



## NOTICE OF HEARING

March 4, 2025

Kenneth & Julie Solso  
13900 SE 268<sup>th</sup> Ct  
Boring, OR 97009

Brad Solso  
11250 SE Revenue Rd  
Boring, OR 97009

**RE::** County of Clackamas v. Kenneth & Julie Solso, Brad Solso

**File:** V0010424

**Hearing Date:** March 25, 2025

**Time:** This item will not begin before 11:30 am 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 Officers 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 BRAD.SOLSO@YAHOO.COM a copy of the link is provided below. Once you have joined the meeting, please allow the moderator to promote you to a panelist.

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. **When joining the webinar please accept the request to join as a panelist.**

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 PC, Mac, iPad, or Android:

<https://clackamascounty.zoom.us/j/88427519861?pwd=MzZmVWVUaieVR18lq9gJdZ84QwEfv9a.1>

Passcode:137595

Phone one-tap:

+16699006833,,88427519861#,,,,\*137595# US (San Jose)

+17193594580,,88427519861#,,,,\*137595# US

Join via audio:

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 444 9171 US

+1 305 224 1968 US

+1 309 205 3325 US



**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 646 876 9923 US (New York)

+1 646 931 3860 US

+1 689 278 1000 US

+1 301 715 8592 US (Washington DC)

Webinar ID: 884 2751 9861

Passcode: 137595



## 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  
COUNTY OF CLACKAMAS

COUNTY OF CLACKAMAS,

Petitioner,

v.

KENNETH AND JULIE SOLSO AND  
BRAD SOLSO,

Respondents.

File No: V0010424

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's Kenneth and Julie Solso mailing address is: 13900 SE 268<sup>th</sup> Ct., Boring OR, 97009. Respondent's Brad Solso mailing address is: 11250 SE Revenue Rd., Boring, OR 97009.

2.

The Respondent(s) own/owns or occupies the address or location of the violation(s) of law alleged in this Complaint is 11250 SE Revenue Rd., Boring, OR 97009 also known as T1S, R4E, Section 33B, Tax Lot 00500, and is located in Clackamas County, Oregon. The property is zoned RRRF5 and is the location of violation(s) asserted by the County.

3.

On or about April 25th, 2024 and on November 27th, 2024 the Respondents violated the following laws, in the following ways:

- a. Respondents violated the Clackamas County Building Code, Chapter 9.02.040 by failing to obtain approved permits and approved final inspections for a carport cover. 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 violations was given to Respondents in the following manner: Violation Notice April 25<sup>th</sup>, 2024 and Citation and Complaint 2400104 and 2400104-1 was mailed via first class mail on November 27, 2024. A copy of the notice document is attached to this Complaint as Exhibits C, E and F 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 violations 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 3<sup>rd</sup> day of March, 2025.



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**Jennifer Kauppi**  
Code Enforcement Specialist  
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

KENNETH AND JULIE SOLSO

Respondents.

File No.: V0010424

STATEMENT OF PROOF

History of Events and Exhibits:

- March 30, 2024 Clackamas County received a complaint about an accessory dwelling unit and new deck being added to the shop without permits.
- April 1, 2024  
Exhibit A Correspondence was mailed to the owners of the property regarding the alleged violation.
- April 5, 2024 Brad Solso who is the tenant of the home contacted me regarding the letter that was mailed on April 1<sup>st</sup>. Brad stated that he had purchased a carport kit approximately 400 square feet in size.
- April 8, 2024  
Exhibit B I conducted a site inspection and observed the carport in question. I did not observe any other building taking place on the property. I sent an email to Richard Carlson Plans Examiner Supervisor along with photos of the structure. Richard determined that the structure would require permits.
- April 25, 2024  
Exhibit C A Notice of Violation was mailed to the owners of the property and Brad Solso. A deadline date of May 25, 2024, was given to abate the building code violation. The notice that was sent to Ursula G Solso was returned as undeliverable.
- April 30, 2024  
Exhibit D Building permit B0586024 was submitted to the County. On June 6, 2024 the required information for plan review to begin was received. The project was assigned to Richard Carlson for review. Richard requested from Brad on several occasions that supporting engineering documentation be submitted for the carport.
- November 27, 2024  
Exhibit E Citation 2400104 was issued for the Priority 1 Building Code violation and was sent first class mail to the owners of the property. The citation that was mailed to Ursula G Solso was returned as undeliverable. All other copies were not returned to the County. The citation was not subject to a fine amount as the County is seeking civil penalties in this matter.
- November 27, 2024  
Exhibit F Citation 2400104-1 was issued for the Priority 1 Building Code violation and was sent first class mail to Brad Solso. The citation was not returned to the County. The citation was not subject to a fine amount as the County is seeking civil penalties in this matter.

