



NOTICE OF HEARING

August 5, 2024

Sarah & Mark Price
1037 Lake Front Rd.
Lake Oswego, OR 97034

RE:: County of Clackamas v. Sarah & Mark Price
File: V0015623

Hearing Date: August 27, 2024

Time: This item will not begin before 12:00pm 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 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 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/81849300780?pwd=zRbvQzjn4tz2Fq53L7DqEEu8adDtqC.1>

Passcode: 228888

Or One tap mobile:

+16699006833,,81849300780# US (San Jose)

+17193594580,,81849300780# US

Or join by phone:

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

US: +1 669 900 6833 or +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 +1 507 473 4847 or +1 564 217 2000 or +1 646 876 9923 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

Webinar ID: 818 4930 0780

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.

MARK AND SARAH PRICE,

Respondents.

File No: V0015623

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 1037 Lake Front Rd., Lake Oswego, OR 97034.

2.

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

88916 E Steel Ln., Government Camp, OR 97028 also known as T3S, R8Q, Section 23AB, Tax Lot 06300, and is located in Clackamas County, Oregon.

3.

On or about the 18th day of May, 2023 and on or about the 11th day of June, 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 an addition and remodel to a single family residence. This violation is a Priority 1 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 dated May 18, 2023 and Citation and Complaint 2300156. A copy of the notice document is attached to this Complaint as Exhibits B and D are 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.
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 5 day of August, 2024.

Jennifer Kauppi

Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

MARK & SARAH PRICE,

Respondents.

File No.: V0015623

STATEMENT OF PROOF

History of Events and Exhibits:

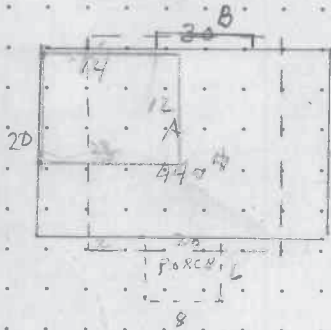
- October 5, 2022 Clackamas County received a complaint regarding remodel and addition to a single family residence without permits.
- October 5, 2022
Exhibit A Research was conducted of the subject property. The property was listed for sale at the time the violation was opened. The tax jacket and listing photos reflect that the single family residence had an addition and remodel to the structure. The County permitting system found permit B0481422 had been applied for, however, the permit was incomplete.
- May 17, 2023 Code Enforcement was notified that the property had been sold to the Respondents in March, 2023. All previous fines and fees were voided.
- May 18, 2023
Exhibit B Notice of the Violation was sent to the Respondents with a deadline of June 18, 2023 to abate the violation.
- June 16, 2023
Exhibit C I received an email from Dan Williams who had been hired to help with this permit. Dan stated that no-build easements would need to be drafted and signed by the neighboring property owners. Additional information would need to be obtained to determine if the North side of the residence would meet the fire separation or if modifications to the residence would need to be done.
- June 11, 2024
Exhibit D A review of County records reflected that the Building permit was still incomplete. Citation 2300156 was issued for the Priority 1 Building Code violation. The citation was sent first class mail and was not returned to the County. The citation remains unpaid.
- August 5, 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 exists, the County is requesting a Final Order in this matter recommending the following:

- The imposition of civil penalties for the Building Code violation of up to \$1,000.00 for date cited June 11, 2024.
- The Administrative Compliance fee calculated at \$75.00 per month from May, 2023 for a total of \$1,050.00.
- The County requests the Hearings Officer to permanently prohibit the Respondent from violating this law in the future.
- The County is requesting the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.

BUILDING DIAGRAM

$$A = 20 \times 30 = 600$$
$$B = 2 \times 12 = 24$$
$$\underline{\quad\quad\quad}$$
$$624 \#$$



$$14 \times 12 = 168 \text{ Est.}$$

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
00993045
Parent Parcel Number
Property Address
88916 E STEEL LN, GOVERNMENT CAMP, OR, 9702
Neighborhood
16128 G CAMP/WAPNTIA/SUM MDN 800,801
Property Class
801 801 Recreational Improved
TAKING DISTRICT INFORMATION
Jurisdiction 003
Area 001

