



NOTICE OF HEARING

January 29, 2025

Skyview Foundation
Face Realities Foundation
Trick Foundation
Colbalt Foundation
14751 S Leabo Rd.
Molalla, OR 97038

RE:: County of Clackamas v. Skyview Foundation

File: V0009824

Hearing Date: March 11, 2025

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

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

Enclosed you will find the following:

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

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

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

You may contact Shane Potter, Code Compliance Specialist for Clackamas County at (503) 742-4465, 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 Shane Potter 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 Shane Potter at 503-742-4465 **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/81663439271?pwd=vijKGQ6ZjQ7SeumHK32mtlsiB0dYHo.1>

Passcode:484987

Phone one-tap:

+17193594580,,81663439271# US

+12532050468,,81663439271# US

Join via audio:

+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

+1 669 900 6833 US (San Jose)

+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)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

Webinar ID: 816 6343 9271

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
OF THE COUNTY OF CLACKAMAS

CLACKAMAS COUNTY,

FILE NO: V0009824

Petitioner,

v.

SKYVIEW FOUNDATION, FACE
REALITIES FOUNDATION, TRICK
FOUNDATION, & COBALT
FOUNDATION,

Respondents.

COMPLAINT AND REQUEST FOR HEARING

I Shane Potter, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondents' mailing address is: 14751 S Leabo Rd., Molalla, OR 97038.

2.

The address or location of the violation(s) of law alleged in this complaint is: 15021 S Macksburg Rd., Molalla, OR 97038 and other No Situs, also known as T5S, R2E, Section 03A, Tax Lots 01400, 01401, 01402, and 01403, and is located in Clackamas County, Oregon.

3.

On or about the 24th day of September, 2024, the Respondents violated the following laws, in the following ways:

Title 12 of the Clackamas County Zoning and Development Ordinance (ZDO) Code Sections 401.04, 406.04 and 703.04. The property is zoned Exclusive Farm Use (EFU) and Timber (TBR). 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 of the Department of Transportation and Development.

5.

Notice of the violation was given to Respondents in the following manner: Violation notice dated September 24, 2024. A copy of the notice documents are attached to this Complaint as Exhibit H, 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 Commissions. Said range for a Priority 1 Zoning and Development Ordinance violation being \$750.00 to \$3,500.00 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; and

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.

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

DATED THIS 14th day of November, 2024

A handwritten signature in black ink that reads "Shane Potter". The signature is written in a cursive style with a large, sweeping initial "S".

Shane Potter
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

CLACKAMAS COUNTY,

Petitioner,

File No.: V0009824

v.

SKYVIEW FOUNDATION, FACE
REALITIES FOUNDATION, TRICK
FOUNDATION, & COBALT
FOUNDATION,

Respondents.

STATEMENT OF PROOF

History of Events and Exhibits:

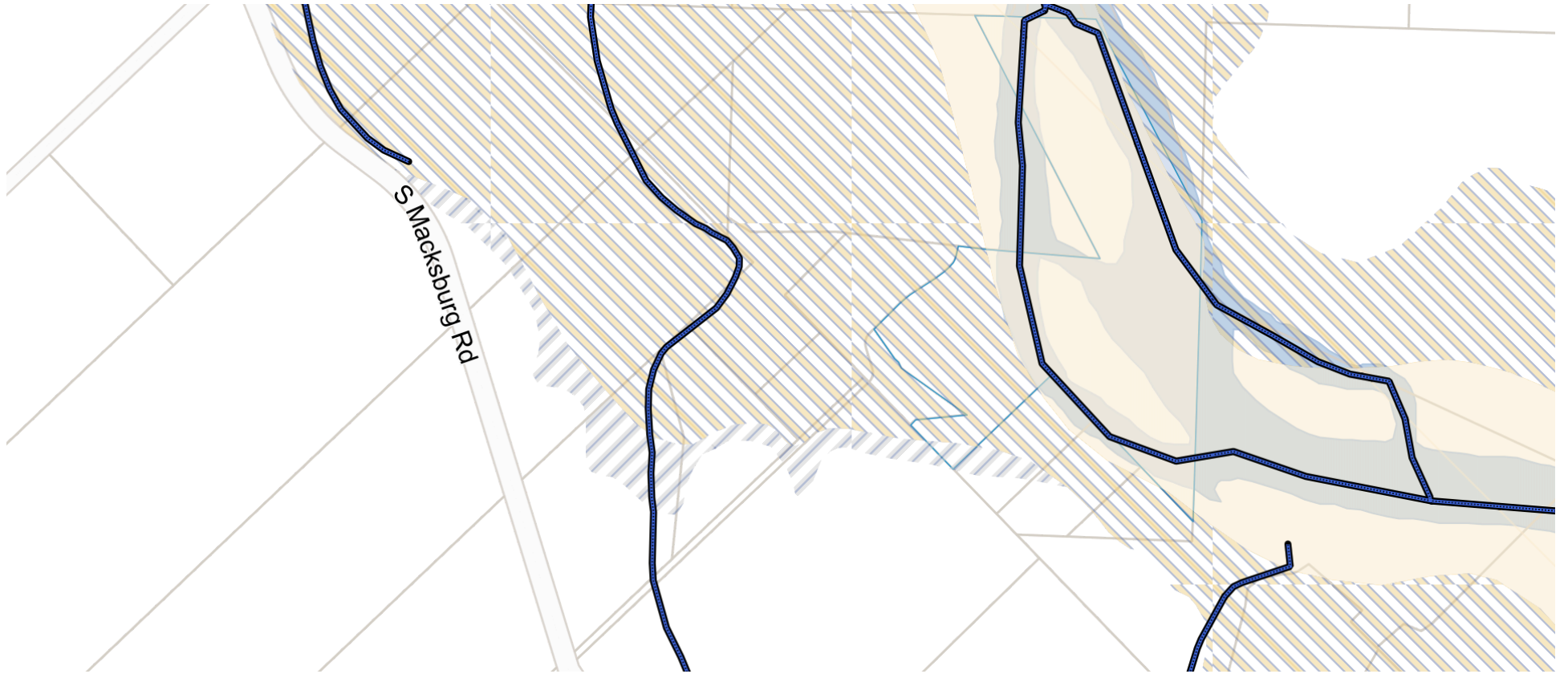
- | | |
|-----------------------------|--|
| Exhibit A | Respondents' mailing address is 14751 S Leabo Rd., Molalla, OR 97038. Respondents own and/or reside on property located at 15021 S Macksburg Rd, and other No Situs parcels in Molalla, OR 97038, also known as T5S, R2E, Section 03A Tax Lots 01400, 01401, 01402 and 01403, located within Clackamas County. All four parcels are zoned both Exclusive Farm Use (EFU) and Timber (TBR). Page 2 shows the area within the Floodplain Management District. Page 3 is a 2018 Aerial and Page 4 is a 2023 Aerial. Page 5 is an email sent to the Respondent and to the Respondents Engineer from a previous violation file (V0036020). |
| March 20, 2024 | Clackamas County received a complaint about work occurring in the river and along the bank. |
| March 27, 2024
Exhibit B | Correspondence was mailed to Respondents advising them of alleged work occurring within the Floodplain Management District that may constitute a violation of the County Zoning and Development Ordinance. Mail was sent to the Respondent listed in the Assessors Records and to TT Administrative Services LLC. Mail from TT Administrative Services LLC. was returned. The mail sent to the Respondent was not returned. |
| April 4, 2024
Exhibit C | Code Enforcement Specialist (CES) Shane Potter performed a site visit and took photos of the area. |