February 27, 2025  
Exhibit G

I reviewed the ownership of this property and found that on September 16, 2024 James and Ursula Solso were removed as owners of the property.

March 3, 2025

I referred this matter 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 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 submitting the required engineering information to continue plan review for permit B0586024. This information must be stamped by a licensed engineer or architect with the State of Oregon. The Respondents must respond to all additional requests within 10 days of being notified. The Respondents must obtain all required inspections including approved final inspections within 45 days of the building permit 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 \$1,000.00 for date cited November 27, 2024 Citation 2400104.
- The imposition of civil penalties for the Building Code violation of up to \$1,000.00 for date cited November 27, 2024 Citation 2400104-1.
- The administrative compliance fee to be imposed from April, 2024 until the violation is abated. As of this report the total is \$750.00
- 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.



April 1, 2024

Kenneth & Julie Solso  
13900 SE 268<sup>th</sup> Court  
Boring, OR 97009

Ursula Solso Trustee  
P.O. Box 9  
Boring, OR 97009

James Solso Trustee  
2322 NE 154<sup>th</sup> Place  
Portland, OR 97230

**Subject: Alleged Violation of the Building Code, Chapter 9.02.040 of the Clackamas County Code**

Site Address: 11250 SE Revenue Rd., Boring, OR 97009  
Legal Description: T1S, R4E, Section 33B, Tax Lot 00500

It has come to the attention of Clackamas County Code Enforcement that an accessory dwelling unit (ADU) and a new deck may have been built without the benefit of permits.

This may constitute a violation of the Building Code, Chapter 9.02.040 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.*



## Department of Transportation and Development

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### **환영합니다.** Korean

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## Property Account Summary Barcode

**Account Number** 00157840 **Property Address** 11250 SE REVENUE RD , BORING, OR 97009

**General Information**

Alternate Property #	14E33B 00500
Property Description	Section 33 Township 1S Range 4E Quarter B TAX LOT 00500
Property Category	Land &/or Buildings
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	026-013
Remarks	

**Tax Rate**

Description	Rate
Total Rate	15.3159

**Property Characteristics**

Farm or Forest Tax Liability	\$1,383.61
Neighborhood	16061: Gresham School Dist 26 100, 101
Land Class Category	101: Residential land improved
Acreage	2.6
Change property ratio	1XX

**Related Properties**

04002311 is Located On this property

**Parties**

Role	Percent	Name	Address
Taxpayer	100	SOLSO KENNETH W	13900 SE 268TH CT, BORING, OR 97009
Owner	100	SOLSO JAMES C TRUSTEE	2322 NE 154TH PL, PORTLAND, OR 97230
Owner	100	SOLSO URSULA G TRUSTEE	PO BOX 9, BORING, OR 97009
Contract Buyer	100	SOLSO JULIE A	13900 SE 268TH CT, BORING, OR 97009
Contract Buyer	100	SOLSO KENNETH W	13900 SE 268TH CT, BORING, OR 97009

**Property Values**

Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
AVR Total	\$120,157	\$116,658	\$113,261	\$109,963	\$106,761









## Ferber, Christiane

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**Subject:** FW: 11250 SE Revenue Rd

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**From:** Kauppi, Jennifer  
**Sent:** Monday, April 8, 2024 3:31 PM  
**To:** Carlson, Richard <[richardcar@clackamas.us](mailto:richardcar@clackamas.us)>  
**Subject:** RE: 11250 SE Revenue Rd

Thank you

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**From:** Carlson, Richard <[richardcar@clackamas.us](mailto:richardcar@clackamas.us)>  
**Sent:** Monday, April 8, 2024 3:30 PM  
**To:** Kauppi, Jennifer <[JKauppi@clackamas.us](mailto:JKauppi@clackamas.us)>  
**Subject:** RE: 11250 SE Revenue Rd

He built to close to a regulated structure. Permits are required.

