To request translation or disability-related accommodations, please contact us at **DTDcompliance@clackamas.us** | **503-742-4400**.

Si quiere solicitar servicios de traducción o adaptaciones para la discapacidad, contáctenos en/al **DTDcompliance@clackamas.us** | **503-742-4400**.

Чтобы запросить перевод или приспособления, связанные с инвалидностью, пожалуйста, свяжитесь с нами по:
DTDcompliance@clackamas.us | **503-742-4400**.

Щоб попросити переклад або спеціальні послуги для осіб з особливими потребами, зверніться до нас, скориставшись такими контактними даними:
DTDcompliance@clackamas.us | **503-742-4400**.

如需翻译服务或残障相关的协助，请与我们联系：
DTDcompliance@clackamas.us | **503-742-4400**。

Để yêu cầu dịch vụ dịch thuật hoặc điều chỉnh liên quan đến tình trạng khuyết tật, vui lòng liên hệ với chúng tôi qua **DTDcompliance@clackamas.us** | **503-742-4400.**

Clackamas County
www.clackamas.us

CLACKAMAS COUNTY

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

NOTICE OF HEARING

October 13, 2026

Pa F Saechao
27150 SE Stone Rd.
Boring, OR 97009

Meuy Hihn Saephan
27150 SE Stone Rd.
Boring, OR 97009

Heidi S Sobotka
27640 SE Orient Dr.
Gresham, OR 97080

RE: County of Clackamas v. Pa F Saechao, Muey Hinh Saephan & Heidi S Sobotka
File: V0018626

Hearing Date: November 17, 2026

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

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

Enclosed you will find the following:

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

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

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

You may contact Jennifer Kauppi, Code Compliance Specialist for Clackamas County at (503) 742-4769, 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.

CLACKAMAS COUNTY

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

You must have access to the internet or telephone to use the Zoom platform. A Zoom invite has been emailed to saephan38@yahoo.com & mable.bartlett@icloud.com The link is provided on the next page. Once you have joined the meeting, you will be prompted to **JOIN AS PANELIST**. Please accept the request to **JOIN AS PANELIST**.

If you would like to present evidence at the hearing, please email Jennifer Kauppi at JKauppi@clackamas.us or mail your evidence, **no later than 4 working days prior to the hearing** to:

Jennifer Kauppi
150 Beavercreek Rd.
Oregon City, OR 97045

Staff will process your evidence for the hearing and provide the numbered documents to the Hearings Officer and send them back to you for your reference.

If you are unable to participate in the hearing through the Zoom platform, please contact Jennifer Kauppi at 503-742-4759 **within 3 calendar days of the receipt of the Notice of Hearing**.

If you are unfamiliar with using the Zoom platform, please perform an internet search "How to use Zoom" prior to the hearing date. There are many interactive guides available.

If you experience difficulties connecting to the Zoom hearing prior to your scheduled start time, please call 971-930-6134, for assistance.

Zoom Information:

Join from PC, Mac, iPad, or Android:

https://clackamascounty.zoom.us/j/86853838524?pwd=lULGv7WeYda2gaJjfyQ8e9iRLp7kKB.1

Passcode: 092959

Phone: +19712471195,,86853838524# US (Portland) 12063379723,,86853838524# US

Join via Audio:

+1 971 247 1195 US (Portland)
+1 206 337 9723 US (Seattle)
+1 213 338 8477 US (Los Angeles)
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 408 638 0968 US (San Jose)
+1 602 753 0140 US (Phoenix)
+1 669 219 2599 US (San Jose)
+1 669 444 9171 US
+1 669 900 6833 US (San Jose)
+1 719 359 4580 US
+1 720 928 9299 US (Denver)
+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
+1 470 250 9358 US (Atlanta)
+1 470 381 2552 US (Atlanta)
+1 507 473 4847 US
+1 564 217 2000 US
+1 646 518 9805 US (New York)
+1 646 876 9923 US (New York)
+1 646 931 3860 US
+1 651 372 8299 US (Minnesota)
+1 689 278 1000 US
+1 786 635 1003 US (Miami)
+1 267 831 0333 US (Philadelphia)

Webinar ID: 868 5383 8524

International number available: https://clackamascounty.zoom.us/u/kd8B86zVir

Department of Transportation and Development

Non-Discrimination Policy:

The Department of Transportation and Development is committed to non-discrimination. For more information, please visit: 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. HEIDI S. SOBOTKA, PA F SAECHAO AND MEUY HINH SAEPHAN, Respondents.	File No: V0018626 COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent Heidi S. Sobotka mailing address is: 27640 SE Orient Dr, Gresham, OR 97080. Respondents Pa F. Saechao and Meuy Hinh Saephan mailing address is: 27150 SE Stone 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 27150 SE Stone Rd, Boring, OR 97009 also known as T1S, R3E, Section 25B, Tax Lot 00201, and is located in Clackamas County, Oregon. The property is zoned RRFF5 and is the location of violation(s) asserted by the County.