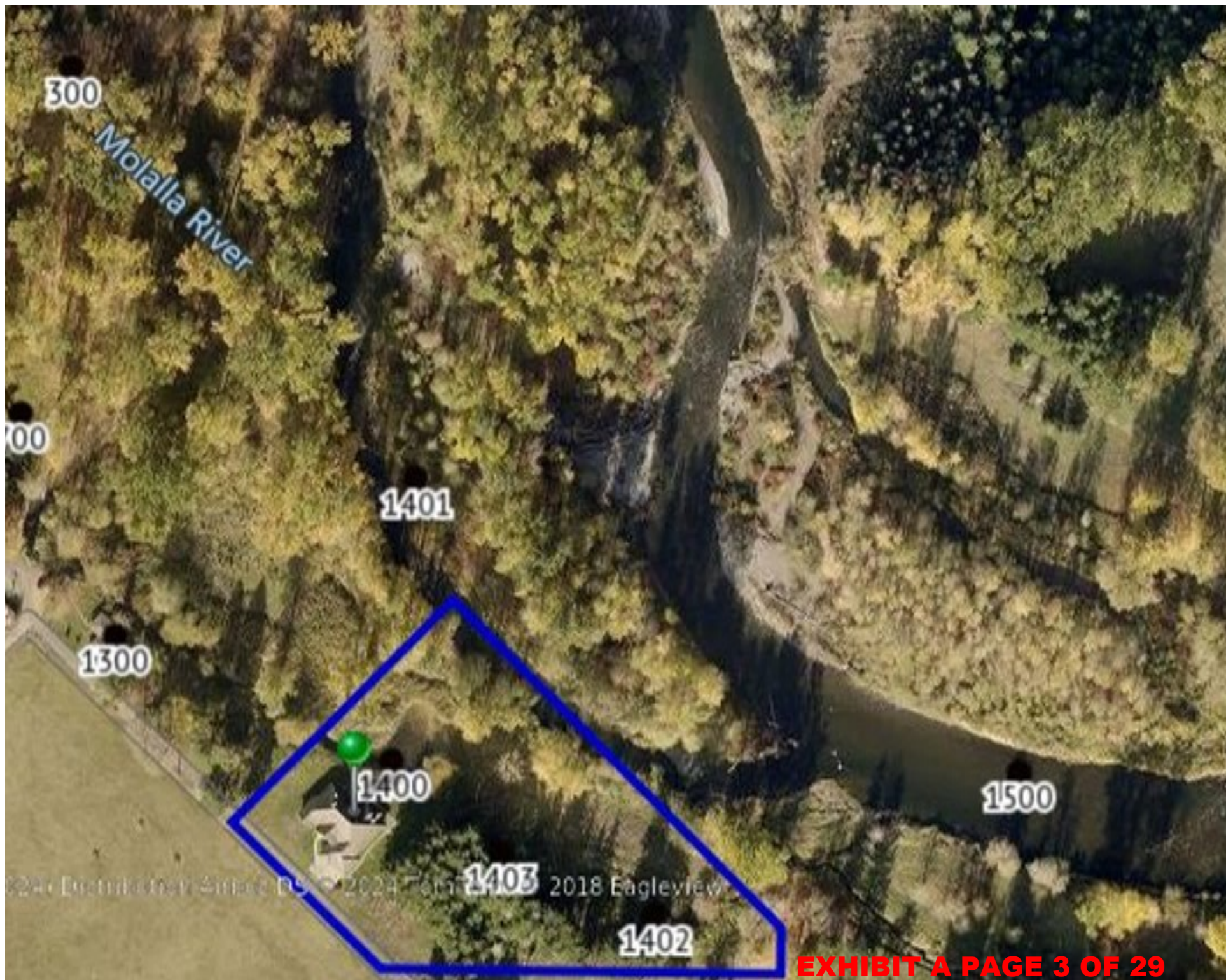
April 5, 2024	CES Potter spoke with Attorney Frank Hammond who stated he is representing the Respondents. There was discussion about the complaint we received. I explained that a previous decision determined that this work was complete for a prior land use decision and that any further work would require a new land use review.
April 15 & 16, 2024 Exhibit D	CES Potter received photos from a complainant with regards to work occurring in the protected area.
May 29, June 10 and June 17, 2024 Exhibit E	On May 29, 2024 and again on June 10, 2024 CES Potter sent an email to Respondents Attorney Frank Hammond to discuss the violation. On June 17, 2024 CES Potter spoke with Attorney Frank Hammond who stated his client has stated he has not done anything other than move some concrete blocks out to avoid erosion.
August 8, 2024 Exhibit F	CES Potter received a photo and videos from a 2 nd complainant with regards to work occurring in the protected area.
August 17, 2024 Exhibit G	CES Potter received additional videos from a 2 nd complainant with regards to work occurring in the protected area.
September 24, 2024 Exhibit H	CES Potter mailed a Notice of Violation to the Respondents with a deadline for abatement by October 24, 2024. The mail was not returned.
October 7, 2024 Exhibit I	Respondents' Attorney Frank Hammond submitted a request for a hearing.
November 11, 2024	Clackamas County referred this matter to the Compliance Hearings Officer.

If the Hearings Officer affirms the County's position that a violation of the Zoning Ordinance exists on the subject property, the County would request a Final Order be issued requiring the Respondents:

- Obtain a no rise permit for work done within the Floodplain Management District within 60 days from the date of this hearing.
- Imposition of civil penalties of \$3,500.00.
- If the violations are not abated the County may request authorization for further enforcement action including to proceed to Circuit Court.
- The County requests the Hearing's Officer to permanently enjoin the Respondents from violating these laws in the future.
- The County would also ask that reimbursement be ordered for any expense the County incurs in collection of these monies.







300

Molalla River

1000

1401

1300

1400

1500

1403

1402

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From: [Potter, Shane](#)
To: ["Dan Symons"](#)
Cc: ["Wes Ream"](#)
Subject: V0036020
Date: Tuesday, January 23, 2024 11:27:00 AM
Attachments: [image003.jpg](#)

Hi Dan and Wes,

Thank you for addressing the issues related to this file. I have closed this violation for this file. After review with the Planning and Zoning Division the 1997 permits have been completed as part of this work. Any future work on the bank wall will require a no rise permit (Floodplain Management Permit) through the Planning and Zoning Division.

Sincerely,

Shane Potter
Code Enforcement Specialist
Code Enforcement
Department of Transportation and Development
150 Beaver Creek Rd., Oregon City, OR 97045
Primary Phone: 503-742-4465
spotter@clackamas.us
www.clackamas.us
Hours: M-F from 7:30 am until 4:00 pm (Lobby closed to the public on Fridays)



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Property Account Summary  Barcode

Account Number	01086096	Property Address	15021 S MACKSBURG RD , MOLALLA, OR 97038		
General Information					
Alternate Property #	52E03A 01400				
Property Description	Section 03 Township 5S Range 2E Quarter A TAX LOT 01400				
Property Category	Land &/or Buildings				
Status	Active, Locally Assessed, Use Assessed				
Tax Code Area	035-013				
Remarks					
Tax Rate					
Description	Rate				
Total Rate	13.4895				
Property Characteristics					
Property Tax Deferral	Potential Additional Tax Liability				
Neighborhood	12204: Molalla rural north all other				
Land Class Category	551: EFU farmland improved				
Building Class Category	15: Single family res, class 5				
Year Built	1996				
Acreage	1.50				
Change property ratio	5XX				
Related Properties					
No Related Properties Found					
Parties					
Role	Percent	Name	Address		
Taxpayer	100	SKYVIEW FOUNDATION	14751 S LEABO RD, MOLALLA, OR 97038		
Owner	100	SKYVIEW FOUNDATION	14751 S LEABO RD, MOLALLA, OR 97038		
Property Values					
Value Type	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020
AVR Total	\$890,415	\$864,598	\$796,028	\$773,320	\$750,914
Exempt					
TVR Total	\$890,415	\$864,598	\$796,028	\$773,320	\$750,914
Real Mkt Land	\$277,662	\$277,662	\$156,595	\$273,694	\$237,882

Real Mkt Bldg	\$1,393,400	\$1,410,180	\$1,367,510	\$1,135,120	\$989,220
Real Mkt Total	\$1,671,062	\$1,687,842	\$1,524,105	\$1,408,814	\$1,227,102
M5 Mkt Land	\$152,676	\$152,676	\$72,929	\$59,796	\$51,972
M5 Mkt Bldg	\$1,393,400	\$1,410,180	\$1,367,510	\$1,135,120	\$989,220
M5 SAV	\$4,631	\$4,631	\$4,613	\$7,589	\$7,718
SAVL (MAV Use Portion)	\$4,080	\$4,078	\$4,076	\$4,434	\$4,422
MAV (Market Portion)	\$886,335	\$860,520	\$791,952	\$768,886	\$746,492
Mkt Exception		\$77,512			
AV Exception		\$43,717			

