



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

NOTICE OF HEARING

November 17, 2025

Sheri Cox & Chris Murray
25162 S Dubois Creek Ln.
Estacada, OR 97023

Chris Murray
PO Box 945
Estacada, OR 97023

RE: County of Clackamas v. Sheri Cox & Chris Murray
File: V0028924

Hearing Date: December 11, 2025

Time: This item will not begin before 12:30 pm however it may begin later depending on the length of preceding items.

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

Enclosed you will find the following:

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

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

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

You may contact Diane Bautista, Code Compliance Specialist for Clackamas County at (503) 742-4459, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

STATEMENT OF RIGHTS

1. Prior to the Hearing. You have the right to make the following requests:

- (A) You can request the opportunity to review public records and 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 20th 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.



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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 email Diane Bautista at DianeBau@clackamas.us or mail your evidence to Diane Bautista 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 Diane Bautista at 503-742-4459 **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/86466598050?pwd=7b85var0mKrR0z81iPt8OjvsYZhQZt.1>

Passcode:182065

Phone one-tap:

+12532050468,,86466598050# US +12532158782,,86466598050# US (Tacoma)

Join via audio:

+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)

+1 719 359 4580 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

+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

Webinar ID: 864 6659 8050

International numbers available: <https://clackamascounty.zoom.us/j/kuqcE2bDi>

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

¡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

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

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

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

환영합니다. Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 www.clackamas.us/transportation/nondiscrimination

BEFORE THE COMPLIANCE HEARINGS OFFICER
for the
CLACKAMAS COUNTY BOARD OF COMMISSIONERS

COUNTY OF CLACKAMAS,

Petitioner,

File No: V0028924

v.

SHERI COX and,

CHRIS MURRAY,

Respondent(s).

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent Sheri Cox mailing address is: 25162 S. Dubois Creek Ln., Estacada, OR 97023 and Respondent Chris Murray mailing address is: PO Box 945, Estacada, OR 97023.

2.

The Respondent(s) own/owns or occupies the address or location of the violation(s) of law alleged in this Complaint 25162 S. Dubois Creek Ln., Estacada, OR 97023, also known as T3S, R4E, Section 32 , Tax Lot 01009, and is located in Clackamas County, Oregon. The property is zoned AG/Forest District (AG/F) and is the location of violation(s) asserted by the County.

3.

On or about the 7th day of August 2024 and the 2nd day of September, 2025 the Respondents violated the following laws, in the following ways:

- a) Respondents violated the Clackamas County Solid Waste and Waste Management Code, Chapter 10.03 by storing inoperable and non-currently licensed vehicles and miscellaneous debris. This violation is a Priority 3 violation pursuant to the Clackamas County Violation Priorities.

4.

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

5.

Notice of the violation was given to Respondents in the following manner: Violation Notice dated August 7, 2024 and Citation and Complaint #2400289. A copy of the notice document is attached to this Complaint as Exhibit D and I, and incorporated by this reference.

6.

Based on these allegations, petitioner requests that a hearing be set in this matter. Petitioner seeks an Order from the Hearings Officer granting the following relief:

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondents from violating these laws in the future;

2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondents for each violation, within the range established by the Board of County Commissioners. Said range for Solid Waste and Waste Management, Chapter 10.03 Priority 3 violation being \$500.00 to \$1,500.00 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 11th day of November, 2025.

Diane Bautista

Diane Bautista
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

v.

SHERI COX and,

CHRIS MURRAY,

Respondents.

File No.: V0028924

STATEMENT OF PROOF

History of Events and Exhibits:

July 12, 2024

Clackamas County received a complaint regarding occupied recreational vehicles, occupied tent, multiple dwellings, structures built without permits, inoperable and non-currently licensed vehicles and an accumulation of solid waste.

July 15, 2024
Exhibit A

Correspondence was sent to the Respondents regarding the alleged violations. The alleged letter sent to Chris Murray was returned as undeliverable.

August 5, 2024
Exhibit B

I conducted a site inspection and there were multiple occupied recreational vehicles, an old single wide mobile home, inoperable and non-currently licensed vehicles, boat and solid waste. There are two houses on site – 25184 and 25162.

August 7, 2024
Exhibit C

I conducted research and found that the two dwellings and single wide mobile home are legal to remain. No violation for multiple dwellings.

August 7, 2024
Exhibit D

Correspondence was sent to the Respondents for the occupied recreational vehicles, solid waste and inoperable and/or non-currently licensed vehicles with a deadline of September 7, 2024 to abate the violations. The correspondence sent to Chris Murray was returned as undeliverable.