1. Nonhabitable one-story detached *accessory structures*, provided that the floor area does not exceed 200 square feet (18.58 m<sup>2</sup>) and does not exceed a height of 15 feet (4572 mm) measured from *grade plane* to the average height of the highest roof surface.

**Exception:** Where the structure is located on a parcel of 2.0 acres or greater in area, and the structure is located a minimum of 20 feet (6096 mm) from all property lines and regulated structures, the floor area may be increased to 400 square feet (37.16 m<sup>2</sup>).

### Richard Carlson, Plans Examiner Supervisor

Department of Transportation and Development  
Clackamas County Building Codes Division  
150 Beaver Creek Rd, Suite 225  
Oregon City, OR. 97045  
Primary: 503-742-4769  
Cell: 971-346-1239  
Hours of Operation: Mon – Fri, 7:30 a.m. – 4 p.m.  
[www.clackamas.us](http://www.clackamas.us)

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**From:** Kauppi, Jennifer <[JKauppi@clackamas.us](mailto:JKauppi@clackamas.us)>  
**Sent:** Monday, April 8, 2024 2:57 PM  
**To:** Carlson, Richard <[richardcar@clackamas.us](mailto:richardcar@clackamas.us)>  
**Subject:** 11250 SE Revenue Rd

Richard,-

Hello. The property is over 2 acres. He has constructed this.

Based on the size and height and being over 2 acres....would this require a permit?



**NOTICE OF VIOLATION**

April 25, 2024

Kenneth & Julie Solso  
13900 SE 268<sup>th</sup> Ct  
Boring, OR 97009

Ursula Solso Trustee  
PO Box 9  
Boring, OR 97009

James Solso Trustee  
2322 NE 154<sup>th</sup> Pl  
Portland, OR 97230

Brad Solso  
11250 SE Revenue Rd  
Boring, OR 97009

**SUBJECT:** Violation of the Clackamas County Building Code, Title 9.02.040 (E)

**VIOLATION:** V0010424

**SITE ADDRESS:** 11250 SE Revenue Rd., Boring, OR 97009

**LEGAL DESCRIPTION:** T1S, R4E, Section 33B, Tax Lot 00500

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

- Carport cover built without approved permits

**VIOLATIONS & HOW TO RESOLVE**

On March 30, 2024, Clackamas County Code Enforcement received a complaint regarding a structure being built on the subject property without permits.

On April 8, 2024 I conducted a site inspection and observed a large carport structure being built next to house. The property in question is more than 2 acres. Although the accessory structure was less than 400 square feet in size and was approximately 13 feet tall which would have made it exempt from permits based on the size of the property, the structure requires permitting because it does not meet the minimum 20 foot setback from regulated structures.

The construction of this carport without approved permits constitutes a violation of Clackamas County Code, Title 9.02.040 (E). In order to abate the violation(s), you must complete the following **no later than May 25, 2024:**

## **Carport Accessory Structure**

- Please submit, or have your professional submit, the building permit application(s), technically complete plans and appropriate fee(s) for the carport structure. 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>
  - All requests for additional information in order to complete plan review must be responded to within 10 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).

## **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).

**Septic**– If you have questions concerning septic requirements please contact the septic department at 503-742-4740 or on-line at [soilsconcern@clackamas.us](mailto:soilsconcern@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).

*Jennifer Kauppi*

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.