OWNERSHIP

MOORE RALPH W&P L LIV-TRUST
PO BOX 192, LONG BEACH, WA, 98631, USA

Tax ID 38Q23AB06300

TRANSFER OF OWNERSHIP

Date
08/01/1995
02/01/1989

Printed 08/03/2000 Card No. 1 of 1

Doc #: 95-48615
\$0
Doc #: 89-09297
\$28750

RESIDENTIAL

VALUATION RECORD

Assessment Year	01/01/1999	01/01/2000	01/01/2000
Reason for Change		Reval	Reval
VALUATION L	55670	46200	58520
Market Value B	59590	63090	63090
T	115260	109290	121610
VALUATION L	55670	46200	58520
M5 Value B	59590	63090	63090
T	115260	109290	121610

Site Description

Topography:
Public Utilities:

Street or Road:

Neighborhood:

Zoning:

Legal Acres:
0.0000

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor									
Soil ID	Acreage		-or-									
-or-	-or-	Effective	Depth Factor									
Actual	Effective	Depth	-or-	Square Feet	Base	Adjusted	Extended	Influence				Value
Frontage	Frontage				Rate	Rate	Value	Factor				
1 20 BASE LOT	0.0500		1.00	20000.00	20000.00	20000.00	20000 1	140% 4	-25% L	33%SV		47880
2 22 OSD				10000.00	10000.00	10000.00	10000 L	33% 4	-20%			10640

NOR: Note of Record: R01
SOME CLASS 4 FEATURES

Supplemental Cards

MEASURED ACREAGE 0.0500

FARMLAND COMPUTATIONS

Parcel Acreage

81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT towers NV [-]
9 Homesite(s) [-]

TOTAL ACRES FARMLAND

TRUE TAX VALUE

Supplemental Cards

TRUE TAX VALUE

Measured Acreage
Average True Tax Value/Acre

TRUE TAX VALUE FARMLAND

Classified Land Total
Homesite(s) Value (+)

Supplemental Cards
TOTAL LAND VALUE

58520

58520

IMPROVEMENT DATA

00993045

Property Class: 801
88916 E STEEL LN, GOVERNMENT CAMP, OR, 9702

PHYSICAL CHARACTERISTICS

Style: 31 Houses built 1950 to 1959
Occupancy: Single family

Story Height: 1.0
Finished Area: 1084
Attic: Finished
Basement: 1/4

ROOFING
Material: Metal
Type: Gable
Framing: Std for class
Pitch: Not available

FLOORING
Slab B
Sub and joists 1.0, A
Asphalt tile 1.0

EXTERIOR COVER
Wood board & batten 1.0

INTERIOR FINISH
Paneling 1.0

ACCOMMODATIONS
Finished Rooms 3
Bedrooms 3
Rec Type: 1
Room Area: 168

HEATING AND AIR CONDITIONING
Lower Full Part
/Bsmt 1 Upper Upper

PLUMBING

3 Fixt. Baths 2 6
TOTAL 6

REMODELING AND MODERNIZATION
Amount Date

Construction	Base Area	Finished		Value
		Floor Area	Sq Ft	
1 Wood frame w/sh	624	1.0	624	31770
		460 Attic	460	4850
		168 Bsmt	0	5910
		456 Crawl	----	0
TOTAL BASE				42530
Row Type Adjustment				1.00%
SUB-TOTAL				42530
0 Interior Finish				5540
0 Ext Lvg Units				0
168 Basement Finish				1490
Fireplace(s)				2400
Heating				0
Air Condition				0
Frame/Siding/Roof				1060
Plumbing Fixt: 6				2720
SUB-TOTAL ONE UNIT				55740
SUB-TOTAL 0 UNITS				55740
Exterior Features		Garages		
Description	Value			
		0 Integral		0
		0 Att Garage		0
		0 Att Carports		0
		0 Bsmt Garage		0
		Ext Features		0
SUB-TOTAL				55740
Quality Class/Grade				3+
GRADE ADJUSTED VALUE				66330

SPECIAL FEATURES

Description	Value
D :MAS	2400

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D :MAS	2400	D	DWELL	1.00		3+	1957	1957	AV	0.00	Y	0.00	1252	66330	18	0	100	100	63090

Data Collector/Data

Appraiser/Data

Neighborhood

Supplemental Cards
TOTAL IMPROVEMENT VALUE

63090

12 10/01/1996

Neigh 16128 AV

EXHIBIT A _ PAGE 4 OF 7

Off Market

Interested in selling your home?