3.

On or about the 26th day of May, 2026 and on the 19th day of August, 2026 the Respondents violated the following law, in the following way:

a. Respondents violated the Clackamas Building Code, Chapter 9.02.040 by failing to obtain approved permits and approved final inspections for a garage converted to habitable space. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

4.

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

5.

Notice of the violation was given to Respondents in the following manner: Violation Notice May 26, 2026 and Citation and Complaint 2600186 in the amount of $528.00 was mailed via first class mail on August 19, 2026. A copy of the notice document is attached to this Complaint as Exhibits C and F, and incorporated by this reference.

6.

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

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

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

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

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

and

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

DATED THIS 8th day of October, 2026.

Jennifer Kauppi

Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS, Petitioner, HEIDI S. SOBOTKA, PA F SAECHAO and MEUY HINH SAEPHAN Respondents.	File No.: V0018626 STATEMENT OF PROOF

History of Events and Exhibits:

May 6, 2026	Clackamas County received a complaint regarding the conversion of a garage into a hair salon without land use approval or approved building permits.
May 19, 2026 Exhibit A	Correspondence was mailed regarding the alleged violation.
May 19, 2026 Exhibit B	Aerial images show that the garage had modifications to the exterior with the addition of a large window and door.
May 26, 2026	I spoke with Meuy on the phone. She stated she closed her beauty salon off Powell Blvd and reopened her salon at her property in the garage.
May 26, 2026 Exhibit C	A Notice of Violation was mailed to the Respondents providing a deadline date of June 26, 2026 to abate the violations. Please note that the date on the letter says March 26, 2026.
June 1, 2026 Exhibit D	I conducted a site inspection and took photos of the garage exterior that showed the new large window and door.
June 16, 2026 Exhibit E	I received an email from Meuy stating that she had ceased operating the hair salon at the subject property. I reminded Meuy that there is still a Building Code violation on the property.
June 29, 2026	Pa came into the County office and spoke with permitting staff regarding the building permit application and submittal requirements.
August 19, 2026 Exhibit F	Citation 2600186 was issued in the amount of $528.00 for the Priority 1 Building Code violation. The citation was sent by first class mail to the Respondents and was not returned to the County. The citation remains unpaid.
October 8, 2026	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 exists, the County is requesting a Final Order in this matter as the Respondents have not taken all necessary steps to abate the violations by the deadline date provided. This report includes the following recommendations:

- The imposition of civil penalties for the Building Code violation of between $750.00 and $1,000.00 for date cited August 19, 2026.

- Payment for Citation No. 2600186 issued on August 19, 2026 for $528.00.

- The Administrative Compliance fee to be imposed for June 2026 in the amount of $100.00.

- The Administrative Compliance fee to be imposed from July 2026 until November 2026 at the rate of $102.00 per month for a total of $510.00. Total Administrative Compliance fees total $610.00.

- The County requests the Hearings Officer to permanently prohibit the Respondents from violating this law in the future.

- The County is requesting the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.

OR

Should mitigating factors be presented in the hearing, which the Hearings Officer determines to warrant a Continuing Order, the County would recommend the following:

- The Respondents be ordered to bring the property into compliance with the Building Code within 30 days of the date of the Order by submitting a technically complete building permit application. All requests for additional information to complete plan review shall be responded to within 10 days of notification from the Building Department. The building permit and any required trade permits to either decommission or permit any electrical, plumbing or mechanical equipment are to be paid within 10 days of the request for payment. Approved final inspections must be obtained within 45 days of permits being issued.

- Code Enforcement to confirm compliance of the above item and the County will submit a Post Hearing Status Report. The report will be sent to the Compliance Hearings Officer and to the Respondents.