Active Exemptions

No Exemptions Found

Events

Effective Date	Entry Date-Time	Type	Remarks
07/19/2022	07/20/2022 08:45:00	Taxpayer Changed	Property Transfer Filing No.: 416426 07/19/2022 by SHAMMOND
07/19/2022	07/20/2022 08:45:00	Recording Processed	Property Transfer Filing No.: 416426, Bargain & Sale, Recording No.: 2022-040794 07/19/2022 by SHAMMOND
06/24/2022	06/29/2022 10:22:00	Taxpayer Changed	Property Transfer Filing No.: 415394 06/24/2022 by ACOUGHLIN
06/24/2022	06/29/2022 10:22:00	Recording Processed	Property Transfer Filing No.: 415394, Bargain & Sale, Recording No.: 2022-036668 06/24/2022 by ACOUGHLIN
05/24/2022	06/01/2022 10:38:00	Taxpayer Changed	Property Transfer Filing No.: 413462 05/24/2022 by ACOUGHLIN
05/24/2022	06/01/2022 10:38:00	Recording Processed	Property Transfer Filing No.: 413462, Bargain & Sale, Recording No.: 2022-030017 05/24/2022 by ACOUGHLIN
04/26/2022	04/26/2022 08:23:00	Seg/Merge Completed	Parent in Seg/Merge SM220297, Effective: 01/02/2021 by MAURAJEN
04/26/2022	04/26/2022 08:20:00	Seg/Merge Initiated	Seg/Merge begun on SM220297 EXC TL 1403 (-1.50 AC.) OUT OF 52E03A 1400 BY 2022-018505 by MAURAJEN
04/25/2022	04/25/2022 11:37:00	Seg/Merge Completed	Parent in Seg/Merge SM220296, Effective: 01/02/2021 by MAURAJEN
04/25/2022	04/25/2022 11:33:00	Seg/Merge Initiated	Seg/Merge begun on SM220296 EXC TL 02000 (1.38 AC) FROM TL 01400 BY LTR 12/12/05 by MAURAJEN
12/19/2019	12/19/2019 07:50:00	Seg/Merge Completed	Parent in Seg/Merge SM200030, Effective: 01/02/2019 by DROME
12/19/2019	12/19/2019 07:48:00	Seg/Merge Initiated	SEG/MERGE BEGUN ON SM200030 EXCL TL 01401 (13.61 AC) BY 2019-043361 & AC ADJ (1.10 AC) FROM TL 01400 BY 2019-041630 by DROME
11/15/2019	12/19/2019 08:27:00	Taxpayer Changed	Property Transfer Filing No.: 361608 11/15/2019 by DROME

11/15/2019	12/19/2019 08:27:00	Recording Processed	Property Transfer Filing No.: 361608, Quit Claim Deed, Recording No.: 2019-072431 11/15/2019 by DROME
11/07/2019	11/12/2019 15:28:00	Recording Processed	Property Transfer Filing No.: 360684, Warranty Deed, Recording No.: 2019-070742 11/07/2019 by CINDYSIM
11/07/2019	11/12/2019 15:28:00	Taxpayer Changed	Property Transfer Filing No.: 360684 11/07/2019 by CINDYSIM
07/18/2019	11/12/2019 16:05:00	Taxpayer Changed	Property Transfer Filing No.: 360686 07/18/2019 by CINDYSIM
07/18/2019	11/12/2019 16:05:00	Recording Processed	Property Transfer Filing No.: 360686, Quit Claim Deed, Recording No.: 2019-041630 07/18/2019 by CINDYSIM
04/16/2019	04/16/2019 14:50:00	Seg/Merge Completed	Parent in Seg/Merge SM190279, Effective: 01/02/2018 by DROME
04/16/2019	04/16/2019 14:45:00	Seg/Merge Initiated	SEG/MERGE BEGUN ON SM190279 EXC TL 02000 (1.38 AC) FROM TL 01400 BY LTR 12/12/05 By DROME
03/19/2019	04/16/2019 15:09:00	Recording Processed	Property Transfer Filing No.: 351231, Special Warranty Deed, Recording No.: 2019-014099 03/19/2019 by DROME
03/19/2019	04/16/2019 15:09:00	Taxpayer Changed	Property Transfer Filing No.: 351231 03/19/2019 by DROME
04/11/2018	04/25/2018 08:32:00	Recording Processed	Property Transfer Filing No.: 332927, Sheriff Deed, Recording No.: 2018-022155 04/11/2018 by MEKAOLS
04/11/2018	04/25/2018 08:32:00	Taxpayer Changed	Property Transfer Filing No.: 332927 04/11/2018 by MEKAOLS
05/27/2014	05/27/2014 09:24:00	Property Use Approval	5.16 Acres-Approved Designated Forestland by MAURAJEN
08/25/2004	08/27/2004 14:42:00	Recording Processed	Property Transfer Filing No.: 103306, Bargain & Sale, Recording No.: 2004-079308 08/25/2004 by LAURIEB
08/25/2004	08/27/2004 14:42:00	Taxpayer Changed	Property Transfer Filing No.: 103306 08/25/2004 by LAURIEB
07/01/1999	07/01/1999 12:00:00	Ownership at Conversion	Warranty Deed: 95-51741, 8/1/95, \$ 0

Tax Balance

Installments Payable

Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
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No Records Found

[Installments Payable/Paid for Tax Year\(Enter 4-digit Year, then Click-Here\):](#)

Receipts

Date	Receipt No.	Amount Applied to Parcel	Total Amount Due	Receipt Total	Change
10/29/2024 09:38:00	5577350	\$12,026.25	\$12,026.25	\$11,700.00	\$34.54
11/30/2023 15:27:00	5541759	\$10,347.29	\$10,347.29	\$10,400.00	\$52.71
08/21/2023 13:04:00	5384592	\$10,374.09	\$10,374.09	\$10,375.00	\$0.91
11/15/2021 00:00:00	5134745	\$9,098.26	\$9,098.26	\$8,825.31	\$0.00
11/13/2020 00:00:00	4918429	\$8,850.40	\$8,850.40	\$8,584.89	\$0.00

12/16/2019 09:48:00	4786443	\$292.29	\$292.29	\$295.00	\$2.71
12/04/2019 12:04:00	4785374	\$8,267.86	\$8,561.45	\$8,267.86	\$0.00

Sales History

Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Grantee(Buyer)	Other Parcels
07/18/2022	07/20/2022	07/19/2022	2022-040794	\$10,000.00	416426		SKYVIEW FOUNDATION	No
06/03/2022	06/29/2022	06/24/2022	2022-036668	\$0.00	415394		ZIRBEL MATHEW	No
05/24/2022	06/01/2022	05/24/2022	2022-030017	\$10,000.00	413462		ZIRBEL MATT	No
11/15/2019	12/19/2019	11/15/2019	2019-072431	\$950,000.00	361608		NWRN FOUNDATION	No
11/07/2019	11/12/2019	11/07/2019	2019-070742	\$680,000.00	360684		ZIRBEL MATHEW	No
07/18/2019	11/12/2019	07/18/2019	2019-041630	\$10,000.00	360686		RAW FOUNDATION	No
03/07/2019	04/16/2019	03/19/2019	2019-014099	\$576,450.00	351231		REAM WESLEY	No
03/23/2018	04/25/2018	04/11/2018	2018-022155	\$750,735.00	332927		DEUTSCHE BANK TRUST CO AMERICAS TRUS	No
08/24/2004	08/27/2004	08/25/2004	2004-079308	\$161,387.00	103306		COLES KAREN	No

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
4129	0 X 0	1996	55	1.0	3	4	0

DEED
MATHEW ZIRBEL

STATE OF OREGON

}ss

GRANTOR

SKYVIEW FOUNDATION

GRANTEE

Clackamas County Official Records
Sherry Hall, County Clerk

2022-040794

After Recording return to:

WES REAM
14751 S LEABO RD
Molalla, OR 97038



\$98.00

Until requested otherwise send all tax statements to:

02576370202200407940020020

07/19/2022 09:03:40 AM

WES REAM
14751 S LEABO RD
Molalla, Or 97038

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

By _____, Deputy

2p
98

STATUTORY BARGIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that MATHEW ZIRBEL hereinafter called "GRANTOR", for the consideration hereinafter stated, paid to GRANTOR by SKYVIEW FOUNDATION, hereinafter referred to as "GRANTEE," conveys to Grantee, all right, title and interest in and to the following real property situated in Clackamas County, State of Oregon, described as:

SEE LEGAL DESCRIPTION attached hereto as "Tax lot F" and by this reference incorporated herein.