Estimated home value*

\$556,600

[See your selling options](#)

*Estimation is calculated based on tax assessment records, recent sale prices of comparable properties, and other factors.



3 bed 1.5 bath 1,362 sqft 7,841 sqft lot

89116 E Steel Ln, Government Camp, OR 97028

Single Family
Property Type

1968
Year Built

\$395K in 2020
Last Sold

\$290
Price per sqft

[Share this home](#)

[Edit Facts](#)

[Get Up To 4 Free Moving Quotes](#)

N/A

Nearby value comparison ⓘ

\$161.6K

↑ Since last sold in 2020 ⓘ

N/A

Median re



ional. Bought with eXp Realty LLC.

● **LAST SOLD** ON MAR 3, 2023 FOR \$2,200,000

88916 E Steel Ln, Government Camp, OR 97028



\$1,688,055

Redfin Estimate

4

Beds

3.5

Baths

2,349

Sq Ft

Is this your home?

Track this home's value and nearby sales activity

I own 88916 E Steel Ln

About this home

No detail has been overlooked in this stunning, custom 3 level cabin. In the heart of Government Camp. Luxury details include heated driveway with locked/heated ski and snowboard storage, custom closets. High end kitchen appliances. Smart home features including Nest outdoor security cameras, thermostat and heated tile floor throughout controlled by WIFI. See Amenities list

Show less ^

Single-family

Has A/C

Built in 1957

In-unit laundry (washer and dryer)

2,178 sq ft lot

SKI RESORT/SNOW ZONE

Thinking of selling?

Estimated sale price

\$1.60M – \$1.91M

Reach more buyers when you sell with Redfin. Plus, you'll save **\$16,8** in fees. Ⓜ

Schedule a selling consultation

Get an in-depth report about your home value and the Government Camp market.

Request a free analysis

© 2022



© 2022





May 18, 2023

Mark and Sarah Price
1734 Southshore Blvd
Lake Oswego, OR 97034

SUBJECT: Violation of the Clackamas County Building Code, Title 9.02.040 (B), (C), (D), (E)

VIOLATION: V0015623

SITE ADDRESS: 88916 E Steel Ln., Government Camp, OR 97028

LEGAL DESCRIPTION: T3S, R8Q, Section 23AB, Tax Lot 06300

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

Addition to a single family residence without permits

VIOLATIONS & HOW TO RESOLVE

Hello. My name is Jennifer Kauppi and I am the Code Enforcement Specialist assigned to the open violation at 88916 E Steel Ln in Government Camp, OR. I spoke with Travis Rush on May 17, 2023 and he had stated the property had been sold to you with the agreement that Travis was going to work with you through the process of permitting the unpermitted addition. Permit B0481422 has been submitted to the County for the work done without permits and is currently under plan review. Constructing an addition to a single family residence without permits constitutes a violation of Clackamas County Code Title 9.02.040 (B), (C), (D), (E). In order to abate the violation(s), you must complete the following **no later than June 18, 2023:**

Addition to a single family residence

- All requests for additional information regarding plan review for permit B0481422 must be responded to within 10 days of being notified.
- The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes.
- Please schedule all inspections so that final inspections may be obtained not later than 60 days of the date of receipt of your approved permit(s).

PLEASE NOTE – The deadline date of June 18, 2023 is a starting point. Please keep me posted on the progress of plan review submittal information. This date can be moved as long as you keep in contact with me. Also, please don't hesitate to contact me if you need assistance with anything or you have any questions.

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.

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, however, all staff are available by phone or email.

If you have any questions my direct telephone number is 503-742-4759 and my email is jkauppi@clackamas.us.

Jennifer Kauppi

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.

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

12809 SE 93rd Avenue
Clackamas, OR 97015

Clackamas County Official Records Catherine McMullen, County Clerk	2023-006876 03/03/2023 11:36:04 AM
D-D Cnt=1 Stn=74 LILLIE \$15.00 \$16.00 \$10.00 \$62.00	\$103.00

GRANTOR'S NAME:
Government Camp Rush LLC

GRANTEE'S NAME:
Sarah Price and Mark Price

AFTER RECORDING RETURN TO:
Order No.: 45142301575-CR
Sarah Price and Mark Price
1734 Southshore Blvd
Lake Oswego, OR 97034

SEND TAX STATEMENTS TO:
Sarah Price and Mark Price
1734 Southshore Blvd
Lake Oswego, OR 97034

APN: 00993045, and 38Q23AB06300
Map: 38Q23AB/06300

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Government Camp Rush LLC, a Nevada limited liability company, Grantor, conveys and warrants to **Sarah Price and Mark Price, as tenants by the entirety,** 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO MILLION TWO HUNDRED THOUSAND AND NO/100 DOLLARS (**\$2,200,000.00**). (See ORS 93.030).