CLACKAMAS COUNTY

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

May 19, 2026

Heidi S Sobotka
27640 SE Orient Dr.
Gresham, OR 97080

Pa F Saecho & Muey Hinh Saephan
27150 SE Stone Rd.
Boring, OR 97009

Subject: Alleged Violations of the Zoning and Development Ordinance, Title 12, Section 316, and the Building Code, Chapter 9.02.040 of the Clackamas County Code

Site Address: 27150 SE Stone Rd. Boring, OR 97009
Legal Description: T1S, R3E, Section 25B, Tax Lot 201

It has come to the attention of Clackamas County Code Enforcement that a conversion of a garage into a beauty salon may have been done without the benefit of permits on the above referenced property.

There may also be a beauty salon business operating from the above referenced property without land use approval.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 316, Building Code, Chapter 9.02.040

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.

Please note that a $100.00 monthly Administrative Compliance Fee will be assessed if a violation has been determined and has not been abated.

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

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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
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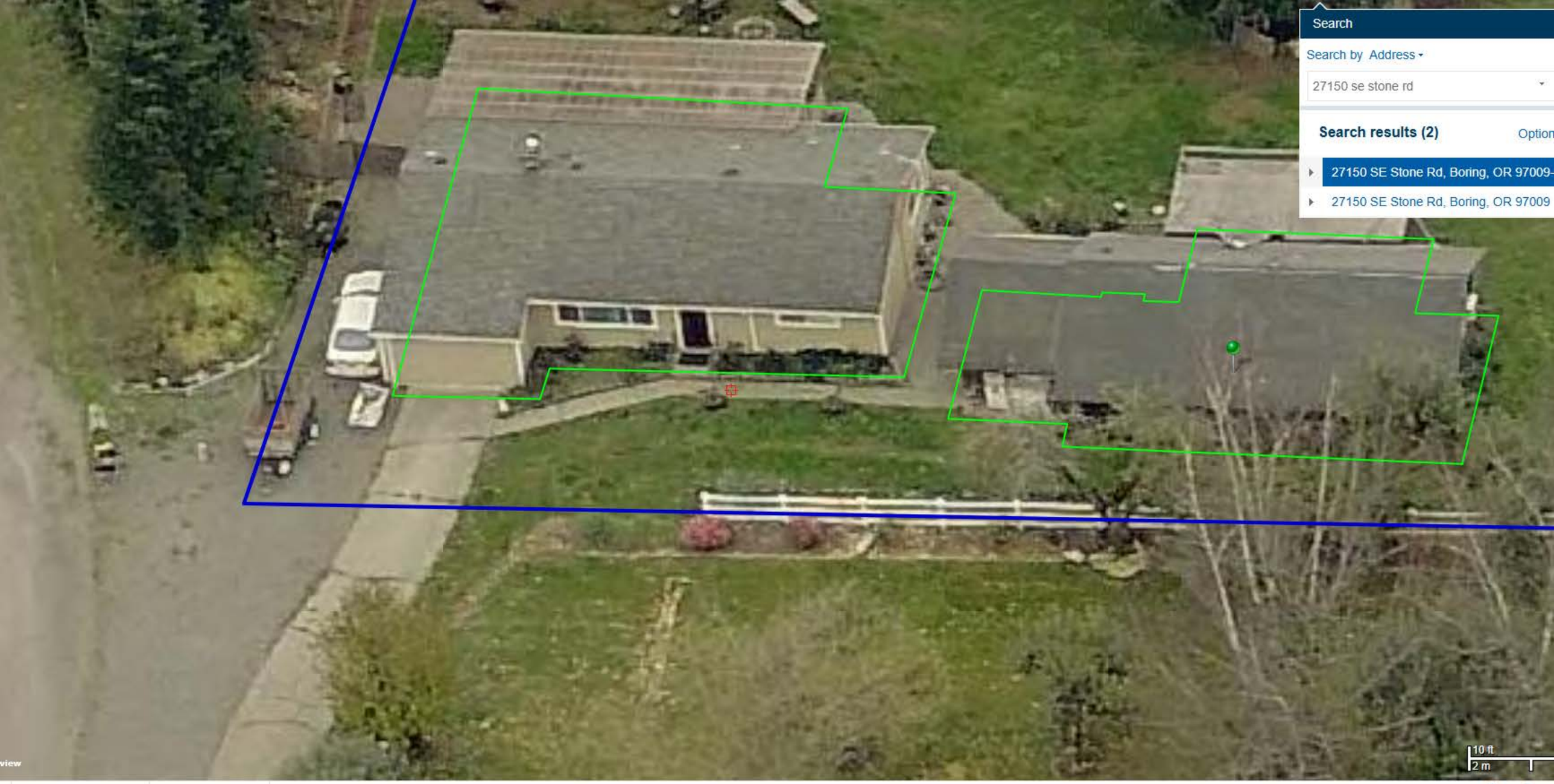
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CLACKAMAS COUNTY