  
**CLACKAMAS**  
COUNTY  
DEVELOPMENT SERVICES BUILDING  
DTD - CODE ENFORCEMENT  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

FIRST-CLASS  
AUTO LETTER



US POSTAGE PAID PITNEY BOWES



ZIP 97045 \$ 000.507  
02 7W  
0008029510 APR 29 2024

Ursula Solso Trustee  
PO Box 9  
Boring, OR 97009

USF

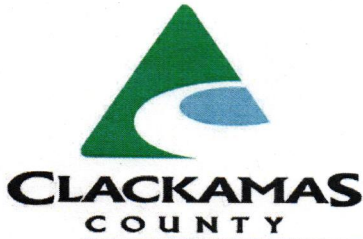
NIXIE 971 FE 1343 0005/06/24  
2ACSK-

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

16 DROPPED 4302  
UTF

BC: 97045430250 \*1579-00313-06-16

EXHIBIT C - PAGE 4 OF 6



**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

**NOTICE OF VIOLATION**

April 25, 2024

Kenneth & Julie Solso  
13900 SE 268<sup>th</sup> Ct  
Boring, OR 97009

Ursula Solso Trustee  
PO Box 9  
Boring, OR 97009

James Solso Trustee  
2322 NE 154<sup>th</sup> Pl  
Portland, OR 97230

Brad Solso  
11250 SE Revenue Rd  
Boring, OR 97009

**SUBJECT: Violation of the Clackamas County Building Code, Title 9.02.040 (E)**

**VIOLATION: V0010424**

**SITE ADDRESS: 11250 SE Revenue Rd., Boring, OR 97009**

**LEGAL DESCRIPTION: T1S, R4E, Section 33B, Tax Lot 00500**

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

- Carport cover built without approved permits

**VIOLATIONS & HOW TO RESOLVE**

On March 30, 2024, Clackamas County Code Enforcement received a complaint regarding a structure being built on the subject property without permits.

On April 8, 2024 I conducted a site inspection and observed a large carport structure being built next to house. The property in question is more than 2 acres. Although the accessory structure was less than 400 square feet in size and was approximately 13 feet tall which would have made it exempt from permits based on the size of the property, the structure requires permitting because it does not meet the minimum 20 foot setback from regulated structures.

The construction of this carport without approved permits constitutes a violation of Clackamas County Code, Title 9.02.040 (E). In order to abate the violation(s), you must complete the following **no later than May 25, 2024:**

After recording return to:  
Kenneth Solso  
13900 SE 268th Ct  
Boring OR 97009

Clackamas County Official Records  
Sherry Hall, County Clerk

2020-062842



\$93.00

08/06/2020 11:11:21 AM

Send Tax Statements to:  
no change

D-D Cnt=1 Stn=74 DENIM  
\$5.00 \$16.00 \$62.00 \$10.00

**WARRANTY DEED IN FULFILLMENT OF REAL ESTATE CONTRACT**

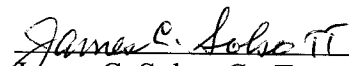
**JAMES C. SOLSO & URSULA G. SOLSO, as Co-Trustees of the James C. Solso and Ursula G. Solso Revocable Living Trust, Grantor, does warrant and convey to KENNETH W. SOLSO & JULIE A. SOLSO, husband and wife, Grantees, the following real property situated in CLACKAMAS County, Oregon, described in a Memorandum of Contract recorded in Clackamas County Official Records as document No. 2015-025334.**


This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated April 7, 2015, a memorandum of which was recorded in Clackamas County Clerk's Office as document no.2015-025334, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

The true consideration for this conveyance is \$500,000.

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.

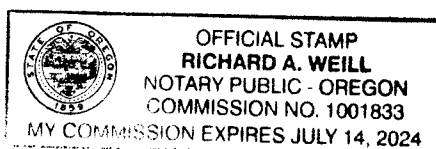
DATED: August 3, 2020

  
James C. Solso, Co-Trustee

  
Ursula G. Solso, Co-Trustee

STATE OF Oregon, County of Multnomah) ss.

Personally appeared the above named James C. & Ursula G. Solso and acknowledged the foregoing instrument to be their voluntary act and deed as Co-Trustees of the James C. Solso and Ursula G. Solso Revocable Living Trust. .