September 24, 2024
Exhibit E

I conducted a site inspection and there was a tent, occupied RV with a car in front and a second dilapidated RV white with orange stripe, multiple inoperable and/or non-currently licensed vehicles, dilapidated Bayliner, and large tarp structure.

October 28, 2024

I met with the Respondent in the lobby and she said she lives in the manufactured dwelling at 25184 and her sister only sleeps in the recreational vehicle in the driveway. Her granddaughter and 3 children live in the stick built home at 25162. The old single wide is only used for storage. She asked if she could have until July 2024 to clean up the property and I agreed to this timeframe.

March 10, 2025 Exhibit F	Code Enforcement Specialist Jennifer Kauppi conducted a site inspection and met with the Respondent's daughter and granddaughter. She did not have the keys to the RV that is now located behind the house to verify if unoccupied, the greenhouse type structure was 25 x 25 in size being used for storage, tent not occupied and empty, the trailer at the end of the property not occupied, inoperable boat and debris.
June 10, 2025 Exhibit G	I conducted a site inspection and met with the Respondent on site. The RV in the driveway at 25184 is vacant and her sister has moved. The RV in the driveway at 25162 is vacant and belongs to her granddaughter Rebecca. On the side of 25162 is a burn pile that appears to being used to burn garbage. The tent is completely empty. I advised her to screen no more than 2 inoperable vehicles and screen or remove the debris. The occupied recreational vehicles violation is abated.
September 2, 2025 Exhibit H	I conducted a site inspection and inoperable and/or non-currently licensed vehicles, boat and debris remained on site.
September 8, 2025 Exhibit I	Citation 2400289 was issued for the Priority 3 solid waste code violation for \$308.00. This citation was not returned to the County. This citation remains unpaid
November 4, 2025 Exhibit J	I conducted a site inspection and there were multiple inoperable and non-currently licensed vehicles, miscellaneous debris and the burn pile was still full of garbage behind 25162.
November 11, 2025	The County referred this matter to the Code Enforcement Hearings Officer.

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

- The imposition of civil penalties for the Solid Waste Code Violation of up to \$1,500.00 for date cited September 2, 2025.
- Payment for Citation 2400289 for \$308.00 issued on September 8, 2025.
- The administrative compliance fee of \$75.00 to be imposed from August 2024 until June 30, 2025 for a total amount of \$750.00
- The administrative compliance fee of \$100.00 to be imposed from July 2025 until the violations are abated. As of this report the total amount due is \$400.00. For a total amount of \$1,250.00.
- Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

July 15, 2024

Sheri Cox
25162 S Dubois Creek Ln
Estacada, OR 97023

Chris Murray
PO Box 945
Estacada, OR 97023

Subject: Alleged Violations of the Zoning and Development Ordinance, Title 12, Section 406, Building Code, Chapter 9.02.040 and Solid Waste and Waste Management 10.03.060 of the Clackamas County Code

Site Address: 25162 S Dubois Creek LN, Estacada, OR 97023
Legal Description: T3S, R4E, Section 32, Tax Lot 01009

It has come to the attention of Clackamas County Code Enforcement that there may be occupied recreational vehicles without land use approval, occupied accessory structures built without permits and miscellaneous debris and inoperable and/or non-currently licensed vehicles on the subject property.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 406, and Building Code, Chapter 9.02.040 of the Clackamas County Code.

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

E-mail address is dianebau@clackamas.us

Telephone number is 503-742-4459

**Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that a \$75.00 monthly Administrative Compliance Fee will be assessed if a violation has been determined and has not been abated. When a property owner works cooperatively with the County to resolve a confirmed code violation, the County may waive all or part of that fee.*

Department of Transportation and Development

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¡LE DAMOS LA BIENVENIDA! Spanish

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ДОБРО ПОЖАЛОВАТЬ! Russian

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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
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CHÀO MỪNG! Vietnamese

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환영합니다. Korean

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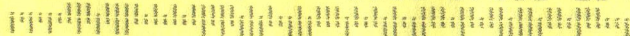


DEVELOPMENT SERVICES BUILDING
RTR - Code Enforcement

NIXIE 971 FE 1343 0007/18/24
2AC5<-

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 97045409299 *2929-07608-18-23



