



## NOTICE OF HEARING

October 14, 2025

Roy I Swan  
15110 SE 362<sup>nd</sup> Ave  
Boring, OR 97009

**RE::** County of Clackamas v. Roy Swan I  
**File: V0022325**

**Hearing Date:** November 13, 2025

**Time:** This item will not begin before 11:00 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 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 evidence that a violation exists or existed. Either party may, at their own expense, obtain an attorney, to represent that 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 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 a continuing order. The Hearings Officer 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, the 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 proceedings 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 Hearing Officer Code, and Oregon Revised Statute 34.010-34.100. If appeal is taken, the appellant is responsible for all costs of appeal including preparation of transcript.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

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. 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 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 process 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 are unfamiliar with using the Zoom platform, please perform an internet search of "how to use Zoom" and there are many interactive guides available. **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 971-930-6134 for assistance.

Zoom Invite:

Join from PC, Mac, iPad, or Android:

<https://clackamascounty.zoom.us/j/84326598843?pwd=ia4t3VwhqrT6H3pUXNfyEymbAr21Yb.1>

Passcode:951708

Phone one-tap:

+14086380968,,84326598843# US (San Jose) 16694449171,,84326598843# US

Join via audio:

+1 408 638 0968 US (San Jose)

+1 669 444 9171 US

+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)

+1 646 876 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)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

Webinar ID: 843 2659 8843

International numbers available: <https://clackamascounty.zoom.us/j/kbAP7YvMRS>

## 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)

**¡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)

**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)

**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)

**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)

**환영합니다.** Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)



BEFORE THE COMPLIANCE HEARINGS OFFICER  
for  
COUNTY OF CLACKAMAS

COUNTY OF CLACKAMAS,

Petitioner,

v.

ROY SWAN,

Respondent.

File No: V0022325

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 15110 SE 362<sup>nd</sup> Ave., 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 15110 SE 362<sup>nd</sup> Ave., Boring, OR 97009 also known as T2S, R4E, Section 11, Tax Lot 02800, and is located in Clackamas County, Oregon. The property is zoned Exclusive Farm Use (EFU) and is the location of violation(s) asserted by the County.

3.

On or about the 10<sup>th</sup> day of June, 2025 and on the 24<sup>th</sup> day of July, 2025 the Respondent violated the following laws, in the following ways:

- a. Respondent violated the Clackamas County Building Code, Chapter 9.02.040 by failing to obtain approved permits and approved final inspections for the conversion of a barn into commercial use. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.
- b. Respondent violated the Clackamas County Zoning and Development Ordinance, Title 12, Section 401.04 (A) for failing to obtain land use approval for a business operating from the subject property.

4.

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

5.

Notice of the violations was given to Respondent in the following manner: Violation Notice dated June 10, 2025 and Citation and Complaint 2500223 in the amount of \$925.00 was mailed via first class mail on July 24, 2025. A copy of the notice document is attached to this Complaint as Exhibits D 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 Respondent to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondent from violating these laws in the future;

2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent for each violation, within the range established by the Board of County Commissioners. Said range for a Building Code Priority 1 violation being \$1,000.00 to \$3,500.00 per occurrence and said range for a Zoning and Development Ordinance Priority 2 violation being \$750.00 to \$2,500.00 per occurrence as provided by Appendix B to the Clackamas County Code;

3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code;

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

and

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

DATED THIS 9<sup>th</sup> day of October, 2025.



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Jennifer Kauppi  
Code Enforcement Specialist  
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

ROY SWAN

Respondent.

File No.: V0022325

STATEMENT OF PROOF

History of Events and Exhibits:

May 27, 2025  
Exhibit A

Clackamas County received a complaint regarding a business operating on the subject property without land use approval. Correspondence was sent to the Respondent regarding the alleged violation.

June 5, 2025  
Exhibit B

I spoke with Roy on the phone. Roy confirmed that Worldwide Masterpieces LLC was operating from the barn on the subject property. I explained to Roy that land use approval for business and building permits to convert the barn into commercial use are required.

June 9, 2025  
Exhibit C

I conducted a site inspection of the subject property. The photos show the property and the structure that the business is operating from.

June 10, 2025  
Exhibit D

Correspondence was mailed to the Respondent providing a deadline date of July 10, 2025 to abate the violation.