  
Notary Public for Oregon

# Plan Review - Review Comments Report

Project Name: **B0586024**

Workflow Started: **4/30/2024 10:38:06 AM**

Report Generated: **02/27/2025 11:47 AM**

					<p>-----</p> <p>Responded by: Bradley Solso - 10/16/24 1:46 PM New plans should have the proper calculations.</p> <p>-----</p> <p>Reviewer Response: Richard Carlson - 9/17/24 11:07 AM No calculations provided.</p> <p>-----</p> <p>Responded by: Bradley Solso - 8/23/24 7:42 PM I will have my architect reconfigure the plans to show the calculations.</p> <p>-----</p> <p>Reviewer Response: Richard Carlson - 8/12/24 9:12 AM There are still no calculations provided. Please provide</p> <p>-----</p> <p>Responded by: Bradley Solso - 8/10/24 11:46 PM Thank you for your patience, my architect took longer than expected to return my drawings. I hope these will suffice. Thank you again for all your help.</p>	
11	1	Septic Drake Amundson 7/8/24 1:38 PM	Comment Reviewed proposal for carport, only; carport proposal is consistent with existing septic records; maintain minimum setback of 10ft to drainifield and replacement areas and 5ft to septic tank			Info Only
12	2	Building Richard Carlson 8/12/24 9:15 AM	Comment The roof drawings provided do not appear conventional construction techniques. Trusses supported by cross beams with perpendicular rafters? Please clarify. Perhaps provide some pictures.		<p>Reviewer Response: Richard Carlson - 2/11/25 11:31 AM You still do not have acceptable engineering. Acceptable would be drawings and calculations from a structural engineer. You are going to need a licensed professional to approve construction that was done without inspection, so you might as well get one on board for the drawings. That is the only way you are going to get approved plans.</p> <p>-----</p> <p>Responded by: Bradley Solso - 2/10/25 11:35 AM Will do. Hope this helps.</p> <p>-----</p> <p>Reviewer Response: Richard Carlson - 1/21/25 10:48 AM Hold until complete.</p>	Unresolved

# Plan Review - Review Comments Report

Project Name: **B0586024**  
Workflow Started: **4/30/2024 10:38:06 AM**  
Report Generated: **02/27/2025 11:47 AM**

					<p>-----</p> <p>Responded by: Bradley Solso - 1/18/25 5:29 PM I will get the beam calculations and updated drawings with hopefully more clarity as soon as I can. I meet with my architect on Monday. Thanks for all your help.</p> <p>-----</p> <p><b>Reviewer Response: Richard Carlson - 12/17/24 10:52 AM</b> <b>Still need beam calcs.</b></p> <p>-----</p> <p>Responded by: Bradley Solso - 12/17/24 7:19 AM Disregard all drawings from Brian adams. They are incorrect and do not show correct beam and truss construction.</p> <p>-----</p> <p><b>Reviewer Response: Richard Carlson - 12/2/24 10:25 AM</b> <b>Again, I need beam calcs. Please provide.</b></p> <p>-----</p> <p>Responded by: Bradley Solso - 10/26/24 2:52 PM New plans have been submitted and are ready for approval.</p> <p>-----</p> <p>Responded by: Bradley Solso - 10/16/24 1:47 PM Incorrect drawings on previous plans updated plans should have the necessary information.</p> <p>-----</p> <p><b>Reviewer Response: Richard Carlson - 9/17/24 11:08 AM</b> <b>Please provide beam calcs</b></p> <p>-----</p> <p>Responded by: Bradley Solso - 8/23/24 7:43 PM Yes the trusses are supported by cross beams and have perpendicular rafters.</p>
--	--	--	--	--	--





Citation No. 2400104

Case No. V0010424

# ADMINISTRATIVE CITATION

Date Issued: November 27, 2024

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

Name:	Kenneth & Julie Solso 13900 SE 268 <sup>th</sup> Ct Boring, OR 97009	Ursula G Solso Trustee PO Box 9 Boring, OR 97009
	James C Solso Trustee 2322 NE 154 <sup>th</sup> Pl Portland, OR 97230	

Date Violation(s) Confirmed: On the 27th day of November, 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): 11250 SE Revenue Rd., Boring, OR 97009

Legal Description: T1S, R4E Section33B, Tax Lot(s) 00500

**Law(s) Violated:**

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

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

- 1) Failure to obtain approved permits and approved final inspections for a carport cover built without permits.

