



NOTICE OF HEARING

November 10, 2025

Kathryn Ann Millspaugh
33597 SE Kelso Rd.
Boring, OR 97009

RE:: County of Clackamas v. Kathryn Ann Millspaugh
File: V0002925

Hearing Date: December 11, 2025

Time: This item will not begin before 12:00 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 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 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.



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 Zoom invite has been emailed to JusticeAguirre33@gmail.com. A copy of the link is provided below. Once you have joined the meeting, please allow the moderator to promote you to a panelist.

If you would like to present evidence at the Hearing please email Jennifer Kauppi at JKauppi@clackamas.us or mail your evidence to Jennifer Kauppi at 150 Beaver Creek Rd, Oregon City, Oregon 97045, **no later than 4 working days prior to the hearing**. Staff will 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/82978579808?pwd=Df9y2T8JjaSVYP9AayMLlhUKaaP3Gb.1>

Passcode: 776752

Phone one-tap:

+13462487799,,82978579808# US (Houston) +14086380968,,82978579808# US (San Jose)

Join via audio:

+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
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
+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: 829 7857 9808

International numbers available: <https://clackamascounty.zoom.us/j/ky1PwWnCo>

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
COUNTY OF CLACKAMAS

COUNTY OF CLACKAMAS,

Petitioner,

v.

KATHRYN ANN MILLSPAUGH,

Respondent.

File No: V0002925

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 33597 SE Kelso Rd., Boring, OR 97009.

2.

The Respondent(s) own/owns or occupies the address or location of the violation(s) of law alleged in this Complaint is 33597 SE Kelso Rd., Boring, OR 97009 also known as T2S, R4E, Section 04, Tax Lot 05600 & 05601, and is located in Clackamas County, Oregon. The property is zoned EFU (Exclusive Farm Use) and is the location of violation(s) asserted by the County.

3.

On or about February 11, 2025 and on June 16, 2025 and October 20, 2025 the Respondent violated the following laws, in the following ways:

- a. Respondent violated the Clackamas County Solid Waste and Waste Management Code, Chapter 10.03 by accumulating putrescible and non-putrescible waste. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.
- b. Respondent violated the Clackamas County Building Code, Chapter 9.02.040 for an accessory structure built without approved permits and approved final inspections. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.
- c. Respondent violated the Clackamas County Zoning and Development Ordinance, Title 12, Section 401.04 (A) for storage of commercial vehicle and occupied recreational vehicles without land use approval. These are a Priority 2 violation pursuant to the Clackamas County Violation Priorities.

4.

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

5.

Notice of the violations was given to Respondent in the following manner: Violation Notice February 10, 2025 and Citation and Complaint 2500029 in the amount of \$800.00 was mailed via first class mail on June 17, 2025 and Citation and Complaint 2500029-SW in the amount of \$514.00 was mailed via first class mail on October 20, 2025. A copy of the notice document is attached to this Complaint as Exhibits C, G, 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 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 Solid Waste and Waste Management Code Priority 1 violation being \$1,000.00 to \$3,500.00 per occurrence, said range for a Building Code Priority 1 violation being \$750.00 to \$1,000.00 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 6TH day of November, 2025.

Jennifer Kauppi

Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

KATHRYN ANN MILLSPAUGH

Respondent.

File No.: V0002925

STATEMENT OF PROOF

History of Events and Exhibits:

January 24, 2025	Clackamas County received a complaint regarding an accumulation of solid waste and occupied recreational vehicles on the subject property.
January 28, 2025 Exhibit A	Correspondence was sent to the Respondent regarding the alleged violations.
January 30, 2025	I spoke with Kathryn and her grandson Justice on the phone regarding the alleged violations. Justice and Kathryn confirmed there were several occupied RVs on the property that were located by the house and barn. Justice also discussed an occupied accessory structure. Kathryn scheduled a site inspection for me to meet with her onsite. This inspection was scheduled for February 10 th , however, Kathryn then rescinded permission to grant me access to the property.
February 6, 2025 Exhibit B	I conducted a site inspection of the subject property. During this inspection I noted an accumulation of solid waste onsite. I also found a commercial vehicle and in the tree line of the property a large accessory structure.
February 10, 2025 Exhibit C	A Notice of Violation was mailed to the Respondent for the Zoning, Building and Solid Waste Code violations. A deadline of March 12 th was given to abate the violations.
February 19, 2025 Exhibit D	I received an email from Justice stating that he had been removing waste from the property. Justice provided photos and copies of the notices to vacate given to two of the tenants of the RVs.
April 28, 2025 Exhibit E	I conducted a site inspection and found that the accessory structure had been partially dismantled. The tires had been removed along with some other miscellaneous debris. The commercial vehicle remained onsite.
June 16, 2025 Exhibit F	I conducted a site inspection. I found no change since the inspection conducted on April 28, 2025. The property had for sale by owner sign onsite. I had not received any correspondence from Kathryn regarding the occupied recreational vehicles and if they had been removed from the property.

June 17, 2025 Exhibit G	Citation 2500029 was issued in the amount of \$800.00 for the Priority 2 Zoning violation for the commercial vehicle and occupied recreational vehicles without land use approval and the Priority 1 Building Code violation for the accessory structure built without permits. The citation was mailed first class mail and was not returned to the County.
October 20, 2025 Exhibit H	I conducted a site inspection. The commercial vehicle and accessory structure remained onsite. The solid waste violation had returned to the property which included putrescible waste.
October 20, 2025 Exhibit I	Citation 2500029-SW in the amount of \$514.00 was issued for the Priority 1 Solid Waste Code violation. The citation was mailed first class mail and was not returned. The citation remains unpaid.
November 5, 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, the Solid Waste and Waste Management Code, Chapter 10.03.060(A)(B), Zoning and Development Ordinance Title 12, Section 401.04 exists, the County may request a Continuing Order in this matter recommending the following:

- The Respondent be ordered to bring the property into compliance with the Building Code within 30 days of the date of the Order by removing the remainder of the accessory structure. All debris should be removed code compliantly. Schedule a site inspection to confirm compliance.
- The Respondent be ordered to bring the property into compliance with the Solid Waste Code by removing all household garbage within 7 days of the date of the order and screening or removing all miscellaneous debris and tires within 30 days of the date of the Order. Schedule a site inspection to confirm compliance.
- The Respondent be ordered to bring the property into compliance with the Zoning and Development Ordinance violation within 30 days of the date of the order by removing the commercial vehicle to an authorized location. Schedule a site inspection to confirm all occupied recreational vehicles have been removed from the subject property.
- Code Enforcement to confirm compliance of the above items and the County will submit a Post Hearing Status Report. The report will be sent to the Compliance Hearings Officer and to the Respondent.
- The report may include the following recommendations:
- The imposition of civil penalties for the Building Code violation of up to \$1,000.00 for date cited June 16, 2025.
- The imposition of civil penalties for the Zoning and Development Ordinance violations of up to \$5,000.00 for date cited June 16, 2025.
- The imposition of civil penalties for the Solid Waste and Waste Management Code violation of up to \$3,500.00 for date cited October 20, 2025.
- Payment for Citation No. 2500029 issued on June 17, 2025 for \$800.00.
- Payment for Citation No. 2500029-SW issued on October 20, 2025 for \$514.00.
- The Administrative Compliance fee to be imposed from February 2025 until June 2025 at the rate of \$75.00 per month totals \$300.00.
- The Administrative Compliance fee to be imposed from July 2025 at the rate of \$100.00 until the violation is abated. As of this report the total is \$400.00. Total amount due is \$700.00.

- 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.



January 28, 2025

Kathryn Ann Millspaugh
33597 SE Kelso Rd.
Boring, OR 97009

**Subject: Alleged Violations of the Zoning and Development Ordinance,
Title 12, Section 401 and the Solid Waste Code, Title 10.03.060
of the Clackamas County Code**

Site Address: 33597 SE Kelso Rd. Boring, OR 97009
Legal Description: T2S, R4E, Section 04, Tax Lot 5601

It has come to the attention of Clackamas County Code Enforcement that unauthorized occupied recreational vehicles may exist on the above referenced property.