July 21, 2025  
Exhibit E

I conducted a site inspection. The photos reflect that the business continued to be operating on the subject property.

July 24, 2025  
Exhibit F

Citation 2500223 in the amount of \$411.00 for the Priority 2 Zoning and Development Ordinance violation and \$514.00 for the Priority 1 Building Code violation was sent first class mail. The citation was not returned, and the citation remains unpaid.

August 22, 2025

I spoke with the Respondent's wife Josette on the phone. She stated that the business was still operating onsite. They did submit for a planning pre-application conference meeting which was scheduled for October 14, 2025.

October 9, 2025

This matter was referred to the Hearings Officer.

If the Compliance Hearings Officer affirms the County's position that a violation of the Building Code, Title 9.02.040 and Zoning and Development Ordinance Title 12, Section 401.04 (A) exists, the County is requesting a Final Order in this matter recommending the following:

- The imposition of civil penalties for the Building Code violation of up to \$3,500.00 for date cited July 24, 2025.
- The imposition of civil penalties for the Zoning and Development Ordinance violation of up to \$2,500.00 for date cited July 24, 2025.
- Payment for Citation No. 2500223 issued on July 24, 2025 in the amount of \$925.00.
- The Administrative Compliance fee to be imposed from June 2025 until the violation is abated. As of this report the total is \$400.00.
- The County requests the Hearings Officer to permanently prohibit the Respondent from violating this law in the future.
- If the Respondent fails to comply with the Hearings Officer's Continuing Order the County will request the Hearings Officer to issue a Final Order and will also request the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.



May 27, 2025

Roy Swan I  
15110 SE 362<sup>nd</sup> Ave.  
Boring, OR 97009

**Subject: Alleged Violations of the Zoning and Development Ordinance, Title 12, Section 401 of the Clackamas County Code**

Site Address: 15110 SE 362<sup>nd</sup> Ave. Boring, OR 97009  
Legal Description: T2S, R4E, Section 11, Tax Lot 2800

It has come to the attention of Clackamas County Code Enforcement that a bronze foundry business may be operating from the address of 15132 SE 362<sup>nd</sup> Ave on the above-mentioned property without land use approval.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 401 of the Clackamas County Code.

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

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

Telephone number is 503-742-4759.

*Please note that a \$75.00 monthly Administrative Compliance Fee will be assessed if a violation has been determined and has not been abated.*

## Department of Transportation and Development

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## Business Name Search

[New Search](#)
[Printer Friendly](#)

## Business Entity Data

05-28-2025  
08:30

Registry Nbr	<a href="#">Entity Type</a>	<a href="#">Entity Status</a>	<a href="#">Jurisdiction</a>	Registry Date	Next Renewal Date	Renewal Due?
2214696-95	DLLC	ACT	OREGON	01-10-2024	01-10-2026	
<b>Entity Name</b>	WORLDWIDE MASTERPIECES, LLC					
<b>Foreign Name</b>						

[New Search](#)
[Printer Friendly](#)

## Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS				
Addr 1	15132 SE 362ND AVE					
Addr 2						
CSZ	BORING	OR	97009		Country	UNITED STATES OF AMERICA

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT			Start Date		03-07-2024	Resign Date	
Name	ROY		WILSON	SWAN		IV			
Addr 1	15132 SE 362ND AVE								
Addr 2									
CSZ	BORING	OR	97009		Country	UNITED STATES OF AMERICA			

Type	MAL	MAILING ADDRESS				
Addr 1	15132 SE 362ND AVE					
Addr 2						
CSZ	BORING	OR	97009		Country	UNITED STATES OF AMERICA

Type	MEM	MEMBER						Resign Date	
Name	ROY		WILSON	SWAN		IV			
Addr 1	15132 SE 362ND AVE								
Addr 2									
CSZ	BORING	OR	97009		Country	UNITED STATES OF AMERICA			

[New Search](#)
[Printer Friendly](#)

## Name History






Business Entity Name	<a href="#">Name Type</a>	<a href="#">Name Status</a>	Start Date	End Date
WORLDWIDE MASTERPIECES, LLC	EN	CUR	01-10-2024	

Please [read](#) before ordering [Copies](#).