Chris Murray
PO Box 945
Estacada, OR 97023

UTF

97045>4092
20 GRAM5B 97023

FIRST-CLASS
AUTO LETTER



US POSTAGE PAID PITNEY BOWES



ZIP 97045 \$ 000.54⁵
02 7W
0008029510 JUL 15 2024

EXHIBIT A - PAGE 3 OF 3























CLACKAMAS COUNTY

Department of Transportation & Development

THOMAS J. VANDERZANDEN
DIRECTOR

RESEARCH REQUEST

DATE: 3-2-98 STAFF: lye
LEGAL/MAP NO.: T 3 S, R 4E, SECTION 32, TAX LOT(S) 01009
ZONING: AO/F PRIOR ZONING: (formerly p.o. TL 1007)
REQUEST BY: Bonnie Blair
ADDRESS: P.O. Box 1308 CITY: Estacada
STATE: OR ZIP: 97023
PHONE: 630-3756 FAX: 630-3759
REQUESTED INFORMATION: There are 2 mobile homes on this parcel - are they legal & can they be replaced?
RESPONSE: (C) Eugene Hamilton MH-351-93 Replacement MH
VH033485 Larry Hamilton SE032193 ESR

Two (2) mobile home units are permitted as legal nonconforming uses on this parcel. Each may be replaced within one (1) year of damage/destruction.

STAFF:

Robert McArthur

DATE:

3/3/98

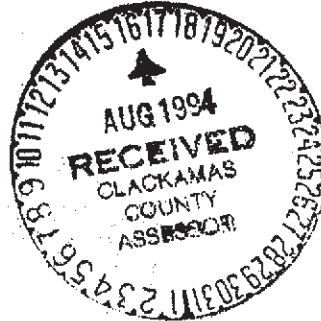
NOTE: These comments pertain to land use designations and regulation in effect on the date of this response, to the specific parcel(s) of property and to the specific question asked. Regulation are subject to periodic change. A LEGAL LOT OF RECORD IS/MAY BE BUILDABLE SUBJECT TO THE REQUIREMENTS OF THE ZONE IN WHICH IT IS LOCATED. DWELLINGS ARE NOT ALLOWED OUTRIGHT IN SOME ZONING DISTRICTS. PLEASE CONSULT WITH THE PLANNING DIVISION, THE SOILS SECTION AND/OR OTHER APPROPRIATE DEPARTMENTS PRIOR TO CONSTRUCTION.

Oregon

DEPARTMENT OF
TRANSPORTATION

DMV Services

FILE CODE:



9/2/94
Approved
LM

1994
34E32 01009
K-1366455
108-023 E205
X-223715
K-1592191

Clackamas County Assessor
168 Warner Milne Road
Oregon City OR 97045

Re: 1992 FLTWD 2U, ID#ORFLN48AB14390CL, EXEMPT# EM6664
HAMILTON, EUGENE L AND MARY E

This letter is to confirm that the manufactured structure above has become exempt from title and registration requirements.

The manufactured structure is now considered real property and is subject to laws governing real property. Division records indicate the manufactured structure is located on the land described on the exemption application.

The manufactured structure may not be moved or sold separately from the land without first being re-titled. For information on re-titling an exempt manufactured structure, see your local Driver and Motor Vehicles Services office.

Copies of this letter are being sent to the county assessor's office and all security interest holders of record.

Title Exemption Desk
Telephone: (503) 945-5163

8/30/94
Copy to Beth
KDB



1905 Lana Avenue NE
Salem OR 97314

EXHIBIT C - PAGE 2 OF 3



APPLICATION TO EXEMPT A MOBILE HOME FROM REGISTRATION AND TITLING

Owner's Certificate of Legal Interest

EM6664

INSTRUCTIONS:

This form must be completed, signed by all interest-holding parties and have a Title Report or Lot Book Report attached. The Title Report or Lot Book Report cannot be over 7 days old when submitted to the Motor Vehicles Division.

This form and Title Report or Lot Book Report must be submitted with your mobile home ownership documents and, if the mobile home is to be financed by a third party, proof of a loan approval.

RECEIVED
MOTOR VEHICLES DIVISION
APR 29 1994
JUN 30 1994

PART I

I/WE, the undersigned hereby certify that I/WE am/are the owner(s) of record of real property, the legal description and location of which is (description as recorded by county recorder or a certified copy of your deed may be substituted):

See exhibit "A" attached hereto and made a part hereof

If there is a mortgage, deed of trust or lien on this land list all mortgages and beneficiaries of deeds of trust below. Space is provided for two names and addresses.