Additionally, there may be an accumulation of solid waste, including multiple tires on the above referenced property

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 401 and the Solid Waste Code, Title 10-03-060 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

Telephone number is 503-742-4759.

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

Department of Transportation and Development

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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

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NOTICE OF VIOLATION

February 10, 2025

Kathryn Ann Millspaugh
33597 SE Kelso Rd
Boring, OR 97009

SUBJECT: Violation of the Clackamas County Building Code, Title 9.02.040 (E), Solid Waste and Wastes Management Code, Title 10, Chapters 10.03.060 (A) and (B) and Zoning and Development Code Ordinance Title 12, Section 401.04(A)

VIOLATION: V0002925

SITE ADDRESS: 33597 SE Kelso Rd., Boring, OR 97009

LEGAL DESCRIPTION: T2S, R4E, Section 04, Tax Lot05601 & 05600

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

Inoperable or non-currently licensed vehicles
Accumulation of tires
Commercial vehicle stored on the subject property without land use approval
Multiple occupied recreational vehicles without land use approval
Accessory structure with habitable space built without approved permits or approved final inspections.

VIOLATIONS & HOW TO RESOLVE

On January 24, 2025, Code Enforcement received a complaint regarding occupied recreational vehicles and an accumulation of solid waste on the subject property.

I spoke with you and Justice on the phone January 30th, 2025. You confirmed at that time that there were multiple occupied recreational vehicles on the subject property. These RV's are being occupied by Donald Bennett, Alexis Nydbdigger and Ashley Elwood and Keith (last name unknown). You also stated that the structure in the field which you referred to as the tree house used to be occupied but was no longer.

I conducted a site inspection on February 6, 2025. I found a commercial vehicle registered to US Metal Works Inc out of Sandy Oregon parked in the front field with an accumulation of tires around trailer. I noted several vehicles/bus rv/trailers in the field area.

The treehouse structure was also photographed and confirmed on aerial images to have been built between 2021 and 2024. The two story tree house structure that was constructed for habitable space is over the 400 square foot in size. Multiple dwellings on the subject property would not be allowed per the ZDO 401.04 (A). The size of the structure required a building permit. I reviewed the County records and found no approved permits with the County.

The subject property is zoned as an Exclusive Farm Use District (EFU). The storage of commercial vehicles and any number of occupied recreational vehicles in this district requires land use approval and all conditions of approval are met before this use can occur on the property.

The accumulation of the tires and inoperable or non-currently licensed vehicles/trailers/bus rv is a violation of the Solid Waste and Wastes Management Code.

Storage of commercial vehicles, multiple occupied recreational vehicles, an accumulation of tires and inoperable or non-currently licensed vehicles and the two-story accessory structure with habitable space built without permits constitutes violations of Clackamas County Building Code, Title 9.02.040 (E), Solid Waste and Wastes Management Code, Title 10, Chapters 10.03.060(A)(B) and Zoning and Development Code Ordinance, Title 12, Section 401.04(A). In order to abate the violation(s), you must complete the following **no later than March 12, 2025**:

Storage of Commerical Vehicle

You must discontinue storing the commercial vehicle registered to US Metal Works Inc on the subject property and move the commercial vehicle to an authorized location.
Schedule a site inspection with to confirm compliance.

Occupied recreatioinal vehicles

You must discontinue the use and move the occupied recreational vehicles to an authorized location.
Schedule a site inspection to confirm compliance.

Accumulation of tires and inoperable or non-currently licensed vehicles

- Remove all solid waste, including but not limited to appliances, equipment and furniture; vehicle parts; tires; scrap metal, or any other useless, unwanted or discarded material, or other similar non-putrescible solid waste or wastes that is visible from the road or surrounding properties to an authorized disposal facility and store out of sight all articles and solid waste that you wish to keep.

Inoperable and/or Non-Currently Licensed Vehicles

- Remove the inoperable and/or not currently licensed vehicles from the subject property, **and/or**;
- Render the inoperable and/or currently licensed vehicles, operable and licensed to persons currently residing on the subject property, **and/or**;
- Place the inoperable and/or not currently licensed vehicles that are owned by person currently residing on the subject property 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.
- Please submit documentation for the vehicles/trailer in the field meet the registration requirements.