Together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining. To have and to hold the above described and granted premises with the appurtenances unto GRANTEE, the heirs, successors and assigns forever. The true and actual consideration given for this conveyance is \$10,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANFERRING FEE TITLE SHOULD INQUIRE ANOUT THE PERSONS RIGHT IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAW 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF ACCEPTABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON AQUIRING 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 AGAINTS FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PRPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAW 2007

MATHEW ZIRBEL 761 TOLIVER RD MOLAINA OR 97038

STATE OF OREGON, County of Clackamas }ss
This instrument was acknowledged before me on July 18th, 2022 by MATHEW ZIRBEL

Notary Public

Commission expires 01-27-25

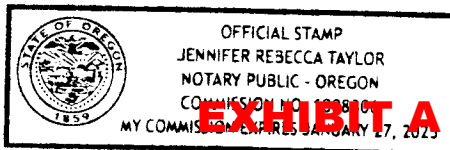


EXHIBIT A PAGE 10 OF 29



Property Account Summary  Barcode

Account Number 05035426 **Property Address** NO SITUS , ADDRESS, OR

General Information

Alternate Property #	52E03A 01401
Property Description	SECTION 3 TOWNSHIP 5S RANGE 2E QUARTER A TAX LOT 01401
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	035-013
Remarks	

Tax Rate

Description	Rate
Total Rate	13.4895

Property Characteristics

Property Tax Deferral	Potential Additional Tax Liability
Neighborhood	12204: Molalla rural north all other
Land Class Category	680: Forest & Farm Land Vacant
Acreage	13.61
Fire patrol acres	3.96
Change property ratio	6XX

Related Properties

No Related Properties Found

Parties

Role	Percent	Name	Address
Taxpayer	100	FACE REALITIES FOUNDATION	14751 S LEABO RD, MOLALLA, OR 97038
Owner	100	FACE REALITIES FOUNDATION	14751 S LEABO RD, MOLALLA, OR 97038

Property Values

Value Type	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020
AVR Total	\$11,005	\$10,693	\$10,386	\$10,087	\$9,793
Exempt					
TVR Total	\$11,005	\$10,693	\$10,386	\$10,087	\$9,793
Real Mkt Land	\$493,699	\$493,699	\$479,016	\$392,757	\$341,367

Real Mkt Bldg					
Real Mkt Total	\$493,699	\$493,699	\$479,016	\$392,757	\$341,367
M5 Mkt Land					
M5 Mkt Bldg					
M5 SAV	\$28,278	\$28,052	\$26,874	\$26,775	\$27,098
SAVL (MAV Use Portion)	\$11,005	\$10,693	\$10,386	\$10,087	\$9,793
MAV (Market Portion)					
Mkt Exception					
AV Exception					

Active Exemptions

No Exemptions Found

Events

Effective Date	Entry Date-Time	Type	Remarks
06/07/2023	06/20/2023 11:23:00	Taxpayer Changed	Property Transfer Filing No.: 429078 06/07/2023 by CINDYSIM
06/07/2023	06/20/2023 11:23:00	Recording Processed	Property Transfer Filing No.: 429078, Bargain & Sale, Recording No.: 2023-019191 06/07/2023 by CINDYSIM
02/05/2020	02/05/2020 11:23:00	Property Use Approval	DUE TO SEG MERGE -Approved Zoned Farm by TODDM
02/05/2020	02/05/2020 11:23:00	Property Use Approval	DUE TO SEG MERGE -Approved Designated Forestland by TODDM
12/19/2019	12/19/2019 07:50:00	Created by Seg/Merge	Created by Seg/Merge SM200030, Effective: 01/02/2019 by DROME

Tax Balance

Installments Payable

Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
----------	----------	--------------	---------	---------	-------------	----------

No Records Found

[Installments Payable/Paid for Tax Year\(Enter 4-digit Year, then Click-Here\):](#)

Receipts

Date	Receipt No.	Amount Applied to Parcel	Total Amount Due	Receipt Total	Change
10/24/2024 10:42:00	5574376	\$208.93	\$4,351.73	\$4,320.00	\$5.73
10/24/2023 10:13:00	5387043	\$188.35	\$215.29	\$220.00	\$11.16
11/15/2022 07:31:00	5306767	\$184.77	\$184.77	\$179.23	\$0.00
05/02/2022 00:00:00	5187644	\$186.42	\$186.42	\$186.42	\$0.00
04/29/2021 09:48:00	4997761	\$183.12	\$4,901.44	\$480.00	\$6.07

Sales History

Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Grantee(Buyer)	Other Parcels
06/07/2023	06/20/2023	06/07/2023	2023-019191	\$50,000.00	429078		FACE REALITIES FOUNDATION	No

Property Details							
Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths

4p

DEED

Raw Foundation

GRANTOR

Face Realities FOUNDATION

GRANTEE

After Recording return to:

Face Realities FOUNDATION
14751 s leabo rd *W/E → REAM*
Molalla, OR 97038

Until requested otherwise send all tax statements to:

Face Realities FOUNDATION
14751 s leabo rd
Molalla, Or 97038



\$108.00

06/07/2023 09:19:08 AM

D-D Cnt=1 Stn=9 COUNTER1
\$20.00 \$16.00 \$62.00 \$10.00

received for the record on the _____ day of _____
at _____ o'clock _____ M, and recorded in
book/reel/volume No _____ on page _____ or as
fee/file instrument/microfilm/reception No _____
Record of _____ of said County
Witness my hand and seal of County affixed

By _____, Deputy

STATUTORY BARGIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that Raw Foundation hereinafter called "GRANTOR", for the consideration hereinafter stated, paid to GRANTOR by Face Realities FOUNDATION, hereinafter referred to as "GRANTEE," conveys to Grantee, all right, title and interest in and to the following real property situated in Clackamas County, State of Oregon, described as

SEE LEGAL DESCRIPTION attached hereto as Exhibit A and by this reference incorporated herein.

Together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining To have and to hold the above described and granted premises with the appurtenances unto GRANTEE, the heirs, successors and assigns forever. The true and actual consideration given for this conveyance is \$50,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANFERRING FEE TITLE SHOULD INQUIRE ANOUT THE PERSONS RIGHT IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAW 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF ACCEPTABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON AQUIRING 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 AGAINTS FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PRPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAW 2007

Raw Foundation Wesley Ream Director
Raw Foundation

STATE OF OREGON, County of Clackamas)ss

This instrument was acknowledged before me on June 7th, 2023 by Raw Foundation

Wesley Ream Sr *Director*

[Signature]
Notary Public

Commission expires 3 - 11 - 2025

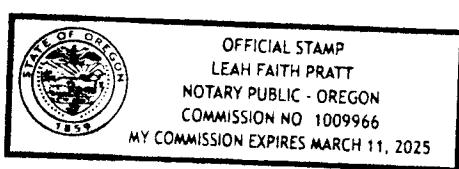


EXHIBIT "A"

LEGAL DESCRIPTION

All that land remised, released and quitclaimed to Wesley Ream by special warranty deed recorded as Document No. 2019-014099, Clackamas County Deed Records, situated in Government Lot 1 in the northeast one-quarter of Section 3, Township 5 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon, said land surveyed and filed as Record of Survey No. 2018-246, Clackamas County Survey Records and more particularly described as follows:

BEGINNING at a five-eighths inch diameter iron rod with a yellow plastic cap marked 'LS 1015' found at the northeast corner of that tract of land described in Document No. 2003-013351, Clackamas County Deed Records, from which a three and one-quarter inch diameter bronze disk found at the north one-quarter corner of said Section 3 bears North 89°40'24" West, 665.44 feet; THENCE from said iron rod, South 28°47'55" East along the east line of said Document No. 2003-013351 tract, 762.10 feet to a five-eighths inch diameter by 30 inch long iron rod with a yellow plastic cap marked 'TOWNSHIP SURVEYS' set at the southeast corner of said tract; THENCE North 86°50'11" West along the south line of said Document No. 2003-013351 tract, 317.82 feet to a five-eighths inch diameter iron rod with a yellow plastic cap marked 'LS 1015' found at an angle point in said south line; THENCE North 85°04'20" West along the south line of said tract, 76.24 feet to a five-eighths inch diameter by 30 inch long iron rod with a yellow plastic cap marked 'TOWNSHIP SURVEYS' set at the northeast corner of that tract of land described in Document No. 2018-023476, Clackamas County Deed Records; THENCE South 9°51'16" West along the east line of said Document No. 2018-023476 tract, 26.45 feet to a five-eighths inch diameter by 30 inch long iron rod with a yellow plastic cap marked 'TOWNSHIP SURVEYS' set at a point of curvature in said east line; THENCE 31.76 feet along the arc of a 56.34 foot radius curve to the right, having a delta of 32°18'00" and a chord of 31.34 feet which bears South 26°00'16" West to a five-eighths inch diameter by 30 inch long iron rod with a yellow plastic cap marked 'TOWNSHIP SURVEYS' set at a point of compound curvature in said east line; THENCE 62.12 feet along the arc of a 257.30 foot radius curve to the right, having a delta of 13°50'00"

1400
1401
1402
1403

and a chord of 61.97 feet which bears South 49°04'16" West to a five-eighths inch diameter by 30 inch long iron rod with a yellow plastic cap marked 'TOWNSHIP SURVEYS' set at a point of tangency in said east line; THENCE South 55°59'16" West along said east line, 61.50 feet to a five-eighths inch diameter by 30 inch long iron rod with a yellow plastic cap marked 'TOWNSHIP SURVEYS' set at a point of curvature in said east line; THENCE 57.65 feet along the arc of a 271.88 foot radius curve to the left, having a delta of 12°09'00" and a chord of 57.55 feet which bears South 49°54'46" West to a five-eighths inch diameter by 30 inch long iron rod with a yellow plastic cap marked 'TOWNSHIP SURVEYS' set at a point of tangency in said east line; THENCE South 43°50'16" West along said east line, 96.40 feet to the center of a creek, being the most northerly corner of that tract of land described in Document No. 2018-022612, Clackamas County Deed Records; THENCE South 36°33'04" East along the center of said creek, 99.77 feet to a change in the direction thereof; THENCE South 48°07'47" East along the center of said creek, 14.70 feet to a change in the direction thereof; THENCE South 27°41'51" East along the center of said creek, 18.78 feet to a change in the direction thereof; THENCE South 56°02'33" East along the center of said creek and the southeasterly prolongation thereof, 222.82 feet to a five-eighths inch diameter by 30 inch long iron rod with a yellow plastic cap marked 'TOWNSHIP SURVEYS' set at the most easterly corner of said Document No. 2018-022612 tract, said corner also being the most easterly corner of that tract of land described in Book 446, Page 721, Clackamas County Deed Records; THENCE South 82°11'55" West along the southeasterly line of said Document No. 2018-022612 tract, 144.52 feet to a five-eighths inch diameter by 30 inch long iron rod with a yellow plastic cap marked 'TOWNSHIP SURVEYS' set at an angle point in said southeasterly line; THENCE South 44°26'21" West along said southeasterly line, 20.00 feet to a five-eighths inch diameter by 30 inch long iron rod with a yellow plastic cap marked 'TOWNSHIP SURVEYS' set at the most southerly corner of said Document No. 2018-022612 tract, said corner being on the northeasterly line of that tract of land described in Document No. 2017-052892, Clackamas County Deed Records; THENCE South 45°33'39" East along said northeasterly line, 414.34 feet to a stone with 'X' found at the most westerly corner of that tract of land described in Document No. 2006-059273, Clackamas County Deed Records; THENCE South 89°20'27" East along the most westerly north line of said Document No. 2006-059273 tract, 491.84 feet to a five-eighths inch diameter iron rod with a yellow plastic cap marked 'LOVE LAND SURVEYS, INC.' found at

the southwest corner of the northeast one-quarter of the northeast one-quarter of said Section 3; THENCE North 0°19'31" East, along the west line of the northeast one-quarter of the northeast one-quarter of said Section 3, a distance of 886.59 feet to the most southerly corner of Parcel 2, PARTITION PLAT NO. 1996-058; THENCE North 28°46'12" West along the southwesterly line of said Parcel 2, a distance of 629.43 feet to a point on the north line of said Section 3; THENCE North 89°40'24" West along said north line, 343.43 feet to the PLACE OF BEGINNING.

Said tract of land contains 17.545 acres more or less

52E03A 01401

05035426

POST TO: 52E03A 01400

01086096

52E03A 01402

05038093

52E03A 01403

05038095

GRANTOR NOT OWNER

TD

4



Property Account Summary  Barcode

Account Number 05038093 **Property Address** NO SITUS , ADDRESS, OR

General Information

Alternate Property #	52E03A 01402
Property Description	Section 03 Township 5S Range 2E Quarter A TAX LOT 01402
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	035-013
Remarks	

Tax Rate

Description	Rate
Total Rate	13.4895

Property Characteristics

Property Tax Deferral	Potential Additional Tax Liability
Neighborhood	12204: Molalla rural north all other
Land Class Category	550: EFU farmland vacant
Acreage	0.93
Change property ratio	5XX

Related Properties

No Related Properties Found

Parties

Role	Percent	Name	Address
Taxpayer	100	COBALT FOUNDATION	14751 S LEABO RD, MOLALLA, OR 97038
Owner	100	COBALT FOUNDATION	14751 S LEABO RD, MOLALLA, OR 97038

Property Values

Value Type	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020
AVR Total	\$149	\$145	\$141		
Exempt					
TVR Total	\$149	\$145	\$141		
Real Mkt Land	\$191,014	\$191,014	\$67,821		
Real Mkt Bldg					
Real Mkt Total	\$191,014	\$191,014	\$67,821		

M5 Mkt Land					
M5 Mkt Bldg					
M5 SAV	\$1,174	\$1,174	\$1,139		
SAVL (MAV Use Portion)	\$149	\$145	\$141		
MAV (Market Portion)					
Mkt Exception					
AV Exception					

Active Exemptions
No Exemptions Found

Events			
Effective Date	Entry Date-Time	Type	Remarks
06/06/2023	06/15/2023 14:50:00	Taxpayer Changed	Property Transfer Filing No.: 429056 06/06/2023 by CINDYSIM
06/06/2023	06/15/2023 14:50:00	Recording Processed	Property Transfer Filing No.: 429056, Bargain & Sale, Recording No.: 2023-019089 06/06/2023 by CINDYSIM
08/31/2022	08/31/2022 09:47:00	Property Use Approval	0.93 AC -Approved Zoned Farm by YUMILIT
04/25/2022	04/25/2022 11:37:00	Created by Seg/Merge	Created by Seg/Merge SM220296, Effective: 01/02/2021 by MAURAJEN
04/25/2022	04/25/2022 11:36:00	The situs address has changed	by MAURAJEN
03/14/2022	04/26/2022 14:29:00	Recording Processed	Property Transfer Filing No.: 411675, Bargain & Sale, Recording No.: 2022-015068 03/14/2022 by CINDYSIM
03/14/2022	04/26/2022 14:29:00	Taxpayer Changed	Property Transfer Filing No.: 411675 03/14/2022 by CINDYSIM

Tax Balance

Installments Payable						
Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
No Records Found						
Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here):						<input type="text" value="2024"/>

Receipts					
Date	Receipt No.	Amount Applied to Parcel	Total Amount Due	Receipt Total	Change
10/24/2024 10:42:00	5574376	\$2.01	\$4,351.73	\$4,320.00	\$5.73
10/24/2023 10:13:00	5387043	\$1.73	\$215.29	\$220.00	\$11.16
11/15/2022 07:32:00	5306768	\$1.69	\$1.69	\$1.64	\$0.00

Sales History

Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Grantee(Buyer)	Other Parcels
06/06/2023	06/15/2023	06/06/2023	2023-019089	\$10,000.00	429056		COBALT FOUNDATION	No
03/14/2022	04/26/2022	03/14/2022	2022-015068	\$10,000.00	411675		SKYVIEW FOUNDATION	No

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths

DEED

STATE OF OREGON

Skyveiw Foundation

}ss

GRANTOR

cobalt FOUNDATION

Clackamas County Official Records
Catherine McMullen, County Clerk

2023-019089

GRANTEE

After Recording return to:

cobalt FOUNDATION
14751 s leabo rd
Molalla, OR 97038



\$98.00

06/06/2023 01:04:07 PM

Until requested otherwise send all tax statements to:

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

Cobalt FOUNDATION
14751 s leabo rd
Molalla, Or 97038

Name

Title

By _____, Deputy

STATUTORY BARGIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that Skyveiw Foundation hereinafter called "GRANTOR", for the consideration hereinafter stated, paid to GRANTOR by Cobalt FOUNDATION, hereinafter referred to as "GRANTEE," conveys to Grantee, all right, title and interest in and to the following real property situated in Clackamas County, State of Oregon, described as:

SEE LEGAL DESCRIPTION attached hereto as Exhibit A and by this reference incorporated herein.