Subject to:

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

Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Easement

Recording Date: March 26, 2007
Recording No.: 2007-026000

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.

45142301575-07

Fidelity National Title of Oregon

STATUTORY WARRANTY DEED

(continued)

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

Dated: 3/3/23

Government Camp Rush LLC

BY [Signature]
Travis B. Rush, Manager

State of Oregon
County of Clackamas

This instrument was acknowledged before me on 3/3/2023 by Travis B. Rush, Manager of
Government Camp Rush LLC.

[Signature]
Notary Public - State of Oregon
My Commission Expires: 11.11.25

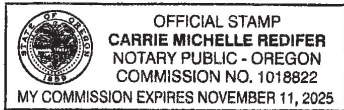


EXHIBIT "A"
Legal Description
38Q23AB06300 00993045

A tract of land in Section 23, Township 3 South, Range 8-1/2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon:

Beginning at a point 110 feet South of the Southeast corner of Lot 5, Block 11, TOWNSITE POMPEII, in the County of Clackamas and State of Oregon; thence South 50 feet; thence West 40 feet; thence North 50 feet; thence East 40 feet to the point of beginning.

TOGETHER WITH an easement for access created in Easement recorded March 26, 2007 as No. 2007-026000, Records of Clackamas County, Oregon, over and across a tract in Section 23, Township 3 South, Range 8-1/2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon:

Beginning at a point which is due South of the Southwest corner of Lot 5, Block 11, TOWNSITE OF POMPEII, which point is also on the South edge of Third Street as shown on said plat; thence running East 10 feet; thence South 100 feet; thence West 20 feet; thence North 100 feet to a point on the South edge of said Third Street; thence East 10 feet to the point of beginning.

From: [Dan Williams](#)
To: [Kauppi, Jennifer](#)
Cc: [Jacob Gerritsen](#); [Travis Rush](#); [Brent Gerritsen](#)
Subject: Re: 88916 E Steel Ln - B0481422
Date: Friday, June 16, 2023 7:44:27 AM
Attachments: [image001.jpg](#)
[image.png](#)

Warning: External email. Be cautious opening attachments and links.

Jennifer,

Just a quick update. We were able to meet with Richard Carlson and Renee Gierman yesterday to work through some possible scenarios. One scenario that we are exploring is to create a no-build easement (6 feet from building including whatever portion on the neighbors property) with the adjacent neighbor. Currently as long as the neighbors are agreeable this would be easily feasible on two of the building sides. The north side will be close and some measurements will need to be made to see if there is enough space to meet the 6 feet fire separation requirement without having to modify the building.

If neighbors are agreeable this will take some time, communicating with neighbors, having to get the survey team out there and working to prepare easement documents. We are hopeful that this may be a good solution but it will take some time and leg work.

image.png



We will continue to keep you posted on progress.

Best Regards,

NOTE: I WILL BE OUT OF THE OFFICE ON FRIDAY JUNE 16TH

Dan Williams | Senior Project Manager

503-819-7754 **Mobile/Text** | 503-447-3400 **Office**

2000 SW 1st Ave Suite 420, Portland, OR 97201



Citation No. 2300156

Case No. V0015623

ADMINISTRATIVE CITATION

Date Issued: June 11, 2024

Name and Address of Person(s) Cited:

Name: Mark & Sarah Price
Mailing Address: 1037 Lake Front Rd
City, State, Zip: Lake Oswego, OR 97034

Date Violation(s) Confirmed: On the 11 day of June, 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): 88916 E Steel Ln., Government Camp, OR 97028

Legal Description: T3S, R8Q Section 23AB, Tax Lot(s) 06300

Law(s) Violated:

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

Description of the violation(s):

- 1) Failure to obtain approved permits and approved final inspections for an addition and remodel of a single family residence.

Maximum Civil Penalty \$1,000.00

Fine Not subject to a 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: June 11, 2024
Department Initiating Enforcement Action: Code Enforcement