Schedule a site inspection to confirm compliance

Two story accessory structure with habitable space

A second dwelling is not an allowed use on the subject property.

- Please submit, or have your professional submit, the building permit application(s), technically complete plans and appropriate fee(s) for an allowed use, agricultural exemption application for this structure or a demolition permit application to remove the structure. Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>
 - All requests for additional information in order to complete plan review must be responded to within ten days of being notified.
 - The permit(s) and any required trade permits must have the fee(s) paid in full within ten days of your being notified by Building Codes.
 - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).

CONTACT INFORMATION

Building – If you have questions concerning permitting requirements please contact the building department at 503-742-4240 or on-line at bldservice@clackamas.us.

Planning – If you have questions concerning land use requirements please contact the planning department at 503-742-4500 or on-line at zoninginfo@clackamas.us.

Septic– If you have questions concerning septic requirements please contact the septic department at 503-742-4740 or on-line at soilsconcern@clackamas.us.

Beginning Monday, Sept. 30, **Septic staff** will be available **by appointment only** for in-person and online meetings.

- 1-4 p.m. on Mondays (or on Tuesday, if Monday is a holiday)
- Thursdays, 8 a.m.-noon

Customers who would like to talk with Septic staff in person or on Zoom are asked to schedule an appointment in advance, in one of two ways:

- Schedule an appointment online. An online appointment scheduler, linked from the Septic webpage, is being developed by TS and is expected to be available before Sept. 30.
- Call the Septic Office at 503-742-4740

You may also stop by the Planning, Permitting and Code Enforcement Offices at the Development Services Building, 150 Beavercreek 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.

Code Enforcement Permit Specialist
Clackamas County Code Enforcement

Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$75 will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or at codeenforcement@clackamas.us.
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.

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



38
 Duane Leonard Millspaugh Revocable
 Living trust dated 2-27-2003

33597 SE Kelso Rd Boring OR 97009

Grantor's Name and Address

Kathryn Ann Millspaugh

33597 SE Kelso Rd Boring OR 97009

Grantee's Name and Address

After recording, return to (Name and Address):

Kathryn Ann Millspaugh

33597 SE Kelso Rd Boring OR 97009

Until requested otherwise, send all tax statements to (Name and Address):

Kathryn Ann Millspaugh

33597 SE Kelso Rd Boring OR 97009

Clackamas County Official Records
 Sherry Hall, County Clerk

2013-008039



01653796201300080390030032

\$58.00

02/04/2013 1:25:01 PM

D-D Cnt=1 Stn=1 JANISKEL
 \$15.00 \$10.00 \$16.00 \$17.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Duane Leonard Millspaugh Revocable Living
trust dated 2-27-2003 KATHRYN ANN MILLSPAUGH, Trustee
 hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Kathryn Ann Millspaugh
 hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Clackamas County,
 State of Oregon, described as follows (legal description of property):

See Exhibit A attached
two pages.

Commonly Known as 33597 SE Kelso Rd Boring OR 97009

Deed Reference # : Fee number 77-17716, Fee number 68-11762, 75-0974,
Tax account no's : 00646527, 00646304, 00646545, 00646536, 00646518
10.93 acres House and two Barns

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ NIL ^{KM} ^{① However, the}
~~actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate~~
~~which) consideration.~~ ^② (The sentence between the symbols ②, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on _____; any
 signature on behalf of a business or other entity is made with the authority of that entity.

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 DETER-
 MINE 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.

Kathryn Ann Millspaugh
 by Kathryn Ann Millspaugh
Successor trustee of Duane Leonard
Millspaugh Revocable living trust
dated 2-27-2003

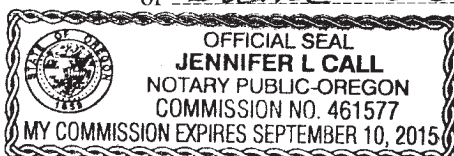
STATE OF OREGON, County of Clackamas) ss.