Together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining. To have and to hold the above described and granted premises with the appurtenances unto GRANTEE, the heirs, successors and assigns forever. The true and actual consideration given for this conveyance is \$10,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANFERRING FEE TITLE SHOULD INQUIRE ANOUT THE PERSONS RIGHT IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAW 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF ACCEPTABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON AQUIRING 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 AGAINTS FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PRPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAW 2007

Skyveiw Foundation by Wesley Ream Ream
Skyveiw Foundation

STATE OF OREGON, County of Clackamas }ss

This instrument was acknowledged before me on 6-6, 2023 by Skyveiw Foundation

Wesley Ream Sr Director

Jason S. Dolan Notary Public

Commission expires 09-27-2025

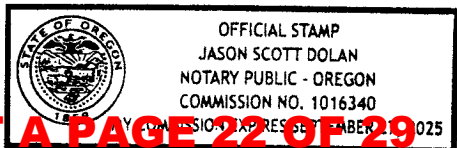


EXHIBIT A PAGE 22 OF 29

Exhibit

A

52E03A 01402

05038093

A portion of that tract of land described by Deed Document No. 2019-072431, Clackamas County Deed Records, located in Government Lot 1 in the northeast one quarter of Section 3, Township 5 South, Range 2 East of the Willamette Meridian in Clackamas County, Oregon and which is more particularly described as follows:

Beginning at a one inch inside diameter iron pipe found at the most easterly corner of the W.H. Vaughan Donation Land Claim No. 47; thence North $45^{\circ}33'39''$ West along the northeast line of said W.H. Vaughan donation land claim, 2,121.22 feet to a nine inch by six inch stone with an "+" on top at the intersection of said northeast line and the north line of the south one-half of the northeast one-quarter of said Section 3, as determined by record survey SN 2011-040, Clackamas County Survey Records; thence South $89^{\circ}20'27''$ East along the north line of the south one-half of the northeast one-quarter of Section 3, a distance of 143.02 feet to the True Point of Beginning; thence continuing South $89^{\circ}20'27''$ East along said north line of the south one-half of the northeast one quarter of Section 3, a distance of 348.82 feet to a five-eighths inch diameter iron rod with a yellow plastic cap marked "LOVE LAND SURVEYS, INC." at the midpoint of said north line of the south one-half of the northeast one-quarter of Section 3; thence North $00^{\circ}19'31''$ East along the east line of said Document No 2019-072431 tract, 61.69 feet; thence North $45^{\circ}33'39''$ West along the northeast line of said Document No. 2019-072431 tract, 208.90 feet; thence South $44^{\circ}26'21''$ West, 285.63 feet to the True Point of Beginning. Said tract contains 0.934 acres, more or less.



Property Account Summary Barcode

Account Number 05038095 **Property Address** NO SITUS , ADDRESS, OR

General Information

Alternate Property #	52E03A 01403
Property Description	Section 03 Township 5S Range 2E Quarter A TAX LOT 01403
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	035-013
Remarks	

Tax Rate

Description	Rate
Total Rate	13.4895

Property Characteristics

Property Tax Deferral	Potential Additional Tax Liability
Neighborhood	12204: Molalla rural north all other
Land Class Category	550: EFU farmland vacant
Acreage	1.50
Change property ratio	5XX

Related Properties

No Related Properties Found

Parties

Role	Percent	Name	Address
Taxpayer	100	TRICK FOUNDATION	14751 S LEABO RD, MOLALLA, OR 97038
Owner	100	TRICK FOUNDATION	14751 S LEABO RD, MOLALLA, OR 97038

Property Values

Value Type	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020
AVR Total	\$240	\$234	\$228		
Exempt					
TVR Total	\$240	\$234	\$228		
Real Mkt Land	\$229,010	\$229,010	\$109,390		
Real Mkt Bldg					
Real Mkt Total	\$229,010	\$229,010	\$109,390		

M5 Mkt Land					
M5 Mkt Bldg					
M5 SAV	\$1,893	\$1,893	\$1,838		
SAVL (MAV Use Portion)	\$240	\$234	\$228		
MAV (Market Portion)					
Mkt Exception					
AV Exception					

Active Exemptions
No Exemptions Found

Events			
Effective Date	Entry Date-Time	Type	Remarks
08/31/2022	08/31/2022 09:49:00	Property Use Approval	1.50 AC -Approved Zoned Farm by YUMILIT
04/26/2022	04/26/2022 08:23:00	Created by Seg/Merge	Created by Seg/Merge SM220297, Effective: 01/02/2021 by MAURAJEN
04/26/2022	04/26/2022 08:21:00	The situs address has changed	by MAURAJEN
03/28/2022	04/26/2022 14:32:00	Taxpayer Changed	Property Transfer Filing No.: 411676 03/28/2022 by CINDYSIM
03/28/2022	04/26/2022 14:32:00	Recording Processed	Property Transfer Filing No.: 411676, Bargain & Sale, Recording No.: 2022-018505 03/28/2022 by CINDYSIM

Tax Balance

Installments Payable						
Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
2024	Property Tax Principal	035-013	\$3.24	\$1.08	\$3.14	11/15/2024
TOTAL Due as of 11/05/2024			\$3.24	\$1.08	\$3.14	11/05/2024

[Installments Payable/Paid for Tax Year\(Enter 4-digit Year, then Click-Here\):](#)

Receipts					
Date	Receipt No.	Amount Applied to Parcel	Total Amount Due	Receipt Total	Change
06/04/2024 10:59:00	5567660	\$2.94	\$2.94	\$5.00	\$2.06
11/15/2022 07:34:00	5306775	\$2.72	\$2.72	\$2.64	\$0.00

Sales History								
Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Grantee(Buyer)	Other Parcels

03/28/2022	04/26/2022	03/28/2022	2022-018505	\$10,000.00	411676		TRICK FOUNDATION	No
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Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths



02551778202200185050030036

\$103.00

03/28/2022 03:25:20 PM

DEED
NWRN FOUNDATION

GRANTOR
TRICK FOUNDATION
GRANTEE

After Recording return to:
TRICK FOUNDATION
14751 S Leabo Rd
Molalla, Or 97038
Until requested otherwise send all tax statements to:

TRICK FOUNDATION
14751 S Leabo Rd
Molalla, Or 97038

D-D Cnt=1 Stn=9 COUNTER1
\$15.00 \$16.00 \$62.00 \$10.00

received for record on the ___ day of _____, 2022
at ___ o'clock ___ M, and recorded in
book/reel/volume No ___ on page ___ or as
fee/file instrument/microfilm/reception No _____,
Record of _____ of said County.
Witness my hand and seal of County affixed

Name Title
By _____, Deputy

STATUTORY BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that NWRN Foundation hereinafter called "GRANTOR", for the consideration hereinafter stated, paid to GRANTOR by TRICK Foundation, hereinafter referred to as GRANTEE, conveys to Grantee, all right, title and interest in and to the following real property situated in Clackamas County, State of Oregon, described as:

A portion of that tract land described in Document No. 2019-072431, Clackamas County Deed Records, situated in the northeast one-quarter of Section 3, Township 5 South, Range 2 East of the Willamette Meridian, Clackamas County as follows:

BEGINNING at a point in the northeasterly line of said Document No. 2019-072431 tract from which a five eighths inch diameter iron rod with a yellow plastic cap marked "LOVE LAND SURVEYS, INC" found at the southeast corner of the northwest one-quarter of the northeast one-quarter of said Section 3, bears South 45°33'39" East, 329.29 feet and South 0° 19'31" West, 61.69 feet; THENCE from said beginning point South 44° 26'21" West, 384.59 feet to the southwesterly line of said tract; THENCE South 45°33'39" East along said southwesterly line, 80.13 feet to a stone with "X" found on the south line of the northwest one-quarter of the northeast one-quarter of said Section 3; THENCE South 89° 20'27" East along last said line, 142.58 feet; THENCE North 44° 26'21" East, 285.94 feet to the northwesterly line of said Document No. 2019-072431 tract; THENCE North 45° 33'39" West along said northeasterly line, 183.07 feet to the POINT OF BEGINNING. Containing 1.50 acres

52E03A 01403 NEW ACCOUNT

together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining. To have and to hold the above described and granted premises with the appurtenances unto GRANTEE, the heirs, successors and assigns forever. The true and actual consideration given for this conveyance is \$10,000.00..

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT. THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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. 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 AQUIRING 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 LAW 2007

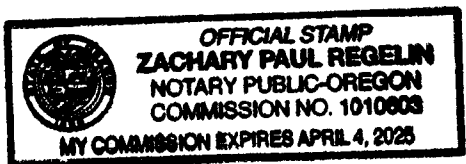
[Signature]
NWRN Foundation

EXECUTIVE DIRECTOR MATT ZIRBEL
761 TOLLIVER RD
MOLLAHA OR 97038

STATE OF OREGON, County of Clackamas } ss
This instrument was acknowledged before me on March 11, 2022 by NWRN Foundation

[Signature]
Notary Public

EXECUTIVE DIRECTOR MATT ZIRBEL
Commission expires 4-4-2025



30
105-

EXC TL 1403 (-1.50 AC) OUT OF 52E03A 1400

Job No. 19-7232
Client: Wes Ream

Tax Lot 'E' **(TL 1403)**

A portion of that tract land described in Document No. 2019-072431, Clackamas County Deed Records, situated in the northeast one-quarter of Section 3, Township 5 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon, said portion of land being more particularly described as follows:

BEGINNING at a point in the northeasterly line of said Document No. 2019-072431 tract from which a five-eighths inch diameter iron rod with a yellow plastic cap marked 'LOVE LAND SURVEYS, INC.' found at the southeast corner of the northwest one-quarter of the northeast one-quarter of said Section 3, bears South 45°33'39" East, 329.29 feet and South 0°19'31" West, 61.69 feet; THENCE from said beginning point South 44°26'21" West, 384.59 feet to the southwesterly line of said tract; THENCE South 45°33'39" East along said southwesterly line, 80.13 feet to a stone with 'X' found on the south line of the northwest one-quarter of the northeast one-quarter of said Section 3; THENCE South 89°20'27" East along last said line, 142.58 feet; THENCE North 44°26'21" East, 285.94 feet to the northeasterly line of said Document No. 2019-072431 tract; THENCE North 45°33'39" West along said northeasterly line, 183.07 feet to the POINT OF BEGINNING.
Containing 1.50 acres



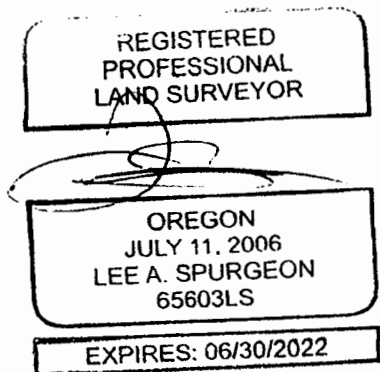
2

Job No. 19-7232
Client: Wes Ream

Tax Lot 'F' **TL 1400 (AFTER DIVISION)**

A portion of that tract land described in Document No. 2019-072431, Clackamas County Deed Records, situated in the northeast one-quarter of Section 3, Township 5 South, Range 2 East of the Willamette Meridian, Clackamas County, Oregon, said portion of land being more particularly described as follows:

BEGINNING at a point in the northeasterly line of said Document No. 2019-072431 tract from which a five-eighths inch diameter iron rod with a yellow plastic cap marked 'LOVE LAND SURVEYS, INC.' found at the southeast corner of the northwest one-quarter of the northeast one-quarter of said Section 3, bears South 45°33'39" East, 329.29 feet and South 0°19'31" West, 61.69 feet; THENCE from said beginning point South 44°26'21" West, 384.59 feet to the southwesterly line of said tract; THENCE North 45°33'39" West along said southwesterly line, 169.87 feet to the most westerly corner of said tract; THENCE North 44°36'21" East along the northwesterly line of said tract, 384.59 feet to the most northerly corner of said tract; THENCE South 45°33'39" East along said northeasterly line, 169.87 feet to the POINT OF BEGINNING.
Containing 1.50 acres



3



March 27, 2024

Skyview Foundation
14751 S. Leabo Road
Molalla, OR 97038

TT Administrative Services, LLC
P.O. Box 280
Lake Oswego, OR 97034

Subject: Violation of the Floodplain Management District (FMD) Title 12, Section 703 and the River and Stream Conservation Area (RSCA), Title 12, Section 704 of the Clackamas County Code

Site Address: 15021 S. Macksburg Rd., Molalla, OR 97038
Legal Description: T5S, R2E, Section 03A, Tax Lot 01400

It has come to the attention of Clackamas County Code Enforcement that bulldozing and backhoe work may have occurred in the protected buffer of the Molalla River.

This may constitute a violation of the Clackamas County Zoning and Development Ordinance, specifically Title 12, Section 703 pertaining to the Floodplain Management District and Title 12, Section 704 River and Stream Conservation Area.

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

E-mail address is Spotter@clackamas.us

Telephone number is 503-742-4465

**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

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.