[New Search](#)

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Summary History

Image Available	Action	Transaction Date	Effective Date	<a href="#">Status</a>	Name/Agent Change	Dissolved By
	AMENDED ANNUAL REPORT	02-10-2025		FI		
	AMNDMT TO ANNUAL RPT/INFO STATEMENT	03-07-2024		FI	Agent	
	ARTICLES OF ORGANIZATION	01-10-2024		FI	Agent	

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For comments or suggestions regarding the operation of this site,  
please contact : [corporation.division@sos.oregon.gov](mailto:corporation.division@sos.oregon.gov)

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## NOTICE OF VIOLATION

June 10, 2025

Roy Swan  
15110 SE 362<sup>nd</sup> Ave  
Boring, OR 97009

**SUBJECT: Violation of the Clackamas County Building Code, Title 9.02.040 (A)  
and Zoning and Development Ordinance, Title 12, Section 401.04 (A)**

**VIOLATION: V0022325**

**SITE ADDRESS:** 15110 SE 362<sup>nd</sup> Ave, Boring, OR 97009

**LEGAL DESCRIPTION:** T2S, R4E, Section 11, Tax Lot 02800

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

Operating Worldwide Masterpieces LLC without land use approval.  
Accessory structure converted to commercial use for Worldwide Masterpieces LLC without approved permits.

### **VIOLATIONS & HOW TO RESOLVE**

I spoke with Roy Swan on June 5<sup>th</sup>, 2025 regarding the alleged letter that he received in the mail. Roy stated that his bronze works business Worldwide Masterpieces LLC is operating onsite. I explained to Roy that based on the zoning of the property (EFU – Exclusive Farm and Forest) a Home Occupation Level II or III would be required to be approved and Conditions of Approval would need to be implemented. This would include obtaining permits to convert the accessory structure into commercial use for the bronze works business.

Operating Worldwide Masterpieces LLC without land use approval and the conversion of the accessory structure to a commercial business without permits constitutes a violation of the Clackamas County Building Code, Title 9.02.040 (A) and Zoning and Development Ordinance, Title 12, Section 401.04 (A). In order to abate the violation(s), you must complete the following **no later than July 10, 2025:**

## **Worldwide Masterpieces LLC**

Operating Worldwide Masterpieces LLC on the subject property requires land use approval. To abate the violation, you must complete one of the following by the deadline date provided above.

1. Discontinue the use;
2. Move the use to an approved parcel; or
3. Obtain land use approval. We have identified a Home Occupation Type II or III as possible land use option(s). The cost for this application is \$1,065.00, however, July 1, 2025 that price will increase. We encourage you to reach out to Planning and Zoning by phone at 503-742-4500 or by email at [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us) to determine whether other options exist. You can obtain the land use application and submittal requirements at [www.clackamas.us/planning](http://www.clackamas.us/planning).
  - 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, you must implement all conditions of approval before staff will close this file. A final inspection may be required to confirm that all conditions of approval have been implemented. This will include submitting building permits for the conversion of the accessory structure. Please be advised that an architect or engineering licensed with the State of Oregon may be required to submit the plans for the conversion.

If you choose to discontinue the use or move the business to a different location, please schedule a site inspection with me to confirm compliance.

## **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 Land Use and Planning Department at 503-742-4500 or on-line at [ZoningInfo@clackamas.us](mailto:ZoningInfo@clackamas.us).

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

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

*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, and (3) a lien being placed against the subject property for the amount due from citations and fees which will accrue interest.
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.

Where construction work has been performed without benefit of a building plan review / permit(s) and / or inspections, plans shall be submitted showing conformance with the life safety provisions of the code and the construction shall be evaluated for structural soundness and conformance to the applicable codes by an Oregon licensed Architect or Engineer. This evaluation along with drawings of the as-built condition shall be presented to the Clackamas County Building Codes Division stamped, signed and dated by the architect or engineer. The evaluation letter accompanying the building permit application and drawings must provide the following

- A statement indicating the date the structure was inspected by the engineer or architect or by the engineer's or architect's authorized representative.
- A statement that summarizes the findings and results of the inspection.
- A copy of the structural analysis / calculations prepared and stamped by the architect or engineer that were used to determine structural adequacy.
- A statement indicating that the structure was built in accordance with all applicable codes and in accordance with the plans submitted to the Clackamas County Building Codes Division for review.
- If the structure is in need of repair or structural modifications to make it sound, a written summary of all work necessary to correct the deficiencies. Where roof or floor trusses are used, the manufacturer's truss details or equivalent engineering must accompany the submittal.
- When structural repairs or modifications are required, the work shall be left open and the applicant shall call for the appropriate inspections. If the engineer of record approves any repairs or modifications a stamped letter from the engineer shall state the description of the inspection, date, approvals and denials.