This instrument was acknowledged before me on January 30, 2013
 by Kathryn Ann Millspaugh

This instrument was acknowledged before me on January 30, 2013
 by Kathryn Ann Millspaugh

as Successor Trustee

of Duane Leonard Millspaugh Revocable living trust DTD 2-27-2003



[Signature]
 Notary Public for Oregon
 My commission expires 9-10-15

Exhibit A

Parcel 1.

The Westerly 394 feet of the East one-half of the Southwest one-quarter of the Southeast one-quarter of Section 4, T.2S., R.4E., of the W.M.

EXCEPTING THEREFROM that portion conveyed by deed to the State of Oregon, by and through its State Highway Commission in a deed recorded February 9, 1962, Fee No. 2767, Book 598, page 409, Deed Records described as follows: A Parcel of land lying in the South one-half of the Southwest one-quarter of the Southeast one-quarter of Section 4, T.2S., R.4E., of the W.M., the said parcel being that portion of said East one-half of the Southwest one quarter of the Southeast one-quarter included in a strip of land variable in width, lying on each side of the centerline of the Mt. Hood Highway as said highway has been relocated, which centerline is described as follows:

Beginning at the Engineer's centerline Station 605+00, said Station being 839.49 feet North and 357.41 feet West of the South one-quarter corner of said Section 4; thence South 50°50' East 2000 feet to the Station 625+00.

The widths in feet of the strip of land above referred to are as follows:

Station to Station		Width on Northeasterly Side of Centerline	Width on Southwesterly Side of Centerline
615+00	616+90	90	110
616+90	619+50	90 taper to 310	110
619+50	625+00	310	110

EXCEPT that portion of said strip of land included in the East 266 feet of the Southwest one-quarter of the Southeast one-quarter. (Bearings used herein are based upon the Oregon coordinate System, North Zone)

ALSO EXCEPTING THEREFROM that portion previously conveyed by deed described as follows: Beginning at the Northeast corner of the Westerly 394 feet of the East one-half of the Southwest one-quarter of the Southeast one-quarter of Section 4 T.2S., R.4E., of the W.M. in the County of Clackamas, State of Oregon, said place of beginning being also the Northeast corner of that certain tract conveyed by deed to Opal Christine Jordan, recorded March 20, 1967, book 687, page 206, Fee No. 3935, Deed Records; thence westerly along the north line of said Jordan Tract a distance of 376 feet; thence South parallel with the East line of said Jordan tract a distance of 165 feet; thence easterly parallel with the northerly line of said Jordan tract a distance of 376 feet to a point in the East line of said Jordan tract; thence northerly to the place of beginning.

-5601

TOGETHER WITH an easement for road purposes described as follows:

Beginning at the Southeast corner of the above described tract; thence westerly along the southerly line of said above described tract a distance of 16 feet; thence southerly parallel with the East line of said Jordan tract to a point in the northerly line of that certain tract conveyed by deed to the State of Oregon by and through its State Highway Commission, recorded February 9, 1962, in Book 598, page 409, Fee No. 2767, Deed Records; thence southeasterly along said northerly line to the Southeast corner of said Jordan tract; thence northerly along the East line of said Jordan tract to the place of beginning of said easement.

Deed Reference: Fee Number 77-17716

Parcel 2: **24E04 05601**

00646536

Beginning at the Northeast corner of the westerly 394 feet of the East one-half of the Southwest one-quarter of the Southeast one quarter of Section 4, T. 2 S., R. 4 E. of the W.M.. Said place of beginning being also the Northeast corner of that certain tract conveyed by deed to Opal Christine Jordan, recorded March 20, 1967, Book 687, page 206, Fee Number 3935, Deed Records; thence westerly along the North line of said Jordan Tract a distance of 376 feet; thence South parallel with the East line of said Jordan Tract a distance of 165 feet; thence easterly parallel with the northerly line of said Jordan Tract a distance of 376 feet to a point in the East line of said Jordan Tract; thence northerly to the place of beginning.