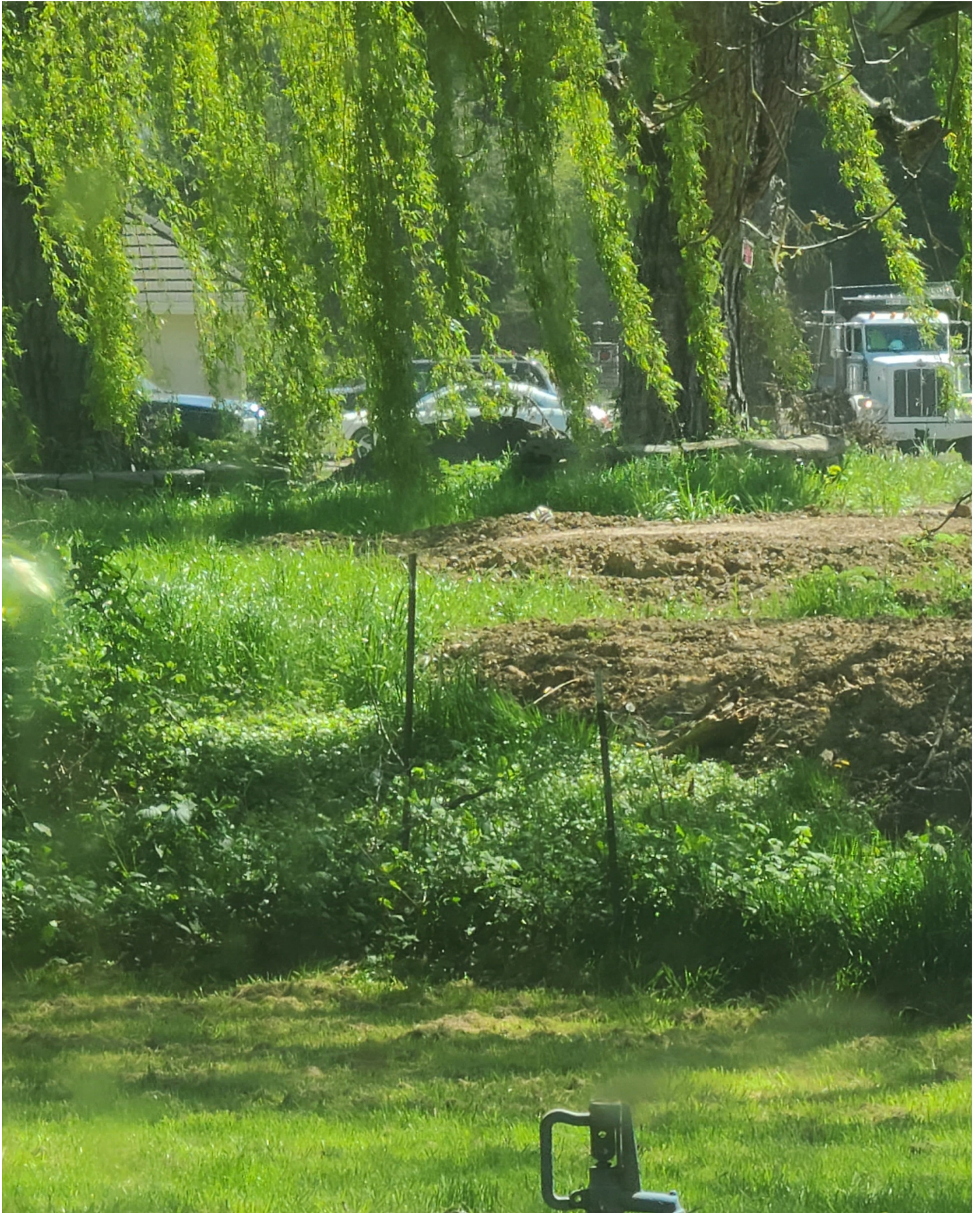
환영합니다. Korean

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.

오.











From: [Potter, Shane](#)
To: ["Frank Hammond"](#)
Subject: RE: Wes Ream's property
Date: Monday, June 10, 2024 2:31:00 PM
Attachments: [image002.jpg](#)
[image004.jpg](#)
[image007.jpg](#)
[image008.jpg](#)

Hi Frank,

I sent the below email on May 29, 2024. I was hoping we could schedule a time to talk about some additional information we received.

Sincerely,

Shane Potter
Code Enforcement Specialist
Code Enforcement
Department of Transportation and Development
150 Beaver Creek Rd., Oregon City, OR 97045
Primary Phone: 503-742-4465
spotter@clackamas.us
www.clackamas.us
Hours: M-F from 7:30 am until 4:00 pm (Lobby closed to the public on Fridays)



Follow Clackamas County: [Facebook](#) | [Twitter](#) | [YouTube](#) | [Nextdoor](#)

From: Potter, Shane
Sent: Wednesday, May 29, 2024 1:12 PM
To: 'Frank Hammond' <frank@frankhammondlaw.com>
Subject: RE: Wes Ream's property

Hi Frank,

I was able to get back around to this file and wanted to see if you have some time to discuss this file again. If you can provide me some times your available. Currently I have all day Friday open.

Sincerely,

Shane Potter



EXHIBIT F

VIDEO 1

VIDEO 2

EXHIBIT G

VIDEO 1

VIDEO 2

VIDEO 3

VIDEO 4

VIDEO 5

VIDEO 6

VIDEO 7



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

September 24, 2024

Violation No.: V0009824

Skyview Foundation, Face Realities Foundation, Trick Foundation, & Cobalt Foundation
14751 S Leabo Rd.
Molalla, OR 97038

RE: CLACKAMAS COUNTY NO. V0009824

CLACKAMAS COUNTY CODE SECTIONS VIOLATED:

1. CLACKAMAS COUNTY CODE TITLE 12: ZONING AND DEVELOPMENT ORDINANCE – SECTION 401.04: USES PERMITTED
2. CLACKAMAS COUNTY CODE TITLE 12: ZONING AND DEVELOPMENT ORDINANCE – SECTION 406.04: USES PERMITTED
3. CLACKAMAS COUNTY CODE TITLE 12: ZONING AND DEVELOPMENT ORDINANCE – SECTION 703.04: APPLICABILITY

SITE ADDRESS: 15021 S. Macksburg Rd., Molalla, OR 97038 and No Situs
LEGAL DESCRIPTION T5S, R2E, SECTION 03A, TAX LOT(S) 01400, 01401, 01402, and 01403

Dear Owner and/or Registered Agent,

Work is taking place within the Floodplain Management District (FMD). To abate the violation, you must complete one of the following **NO LATER THAN: October 24, 2024**

Vegetation, tree removal, fill and grading within the protected area of the Floodplain Management District (FMD)

1. As previously discussed, any further work in the Floodplain Management District would require a “No Rise” permit also known as a Floodway Development Permit. Planning and Zoning has stated there may be additional engineering that can be done to state it is consistent with the previous permit. Please contact Planning and Zoning by phone at 503-742-4500 or by email at zoninginfo@clackamas.us; AND
2. Discontinue further fill and grading until such permit and/or approval has been obtained by Planning and Zoning.
3. We also encourage you to reach out to Planning and Zoning to determine if any other options may exist not mentioned in this letter.
 - a. If you pause the use and begin the land use process, we will pause the enforcement of this file. If the use continues on the property before you obtain land use approval, we will continue with the enforcement of this file.
 - b. If you obtain land use approval, staff will ensure that any conditions of approval relevant to the violation have been implemented before closing this file. A Final inspection may be required to confirm that all conditions of approval have been met.

If you have questions concerning permit requirements, the online submittal process, or the land use process, please contact the department listed below at the phone number or email listed, or stop by the offices located at 150 Beaver Creek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m. The offices are closed on Fridays

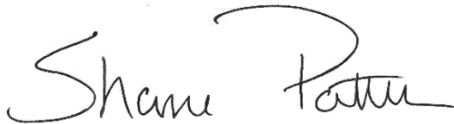
ITEMS INCLUDED IN THIS PACKET

Building Codes (Permitting) 503-742-4240
Planning and Zoning 503-742-4500
Code Enforcement – Shane Potter - 503-742-4465

bldservices@clackamas.us
zoninginfo@clackamas.us
spotter@clackamas.us

ITEMS INCLUDED IN THIS PACKET

- Violation Letter
- Required Notice of Fines and Penalties



Shane Potter
Code Enforcement Specialist
Clackamas County Code Enforcement
Phone: 503-742-4465
spotter@clackamas.us

Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement 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 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, 150 Beaver Creek Rd., Oregon City, OR 97045, or to 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 parties to voluntarily come into compliance with the code 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 violation, the County may, in its discretion, waive all or part of the \$75 per month administrative compliance fee.
6. **Non-compliance may result in a lien upon your property:** Fines, penalties, and fees are payable upon the effective date of the final order imposing them. Such fines, penalties, and fees are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other. If fines, penalties, and fee 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.

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BEFORE THE CODE ENFORCEMENT HEARINGS OFFICER
OF THE COUNTY OF CLACKAMAS, OREGON

SKYVIEW FOUNDATION, FACE
REALITIES FOUNDATION, TRICK
FOUNDATION, & COBALT FOUNDATION,

Respondents.

**NOTICE OF APPEAL AND REQUEST
FOR HEARING**

VIOLATION NO. V0009824

I. Notice of Appeal and Contested Case Hearing

Respondents Skyview Foundation, Face Realities Foundation, Trick Foundation, and Cobalt Foundation give notice that they are appealing the Clackmas County Department of Transportation and Development’s Notice of Violation V0009824 (NOV) and request a contested case hearing. An Answer setting out Respondents’ position in this matter is set out below.

II. Grounds for Appeal and Request for Hearing

a. The NOV violates due process clause

The NOV violates the due process clause of the Constitution of the United States because it is so vague as to the nature of the violations that respondents cannot adequately respond.

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b. The NOV is factually wrong

The NOV is factually wrong in that respondents have not committed the violations alleged.

III. Conclusion

Respondents request a hearing on this matter. Respondents further reserve their right to amend this Notice to assert additional defenses as new facts are revealed because the NOV is vague and does not allow Respondents adequately to respond at this time.

DATED this 7th day of October, 2024.

/s/ Frank Hammond
Frank Hammond OSB No. 852239
frank@frankhammondllaw.com
Attorney for Respondents