Maximum Civil Penalty \$1,000.00

Fine: Not subject to fine amount

You may avoid paying the civil penalty by abating the violation. 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: November 27, 2024  
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](mailto: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: \_\_\_\_\_

  
**CLACKAMAS**  
COUNTY  
DEVELOPMENT SERVICES BUILDING  
DTD - CODE ENFORCEMENT  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

POSTAGE  
PAID  
\$ 000 690

Ursula G Solso Trustee  
PO Box 9  
Boring, OR 97009

MIXIE 971 FE 1 0011/30/24

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTF  
970090009-002

BC: 97045430250 \*0229-00170-28-02





Citation No. 2400104

Case No. V0010424

# ADMINISTRATIVE CITATION

Date Issued: November 27, 2024

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

<p>Name: Kenneth &amp; Julie Solso 13900 SE 268<sup>th</sup> Ct Boring, OR 97009</p> <p>James C Solso Trustee 2322 NE 154<sup>th</sup> Pl Portland, OR 97230</p>	<p>Ursula G Solso Trustee PO Box 9 Boring, OR 97009</p>
--	---

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Address of Violation(s): 11250 SE Revenue Rd., Boring, OR 97009

Legal Description: T1S, R4E Section33B, Tax Lot(s) 00500

**Law(s) Violated:**

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

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

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Maximum Civil Penalty \$1,000.00

Fine: Not subject to fine amount

You may avoid paying the civil penalty by abating the violation. 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: November 27, 2024  
Department Initiating Enforcement Action: Code Enforcement



Citation No. 2400104-1

Case No. V0010424

# ADMINISTRATIVE CITATION

Date Issued: November 27, 2024

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

Name: Brad Solso  
11250 SE Revenue Rd  
Boring, OR 97009

Date Violation(s) Confirmed: On the 27th day of November, 2024 the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 11250 SE Revenue Rd., Boring, OR 97009

Legal Description: T1S, R4E Section33B, Tax Lot(s) 00500

**Law(s) Violated:**

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

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

- 1) Failure to obtain approved permits and approved final inspections for a carport cover built without permits.

Maximum Civil Penalty \$1,000.00

Fine: Not subject to fine amount

You may avoid paying the civil penalty by abating the violation. 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

Date: November 27, 2024

Telephone No.: 503-742-4759

Department Initiating Enforcement Action: Code Enforcement

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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
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- 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.

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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: \_\_\_\_\_

Property Search (/default.aspx) / Search Results (/results.aspx) / Property Summary

## Property Account Summary



<b>Account Number</b>	00157840	<b>Property Address</b>	11250 SE REVENUE RD , BORING, OR 97009	
<b>General Information</b>				
Alternate Property #	14E33B 00500			
Property Description	Section 33 Township 1S Range 4E Quarter B TAX LOT 00500			
Property Category	Land &/or Buildings			
Status	Active, Host Other Property, Locally Assessed			
Tax Code Area	026-013			
Remarks				
<b>Tax Rate</b>				
<b>Description</b>	<b>Rate</b>			
Total Rate	15.2272			
<b>Property Characteristics</b>				
Farm or Forest Tax Liability	\$1,383.61			
Neighborhood	16061: Gresham School Dist 26 100, 101			
Land Class Category	101: Residential land improved			
Acreage	2.6			
Change property ratio	1XX			
<b>Related Properties</b>				
04002311 is Located On this property				
<b>Parties</b>				
<b>Role</b>	<b>Percent</b>	<b>Name</b>	<b>Address</b>	
Taxpayer	100	SOLSO KENNETH W	13900 SE 268TH CT, BORING, OR 97009	
Owner	100	SOLSO KENNETH W	13900 SE 268TH CT, BORING, OR 97009	