TOGETHER WITH an easement for road purposes described as follows: Beginning at the Southeast corner of the above described tract; thence westerly along the southerly line of said above described tract a distance of 16 feet; thence southerly parallel with the East line of said Jordan Tract to a point in the northerly line of that certain tract conveyed by deed to the State of Oregon, by and through its State Highway Commission, recorded February 9, 1962, in Book 598, page 409, Fee No. 2767, Deed Records, thence southeasterly along the said Northerly line to the Southeast corner of said Jordan Tract Thence Northerly along the East line of said Jordan Tract to the place of beginning of said easement.

Deed Reference: Fee Number 68-11762

Parcel 3: **24E04 04403**

00646304

A Tract of land situated in Section 4, T2S, R4E of the WM, in Clackamas County, State of Oregon, beginning at a point in the South line of Lot 2, Block 2, Orient Drive Homesites, which point lies 266 feet S 89° 04' 35" West of the Southeast corner of said Lot 2, Block 2, Orient Drive Homesites, which point is the true point of beginning of the following described tract, thence South 89° 04' 35" West a distance of 396 feet to a point in the South line of the NW 1/4 of the SE 1/4 of Section 4, T2S, R4E of the WM, thence North 0° 15' 05" West a distance of 122 feet to a point, thence Southeasterly 410 feet, more or less to a point which lies 12 feet North 0° 15' 05" West of the point of beginning, thence 12 feet South 0° 15' 05" East to the true point of beginning.

112

Deed Reference: 75-0 9741

djs

(3) of 3

Dear Larry Bennett

Giving you notice that your property needs to be removed from the address of 33587 se kelso rd boring, OR 97009. If you can't remove it we will have it removed. The priority are the vehicles first, then the trailer and shipping container. Do to code enforcement violations they must be removed.

Regards Kathryn Millspaugh

OREGON 30-DAY NOTICE TO QUIT (NONCOMPLIANCE)

Date 2-17-25 Property Name (If Applicable) _____

Tenant Name(s) Tammy Lester

Landlord Name(s) Kathryn Millsaugh

Rental Address 33597 SE Kelso Rd.

City Boring State Oregon Zip 97009

I/We, the landlord of the above listed rental property, hereby give at least 30 days notice to vacate the premises according to the Oregon Revised Statute § 90.392 for a least violation described as:

Failure to pay rent for more than 3 months and code enforcement violations

All tenants agree to remedy the issue stated above or vacate the premises within 30* days or the landlord will be forced to file a Forcible Entry and Detainer (FED).

*If this is the second lease violation warning, the tenant shall have only ten (10) days to respond. If this is the second lease violation for a tenant renting a manufactured/floating home, they shall have twenty (20) days to respond.

The tenants shall inform the landlord when the property is in compliance for an inspection.

Landlord's Phone 406-981-1167 Landlord's E-Mail _____

Landlord's Address 33597 SE Kelso Rd. Boring, OR 97009

Landlord's Signature Kathy Millsaugh Date 2-17-2025

OREGON 30-DAY NOTICE TO QUIT (NONCOMPLIANCE)

Date 2-17-25 Property Name (If Applicable) _____

Tenant Name(s) James Madewell the 3rd

Landlord Name(s) Kathryn Millsbaugh

Rental Address 33597 SE KELSO RD.

City Boring State Oregon Zip 97009

I/We, the landlord of the above listed rental property, hereby give at least 30 days notice to vacate the premises according to the Oregon Revised Statute § 90.392 for a least violation described as:

Failure to pay rent for more the 3 Months and code enforcement violations

All tenants agree to remedy the issue stated above or vacate the premises within 30* days or the landlord will be forced to file a Forcible Entry and Detainer (FED).

*If this is the second lease violation warning, the tenant shall have only ten (10) days to respond. If this is the second lease violation for a tenant renting a manufactured/floating home, they shall have twenty (20) days to respond.

The tenants shall inform the landlord when the property is in compliance for an inspection.