NAME AND ADDRESS

American Residential Mortgage 8705 SW Nimbus Suite 118 Beaverton, Oregon 97004

NAME AND ADDRESS

Tax Lot Number (from assessor): 34E32 01009

PART II

I/WE further certify that I/WE also are the owner(s) of a mobile home which is located on the real property described above, and that the legal description of the mobile home is:

YEAR	MAKE	WIDTH	LENGTH	VEHICLE IDENTIFICATION NO.
1192	Fleetwood	27 unknown	59 unknown	ORFLN48AB14390CL

If there is a secured interest in the mobile home, list all security interest holders, mortgagees, beneficiaries of deeds of trust, and lienholders whose interest is secured by the mobile home below. Space is provided for two names, addresses and approvals. Signatures from the parties listed below are their approval that the application may be submitted.

NAME AND ADDRESS

American Residential Mortgage 8705 SW Nimbus Ave. Suite 118 Beaverton, OR 97005

NAME AND ADDRESS

SIGNATURE OF SECURED PARTY

X Margaret Swan

DATE

4/21/94

SIGNATURE OF SECURED PARTY

X

DATE

Tax Lot Number (from assessor): X-223715

I/WE own the land ☐ and/or mobile home ☐ described above free and clear of all mortgages, deeds of trust, security interests and liens.

XXX I/WE do not know the whereabouts of the permanent plate assigned to this vehicle.

I/WE certify that the statements made above are accurate to the best of my/our knowledge.

SIGNATURE OF OWNER EUGENE L. HAMILTON

X Eugene L. Hamilton

25164 S. Dubois Estacada, Oregon 97023

TELEPHONE (Optional)

SIGNATURE OF OWNER MARY E. HAMILTON

X Mary E. Hamilton

(Office Use)

PART III

(Office Use)

Application for exemption for a mobile home is hereby approved ☒ denied ☐

DATE

6-13-94

SIGNATURE OF DMV OFFICER

X Anna Cooper

THIS EXEMPTION IS VOID IF NOT RECORDED WITH THE COUNTY WITHIN 15 DAYS FROM:

6-14-94

735-6722 (4-92)

SEE REVERSE FOR COUNTY RECORDING AREA

94-049964

EXHIBIT C - PAGE 3 OF 3



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

August 7, 2024

Sheri Cox
26162 S. Dubois Creek Lane
Estacada, OR 97023

Chris Murray
P.O. Box 945
Estacada, OR 97023

SUBJECT: Violation of Clackamas County Solid Waste and Waste Management Code, Title 10, Chapters 10.03.060 (A) and (B) and Clackamas County Zoning and Development Ordinance, Title 12, Section 407.04

VIOLATION: V0028924

SITE ADDRESS: 25162 S. Dubois Creek Ln., Estacada, OR 97023

LEGAL DESCRIPTION: T3S, R4E, Section 32, Tax Lot 01009

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

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

VIOLATIONS & HOW TO RESOLVE

Occupied Recreational Vehicles and tents

Occupied recreational vehicles constitute a violation of Clackamas County Zoning and Development Ordinance, Title 12, Section 407.04. In order to abate the violations, you must complete one of the following **no later than September 7, 2024**:

- Submit a new and complete application for land use authorization, **or**;
- If the recreational vehicles are operable, currently licensed and registered to the person residing on the subject property, it may remain in stored condition. If you wish to store it on site please provide evidence it meets these conditions and schedule a site inspection to confirm, **or**;
- Remove the recreational vehicles from your property to an authorized location.

Solid Waste

An accumulation of solid waste constitutes a violation of Solid Waste and Waste Management Code, Title 10, Chapters 10.03.060 (A) and (B), as it provides a condition of unsightliness and is considered a public nuisance. In order to abate the violations, you must complete the following **no later than September 7, 2024**:

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

Additionally all putrescible (household) waste must be stored in a rodent proof container with a tight-fitting lid and removed to an authorized disposal facility a minimum of **once every seven (7) days**. Covering solid waste with a tarp or tarp like structure does not remove the items from violation.

Inoperable and/or Non-Currently Licensed Vehicles

Inoperable and/or non-currently licensed vehicles constitute a violation of Solid Waste and Waste Management Code, Title 10, Chapters 10.03.060 (A) and (B), as it provides a condition of unsightliness and is considered a public nuisance. In order to abate the violations, you must complete the following **no later than September 7, 2024**:

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

CONTACT INFORMATION

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.

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.

