release, and forever quitclaim unto, NICK L. DUARTE, an unmarried man, hereinafter "Grantees", whose address is 25945 S River Lake Rd., Estacada, OR 97023, the following lands and property, together with all improvements located thereon, lying in the County of Clackamas, State of Oregon to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Parcel ID: 00950732
Commonly known as: 25945 S River Lake Rd., Estacada, OR 97023

This instrument will 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 approved uses and to determine any limits or lawsuits against farming or forest practices as defined on ORS 30.930.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantor.

SUBJECT to all easements, right-of way, protective covenants and minerals reservations of record, if any

The true consideration for this conveyance is \$ 0 (Here comply with the requirements of ORS 93.030).

TO HAVE AND TO HOLD same unto Grantees and unto Grantees' assigns forever, with all appurtenances thereunto belonging.

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

Taxes for tax year _____ shall be ___ prorated between Grantor and Grantees as of the date selected by Grantor and Grantees, or ___ paid by Grantees, or ___ paid by Grantor.

The property herein conveyed ___ is not a part of the homestead of Grantors, or ___ is part of the homestead of Grantors.

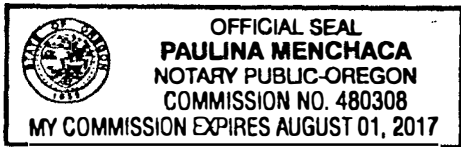
WITNESS Grantor's hand this the 5 day of APR 16, 2017.

Nick L. Duarte
NICK L. DUARTE a/k/a
NICK DUARTE

This instrument will 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 approved uses and to determine any limits on lawsuits against farming or forest practices as defined or ORS 30.930.

STATE OF Oregon
COUNTY OF Clackamas

This instrument was acknowledged before me on 04/05/2017 (date) by NICK L. DUARTE a/k/a NICK DUARTE.



Paulina Menchaca
Notary Public
Paulina Menchaca
Print Name

My Commission Expires: 08/01/2017

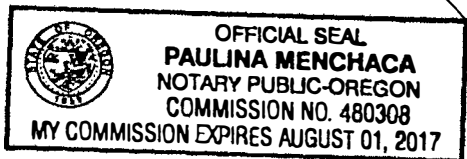
WITNESS Grantor's hand this the 5 day of April, 2017.

Deborah Smith
DEBORAH SMITH

This instrument will 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 approved uses and to determine any limits on lawsuits against farming or forest practices as defined or ORS 30.930.

STATE OF Oregon
COUNTY OF Clackamas

This instrument was acknowledged before me on 04/05/2017 (date) by DEBORAH SMITH DOMESTIC.



Paulina Menchaca
Notary Public
Paulina Menchaca
Print Name

My Commission Expires: 08/01/2017

* see attached

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents, no boundary survey was made at the time of this conveyance.

Acknowledgment in an Individual Capacity

State of OREGON

County of Clackamas

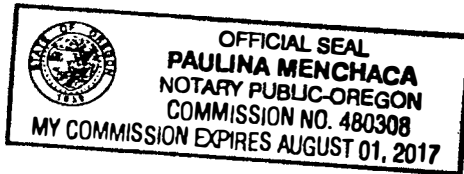
This record was acknowledged before me on (date) April 5th, 20 17 by

(name(s)) of individual(s) Deborah Smith

Paulina Menchaca

Notary Public - State of Oregon

Official Stamp



Document Description

This certificate is attached to page 2 of a Quick Claim Deed (title or type of document), dated April 5, 20 17, consisting of 2 pages.

EXHIBIT "A"

34E29AD00501

00950732

THE LAND REFERRED TO IN THIS POLICY IS SITUATED IN THE STATE OF OREGON,
COUNTY OF CLACKAMAS, AND DESCRIBED AS FOLLOWS:

LOTS 1072 THROUGH 1082, INCLUSIVE, LOTS 1100 THROUGH 1110, INCLUSIVE, AND THE **pt**
EAST ONEHALF OF LOTS 1083 AND 1111, THIRD MAP OF ESTACADA LAKE, COUNTY OF
CLACKAMAS AND STATE OF OREGON.

TOGETHER WITH THAT PORTION OF VACATED SOUTH CARMINE ROAD, WHICH INURED **rest**
THERE TO BY ORDER NO 88-605, RECORDED JULY 13, 1988 AS RECORDER'S FEE 88-028195.

APN: 00950732

Commonly known as: 25945 S River Lake Rd, Estacada, OR 97023

djs























Citation No. 2300080

Case No. V0008023

ADMINISTRATIVE CITATION

Date Issued: June 12, 2023

Name and Address of Person(s) Cited:

Name: Nick Duarte
Mailing Address: 25945 S. River Lake Road
City, State, Zip: Estacada, OR 97023

Date Violation(s) Confirmed: On the 7th day of June, 2023, 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): 25945 S. River Lake Rd., Estacada, OR 97023

Legal Description: T3S, R4E Section 29AD, Tax Lot(s) 00501

Law(s) Violated:

Chapter 10.03 of CCC Solid Waste and Waste Management, Section 10.03.060

Description of the violation(s):

- 1) Accumulation of inoperable and non-currently licensed vehicles and debris

Maximum Civil Penalty \$1,000.00

Fine \$200.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$200.00. 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: Diane Bautista
Telephone No.: 503-742-4459

Date: June 12, 2023
Department Initiating Enforcement Action: Code Enforcement

PLEASE READ CAREFULLY!

You have been cited for the violation(s) of law stated on the front of this form. You MUST exercise ONE of the following options within fifteen calendar days of the date of this citation.

If you fail to exercise one of these options within fifteen calendar days of the citation date, the County may request a hearing before the Code Enforcement Hearings Officer following which you may be ordered to pay the maximum civil penalty and abate the violation.

Options:

- 1. Abate the violation and pay the fine. Sign the statement of Understanding below and deliver or mail this form, together with a check or money order payable to Clackamas County in the amount of the fine to:
 Clackamas County Code Enforcement Section
 150 Beaver Creek Rd.
 Oregon City, OR 97045
- 2. Request a hearing in writing. You may request a hearing to contest the violation(s) alleged. A written request for a hearing must be mailed to Clackamas County at the address listed above or sent to codeenforcement@clackamas.us.

A request for hearing must contain all of the following information:

- a. Your name and address;
- b. A copy of the citation or the Citation No. and Case No.; and,
- c. The description of the relief you are requesting.

At the hearing, an administrative fee may be assessed by the Hearings Officer in addition to civil penalty(ies) if the Hearings Officer concludes you are responsible for the violation. If a civil penalty is imposed the amount will likely exceed the fine amount on this citation.

STATEMENT OF UNDERSTANDING

I, the undersigned, do hereby acknowledge that I understand the following:

- 1. By paying the fine I admit the existence of the violation(s) alleged on this citation and my responsibility for it.
- 2. Paying the fine does not relieve me of my responsibility to correct the violation and to comply with all applicable laws.
- 3. Additional citations may be issued to me if I fail to correct the violation or violate other applicable laws.

Signature: _____ Date: _____

Address: _____
City, State, Zip

Contact Number: _____ Email: _____



