After recording return to:  
Roy I. Swan  
15110 SE 362nd Avenue  
Boring, OR 97009

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Roy I. Swan  
15110 SE 362nd Avenue  
Boring, OR 97009

File No.: 7012-2802604 (BB)  
Date: May 01, 2017

THIS SPACE RESERVED FOR RECORDER'S USE

Clackamas County Official Records  
Sherry Hall, County Clerk

**2017-029979**

05/03/2017 02:59:01 PM

D-D Cnt=1 Str=0 STEPHEN  
\$15.00 \$16.00 \$10.00 \$22.00

**\$63.00**

### STATUTORY WARRANTY DEED

**Carl E. Amstad**, Grantor, conveys and warrants to **Roy I. Swan**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Clackamas, State of Oregon, described as follows:

**See attached Exhibit A**

**Subject to:**

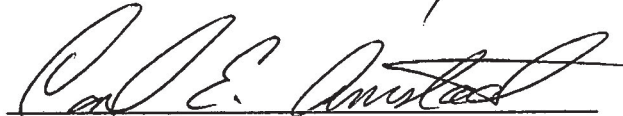
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$389,000.00**. (Here comply with requirements of ORS 93.030)

FIRST AMERICAN 2802604-6R


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.

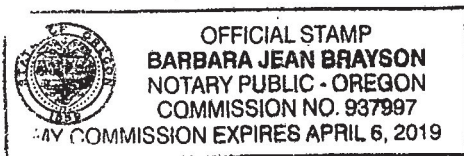
Dated this 2nd day of May, 2017.

  
Carl E. Amstad

STATE OF Oregon )  
County of Clackamas ) ss.

This instrument was acknowledged before me on this 2 day of May, 2017 -  
by **Carl E. Amstad**.

  
Notary Public for Oregon  
My commission expires: 4-6-19



**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Clackamas, State of Oregon, described as follows:

**PARCEL I:** **24E11 02800 00653803**

The West one-half of the North one-half of the North one-half of the Southwest quarter of the Northwest quarter of Section 11, Township 2 South, Range 4 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, except the Northerly 25 feet thereof. **pt. 2800**  
**-pt. 2801**

**PARCEL II:**

The West 25 feet of the Northwest quarter of the Northwest quarter of Section 11, Township 2 South, Range 4 East of the Willamette Meridian, in the County of Clackamas and State of Oregon. **+remainder 2800**

**PARCEL III:**

An easement for roadway purposes 25 feet in width over and across the East 25 feet of the Northwest of the Northeast quarter of Section 10, and over and across the East 25 feet of the North one-half of the North one-half of the Southwest quarter of the Northwest quarter of Section 11, Township 2 South, Range 4 East of the Willamette Meridian, in the County of Clackamas and State of Oregon.

**NOTE:** This Legal Description was created prior to January 01, 2008.

**MN**







Citation No. 2500223

Case No. V0022325

# ADMINISTRATIVE CITATION

Date Issued: July 24, 2025

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

Name: Roy Swan  
Mailing Address: 15110 SE 362<sup>nd</sup> Ave  
City, State, Zip: Boring, OR 97009

Date Violation(s) Confirmed: On the 24th day of July, 2025 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): 15110 SE 362nd Ave, Boring, OR 97009

Legal Description: T2S, R4E Section11, Tax Lot(s) 02800

**Law(s) Violated:**

- ☒ Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040 (A)
- ☒ Title 12 and 13 of CCC Zoning and Development Ordinance, Section 401.04 (A)

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

- 1) Operating Worldwide Masterpieces without land use approval.

Maximum Civil Penalty \$2,500.00                      Fine \$411.00

- 2) Accessory structure converted to commercial use without approved permits or approved final inspections.

Maximum Civil Penalty \$3,500.00                      Fine \$514.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$925.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$100.00 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: July 24, 2025  
Department Initiating Enforcement Action: Code Enforcement