Owner	100	SOLSO JULIE A	13900 SE 268TH CT, BORING, OR 97009		
<b>Property Values</b>					
<b>Value Type</b>	<b>Tax Year 2024</b>	<b>Tax Year 2023</b>	<b>Tax Year 2022</b>	<b>Tax Year 2021</b>	<b>Tax Year 2020</b>
AVR Total	\$123,761	\$120,157	\$116,658	\$113,261	\$109,963
Exempt					
TVR Total	\$123,761	\$120,157	\$116,658	\$113,261	\$109,963
Real Mkt Land	\$330,560	\$323,601	\$314,322	\$262,129	\$234,292
Real Mkt Bldg	\$24,820	\$24,620	\$24,260	\$20,500	\$18,520
Real Mkt Total	\$355,380	\$348,221	\$338,582	\$282,629	\$252,812
M5 Mkt Land	\$330,560	\$323,601	\$314,322	\$262,129	\$234,292
M5 Mkt Bldg	\$24,820	\$24,620	\$24,260	\$20,500	\$18,520
M5 SAV					
SAVL (MAV Use Portion)					
MAV (Market Portion)	\$123,761	\$120,157	\$116,658	\$113,261	\$109,963
Mkt Exception					
AV Exception					
<b>Active Exemptions</b>					
No Exemptions Found					
<b>Events</b>					
<b>Effective Date</b>	<b>Entry Date- Time</b>	<b>Type</b>	<b>Remarks</b>		
09/16/2024	09/18/2024 11:39:00	Recording Processed	Property Transfer Filing No.: 447252, Paid Up Contract, Recording No.: 2024-034332 09/16/2024 by KARLYNW		
06/07/2018	06/07/2018 11:36:00	Property Characteristic Changed	2018 Manf Structure 1 changed from L242553 to L395739 by KATHYSWA		
05/08/2013	05/08/2013 11:47:00	Annexation Completed For Property	WITHDRAW TRI-MET, ORD 320 & 325- added to annexation by batch process 30,496. by DEENAMEH		
07/24/2012	07/24/2012 09:27:00	Annexation Completed For Property	CANCEL 026-018 DUP TCA IN 2012-13- annexed by 026-001 for 2012-Revise TCA Membership by DEENAMEH		

78

POST TO 00157822

RECORDING COVER SHEET (Please Print or Type) this cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Julie + Kenneth Solso  
13900 SE 268th Ct  
Boring Oregon 97009

Clackamas County Official Records  
Catherine McMullen, County Clerk

2024-034332



\$123.00

02698198202400343320070071

09/16/2024 11:55:27 AM

SEND TAX STATEMENTS TO:

Kenneth W +  
Julie A. Solso  
13900 SE 268th Ct  
Boring, Or 97009

D-D Cnt=1 Stn=9 COUNTER1  
\$35.00 \$16.00 \$62.00 \$10.00

TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Statutory Special Warranty deed in fulfillment of Contract

DIRECT PARTY(S) -- (i.e., DEEDS: Seller/Grantor; MORTGAGES: Borrower/Grantor; LIENS; Creditor/Plaintiff) ORS 205.125(1) (b) and 205.160

James C. and Ursula G. Solso - ~~Sellers~~ trustees  
~~Kenneth W. and Julie A. Solso - Buyers - errors JS~~  
James C. Solso and Ursula G. Solso Revocable living Trust dated 8-19-03.

INDIRECT PARTY(S) -- (i.e., DEEDS: Buyer/Grantee; MORTGAGES: Beneficiary/Lender; LIENS: Debtor/Defendant) ORS 205.125(1) (a) and 205.160

Kenneth Solso and Julie Solso

TRUE AND ACTUAL CONSIDERATION-- (Amount in dollars or other) ORS 93.030(5)

\$ The True consideration for this conveyance is fulfillment of that certain contract recorded Sept 8, 2011 As 2011-050946 co. of Clackamas


JUDGMENT AMOUNT-- (obligation imposed by the order or warrant) ORS 205.125(1) (c) State of OR

\$ 0.00 error N/A

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244:

"RECORDED AT THE REQUEST OF Julie Solso  
TO CORRECT The property description

PREVIOUSLY RECORDED IN BOOK/PAGE/FEE NUMBER 2016-074513

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

471 NW Burnside Road  
Gresham, OR 97030

**GRANTOR'S NAME:**  
James and Ursula Solso, Trustee

**GRANTEE'S NAME:**  
Kenneth and Julie Solso

**AFTER RECORDING RETURN TO:**  
Kenneth Solso and Julie Solso  
13900 SE 26th Court  
Boring, OR 97009

**SEND TAX STATEMENTS TO:**  
Kenneth Solso and Julie Solso  
13900 SE 26th Court  
Boring, OR 97009

00157840  
11250 SE Revenue Road, Boring, OR 97009

Clackamas County Official Records **2016-074513**  
Sherry Hall, County Clerk  
10/31/2016 09:42:53 AM  
D-D Cnt=1 Str=0 CINDY  
\$16.00 \$20.00 \$10.00 \$22.00 **\$68.00**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY SPECIAL WARRANTY DEED IN FULFILLMENT OF CONTRACT

James C Solso and Ursula G Solso Trustees of the James C Solso and Ursula G Solso Revocable Living Trust Dated 8-19-03, Grantor, conveys and warrants to Kenneth Solso and Julie Solso, Grantee, the following described real property, free of encumbrances created or suffered by the Grantor 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

**Subject to:**

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

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.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS FULFILLMENT OF THAT CERTAIN CONTRACT RECORDED SEPTEMBER 8, 2011 AS 2011-050946, COUNTY OF CLACKAMAS, STATE OF OREGON. (See ORS 93.030)

Fidelity National Title of Oregon 15141031692-02



**STATUTORY SPECIAL WARRANTY DEED IN FULFILLMENT OF CONTRACT**  
(continued)

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

Dated: 10 27 14

James C. Solso and Ursula G. Solso, Trustees of the James C. Solso and Ursula G. Solso Revocable Living Trust

BY: James C Solso II By: Ursula G Solso II  
James C Solso, Trustee Ursula G Solso, Trustee

State of OR  
County of mult

This instrument was acknowledged before me on 10 27 14 by

James C Solso + Ursula G Solso as Trustee of  
The James C Solso and Ursula G Solso Revocable Living Trust

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 8 25 19

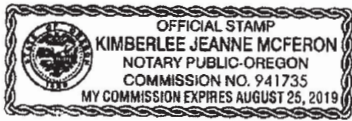




EXHIBIT "A"

PROPERTY DESCRIPTION TRACT 1

Commencing at the West one-quarter corner of Section 33, Township one South, Range 4 East Willamette Meridian, Clackamas County, Oregon; thence North 09 degrees 14' 53" East a distance of 358.43 feet to the initial point of Twin Oak Estates a recorded subdivision plat; thence North 89 degrees 49' 58" East a distance of 494.14 feet; thence North 00 degrees 23' 18" West a distance of 154.56 feet parallel with the West line of the Northwest one-quarter of said section to the true point of beginning of Tract 1; thence continuing North 00 degrees 23' 18" West a distance of 546.00 feet; thence North 89 degrees 48' 27" East a distance of 208.87 feet; thence South 00 degrees 23' 18" East a distance of 546.00 feet; thence South 89 degrees 48' 27" West a distance of 208.87 feet to the true point of beginning. Containing 2.618 acres more or less.

**POST: 14E33B 00401**

**00157822**

**GRANTOR NOT OWNER**

PROPERTY DESCRIPTION TRACT 2

Commencing at the West one-quarter corner of Section 33, Township one south, Range 4 East, Willamette Meridian, Clackamas County, Oregon; thence North 09 degrees 14' 53" East a distance of 358.43 feet to the intial point of Twin Oaks Estates, a recorded subdivision plat; thence North 89 degrees 49' 58" East a distance of 494.14 feet to the true point of beginning of Tract 2; thence North 00 degrees 23' 18" West a distance of 154.56 feet parallel with the West line of the Northwest one-quarter of said section; thence North 89 degrees 48' 27" East a distance of 208.87 feet; thence North 00 degrees 23' 18" West a distance of 150.00 feet; thence North 89 degrees 48' 27" East a distance of 265.99 feet; thence South 00 degrees 23' 18" East a distance of 304.77 feet; thence South 89 degrees 49' 58" West a distance of 474.86 feet to the true point of beginning. Containing 2.602 acres, more or less.

**14E33B 00500**

**00157840**

(3)