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

ITEMS INCLUDED IN THIS PACKET

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

A handwritten signature in blue ink that reads "Diane Bautista". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Diane Bautista
Code Enforcement Specialist
Clackamas County Code Enforcement

Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$75 will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or at codeenforcement@clackamas.us.
4. **Potential Fines and Penalties:** The Clackamas County Code provides for Citation fine amounts of up to \$500 and additional civil penalties imposed by the Hearings Officer of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.
5. **Voluntary Compliance:** Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that when a property owner works cooperatively with the County to resolve a confirmed code enforcement violation, the County may in its discretion waive all or part of the \$75 per month administrative fee.
6. **Non-Compliance may result in a lien upon your property:** Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.
7. **Final Order may be enforced in Circuit Court:** Also, be advised that non-compliance with a Hearings Officer's Order may result in the matter being referred to County Counsel for legal action in Circuit Court which may result in additional penalties or other sanctions.
8. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.



NIXIE

971 4C 1

0108/12/24

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

MANUAL PROC REQ

*0108-0000-0000-0000

Chris Murray
P.O. Box 945
Estacada, OR 97023

ANK
970230945 0007
56998 9999

FIRST-CLASS



US POSTAGESM PITNEY BOWES



ZIP 97045 \$ 000.69⁰
02 7W
0008029510 AUG 07 2024



EXHIBIT D - PAGE 5 OF 7

LAWYERS TITLE INS. CORP.

28



Return to:
Chris L. Murray
PO Box 945
Estacada, OR 97023

Until a change is requested, all tax statements shall be sent
to the following address:
Chris L. Murray
PO Box 945
Estacada, OR 97023

Clackamas County Official Records
Sherry Hall, County Clerk

2008-068437



\$36.00

01252565200800684370020025

10/01/2008 03:18:41 PM

D-D Cnt=1 Stn=6 KARLYNWUN
\$10.00 \$10.00 \$16.00

STATUTORY BARGAIN AND SALE DEED

Sheri L. Cox Grantor, conveys to Chris L. Murray and Sheri L. Cox, not as tenants in common, but with right of survivorship, Grantee, the following described real property:

SEE ATTACHED EXHIBIT "A"

Tax Account No. 01364455

The true consideration for this conveyance is \$0.00. The actual consideration consists of or includes other property or other value given or promised, which other property or value is either part or the whole consideration.

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. 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.

Dated 26 day of September, 2008

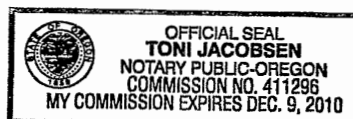
Sheri L. Cox
Sheri L. Cox

Notary Public State of Oregon
My commission expires: _____

STATE OF OREGON
COUNTY OF Clackamas

The foregoing instrument was acknowledged before me this 26 day of September, 2008 by Sheri L. Cox

Toni Jacobsen
Notary Public State of Oregon
My commission expires: 12-9-10



Order No. 16g0172513

Statutory Bargain and Sale Deed -Individual
ORRQ 6/2005; Rev. 12/2007

Exhibit "A"

Part of Government Lot 7 Section 32, Township 3 South, Range 4 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at the Northwest corner of the Southwest one-quarter of the Northwest one-quarter of Section 32; thence Easterly following the North line of the Southwest one-quarter of the Northwest one-quarter of Section 32, a distance of 470 feet to the true point of beginning of the tract herein to be described; thence due South a distance of 200 feet; thence Easterly parallel with the North line of the Southwest one-quarter of the Northwest one-quarter of Section 32, a distance of 790 feet, more or less, said point being more specifically 200 feet South and 50 feet West of the Northeast corner of the Southwest one-quarter of the Northwest one-quarter of said section; thence Northwesterly parallel with the West boundary of the State Highway right of way to the intersection with the North line of the Southwest one-quarter of the Northwest one-quarter of said section; thence Westerly on said North line to the point of beginning.



















03/10/2025 10:38



03/10/2025 10:25

































































Citation No. 2400289

Case No. V0028924

ADMINISTRATIVE CITATION

Date Issued: September 8, 2025

Name and Address of Person(s) Cited:

Name: Sheri Cox
Name: Chris Murray
Mailing Address: 25162 S. Dubois Creek Lane
City, State, Zip: Estacada, OR 97023

Date Violation(s) Confirmed: On the 2nd day of September, 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): 25162 s. Dubois Creek Ln., Estacada, OR 97023

Legal Description: T3S, R4E Section32, Tax Lot(s) 01009

Law(s) Violated:

☒ Chapter 10.03 of CCC Solid Waste and Waste Management, Section 10.03.060(A)(B)

Description of the violation(s):

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

Maximum Civil Penalty \$1,500.00

Fine \$500.00

CORRECTION AMOUNT SHOULD BE \$308.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$500.00. 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: Diane Bautista
Telephone No.: 503-742-4459

Date: September 8, 2025
Department Initiating Enforcement Action: Code Enforcement

EXHIBIT I - PAGE 2 OF 2