Landlord's Phone 406-951-1167 Landlord's E-Mail _____

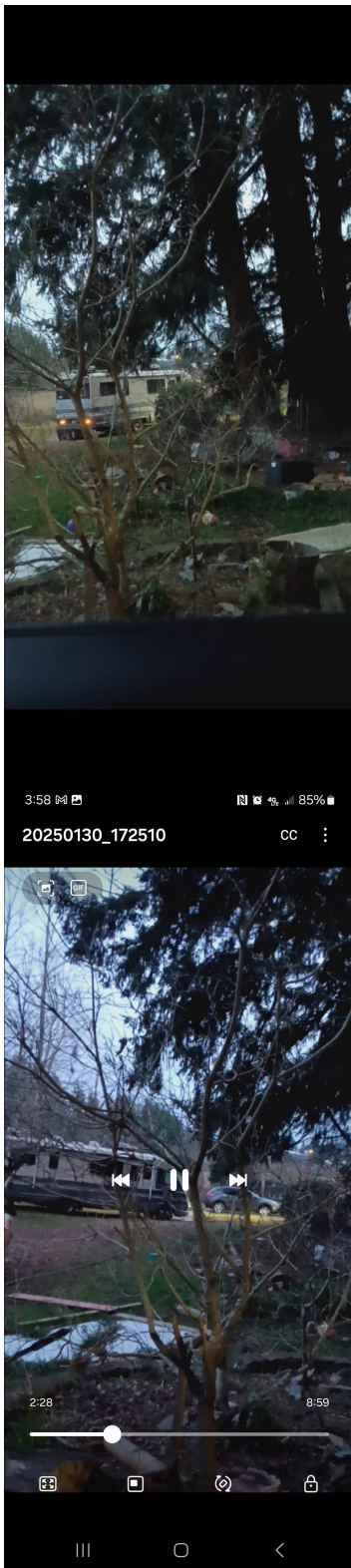
Landlord's Address 33597 se kelso rd. Boring, OR 97009

Landlord's Signature Kathy Millsbaugh Date 2-17-25

Kauppi, Jennifer

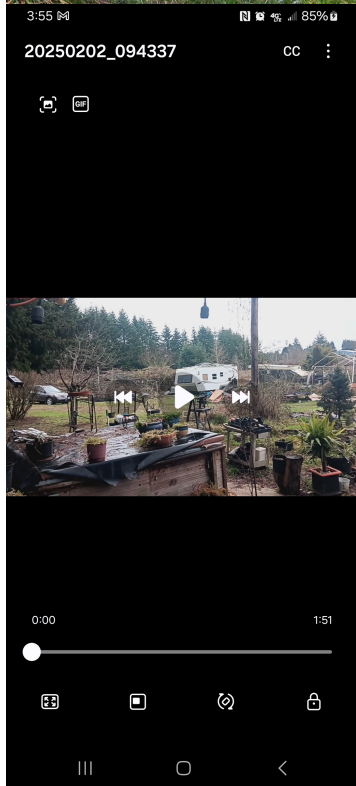
From: Justice Aguirre <justiceaguirre33@gmail.com>
Sent: Wednesday, February 19, 2025 4:16 PM
To: Kauppi, Jennifer
Subject: more clean up od 33597 se kelso rd boring or





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

this is where the rv was it is removed from the property













Citation No. 2500029

Case No. V0002925

ADMINISTRATIVE CITATION

Date Issued: June 17, 2025

Name and Address of Person(s) Cited:

Name: Kathryn Millspaugh
Mailing Address: 33597 SE Kelso Rd
City, State, Zip: Boring, OR 97009

Date Violation(s) Confirmed: On the 16th day of June, 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): 33597 SE Kelso Rd., Boring, OR 97009

Legal Description: T2S, R4E Section 04, Tax Lot(s) 05601

Law(s) Violated:

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

Description of the violation(s):

- 1) Occupied recreational vehicles without land use approval.

Maximum Civil Penalty \$2,500.00 Fine \$400.00

- 2) Storage of commercial vehicle without land use approval.

Maximum Civil Penalty \$2,500.00 Fine \$400.00

- 3) Accessory structure built without approved permit or approved final inspection.

Maximum Civil Penalty \$1,000.00 Fine: Not subject to a fine amount

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$800.00. 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 \$75 monthly administrative fee is being assessed.

I hereby certify under penalties provided by ORS 153.990 that I have reasonable grounds to and do believe that the above person(s) committed or allowed to be committed the violation(s) described on this form.

Citation issued by: Jennifer Kauppi
Telephone No.: 503-742-4759

Date: June 17, 2025
Department Initiating Enforcement Action: Code Enforcement

PLEASE READ CAREFULLY!

You have been cited for the violation(s) of law stated on the front of this form. You MUST exercise ONE of the following options within fifteen calendar days of the date of this citation.

If you fail to exercise one of these options within fifteen calendar days of the citation date, the County may request a hearing before the Code Enforcement Hearings Officer following which you may be ordered to pay the maximum civil penalty and abate the violation.

Options:

1. Abate the violation and pay the fine. Sign the statement of Understanding below and deliver or mail this form, together with a check or money order payable to Clackamas County in the amount of the fine to:
 Clackamas County Code Enforcement Section
 150 Beavercreek Rd.
 Oregon City, OR 97045
2. Request a hearing in writing. You may request a hearing to contest the violation(s) alleged. A written request for a hearing must be mailed to Clackamas County at the address listed above or sent to codeenforcement@clackamas.us.

A request for hearing must contain all of the following information:

- a. Your name and address;
- b. A copy of the citation or the Citation No. and Case No.; and,
- c. The description of the relief you are requesting.

At the hearing, an administrative fee may be assessed by the Hearings Officer in addition to civil penalty(ies) if the Hearings Officer concludes you are responsible for the violation. If a civil penalty is imposed the amount will likely exceed the fine amount on this citation.

STATEMENT OF UNDERSTANDING

I, the undersigned, do hereby acknowledge that I understand the following:

1. By paying the fine I admit the existence of the violation(s) alleged on this citation and my responsibility for it.
2. Paying the fine does not relieve me of my responsibility to correct the violation and to comply with all applicable laws.
3. Additional citations may be issued to me if I fail to correct the violation or violate other applicable laws.

Signature: _____ Date: _____

Address: _____

City, State, Zip

Contact Number: _____ Email: _____









Citation No. 2500029-SW

Case No.

ADMINISTRATIVE CITATION

Date Issued: October 20, 2025

Name and Address of Person(s) Cited:

Name: Kathryn Ann Millspaugh
Mailing Address: 33597 SE Kelso Rd
City, State, Zip: Boring, OR 97009

Date Violation(s) Confirmed: On the 20th day of October, 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): 33597 SE Kelso Rd. Boring, OR 97009

Legal Description: T2S, R4E Section04, Tax Lot(s) 05601

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 solid waste

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 \$.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: October 20, 2025
Department Initiating Enforcement Action: Code Enforcement

PLEASE READ CAREFULLY!

You have been cited for the violation(s) of law stated on the front of this form. If you fail to exercise one of the following options within fifteen calendar days of the citation date, the County may request a hearing before the Code Enforcement Hearings Officer following which you may be ordered to pay the maximum civil penalty and abate the violation.

Options:

1. Abate the violation and pay the fine including the administrative compliance fees that have accrued.
Sign the statement of Understanding below and deliver or mail this form, together with a check or money order payable to Clackamas County in the amount of the fine to:

Clackamas County Code Enforcement Section
150 Beavercreek Rd.
Oregon City, OR 97045
2. Request a hearing in writing. You may request a hearing to contest the violation(s) alleged. A written request for a hearing must be mailed to Clackamas County at the address listed above or sent to codeenforcement@clackamas.us.

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- a. Your name and address;
- b. A copy of the citation or the Citation number and Case number; and,
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STATEMENT OF UNDERSTANDING

I, the undersigned, do hereby acknowledge that I understand the following:

1. By paying the fine I admit the existence of the violation(s) alleged on this citation and my responsibility for it.
2. Paying the fine does not relieve me of my responsibility to correct the violation and to comply with all applicable laws.
3. Until the violation is abated a monthly administrative compliance fee is being assessed.
4. Additional citations may be issued to me if I fail to correct the violation or violate other applicable laws.

Signature: _____ Date: _____

Address: _____

City, State, Zip

Contact Number: _____ Email: _____