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

NOTICE OF VIOLATION

March 26, 2026

Heidi S. Sobotka - Owner
27640 SE Orient Dr
Boring, OR 97009

Pa F. Saechao
Meuy Hinh Saephan – Contract Buyers
27150 SE Stone Rd
Boring, OR 97009

SUBJECT: **Violation of the Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03(A) and Building Code, Chapter 9.02.040 (A)(B)(C)(D)(E)**

VIOLATION: V0018626

PRIORITY: **Zoning Priority 2**
Building Priority 1

SITE ADDRESS: V0018626

LEGAL DESCRIPTION: T1S, R3E, Section 25B, Tax Lot 00201

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

Operating a hair salon without land use approval.
Conversion of a garage into a hair salon without approved permits.

VIOLATIONS & HOW TO RESOLVE

I spoke with Meuy on March 26th. She confirmed that in August of 2025 the garage was converted into a hair salon as her hair salon location in Gresham had closed.

Operating a hair salon from the subject property requires land use approval and all Conditions of Approval must be met. The conversion of the garage into the salon required building, plumbing and electrical permits. No approved permits were obtained.

In order to abate the violation(s), you must complete the following **no later than June 26, 2026:**

Hair Salon

1. Discontinue the use;
2. Move the use to an approved parcel; or
3. Obtain land use approval. We have identified a Home Occupation permit as possible land use option(s). However, we encourage you to reach out to Planning and Zoning by phone at 503-742-4500 or by email at zoninginfo@clackamas.us to determine whether other options exist.
   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.

Garage conversion into a hair salon

If land use for the hair salon is approved, one of several Conditions of Approval will be to obtain building permits including electrical, plumbing and mechanical for the conversion of the garage that has already been completed.

If land use is not approved or you decide not to move forward, building permits including electrical, plumbing and mechanical will need to be applied for to abate the work that was done without approved permits.

CONTACT INFORMATION

***Planning* –** If you have questions concerning land use requirements and to obtain an application for land use, please contact the building department at 503-742-4500 or on-line at zoninginfo@clackamas.us.

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

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.

Jennifer Kauppi

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 $100 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 Beavercreek Rd., Oregon City, OR 97045, or to codeenforcement@clackamas.us.

4. **Potential Fines and Penalties:** The Clackamas County Code provides for Citation fine amounts of up to $514 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. **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.

6. **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.

7. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.

Tax ID

00129140

Clackamas County Official Records
Sherry Hall, County Clerk
2016-049756
07/27/2016 10:23:24 AM
D-CON Cnt=1 Stn=4 JANIS
$40.00 $16.00 $10.00 $22.00
$88.00

Send Recorded Documents and Tax Statements to:

Pa F. Saechao and Meuy Hinh Saephan
27150 SE Stone Road
Boring, OR 97009

CONTRACT FOR DEED

This agreement is entered into by and between

Seller: Heidi Sue Sobotka, and

Buyer: Pa F. Saechao and Meuy Hinh Saephan, husband and wife, as follows:

1. Sale of Property

Seller does hereby agree to convey, sell, assign, transfer and set over unto Buyer, the following property situated in Clackamas County, State of Oregon, said property being described as follows: *(See Exhibit "A")*

Property Address: 27150 SE Stone Road, Boring, OR 97009

TOGETHER WITH all rights of ownership associated with the property, including, but not limited to, all easements and rights benefiting the premises, whether or not such easements and rights are of record, and all tenements, hereditaments, improvements and appurtenances, including all fixtures now on the premises.

SUBJECT TO all recorded easements, rights-of-way, conditions, encumbrances and limitations and to all applicable building and use restrictions, zoning laws and ordinances, if any, affecting the property.

2. Purchase Price and Terms

The purchase price of the property is $195,000.00. Buyer has paid to Seller the sum of $41,121.13 upon execution of this agreement, with the balance of $153,878.87 bearing 7% interest per year being due and payable in 240 monthly installments of $1,193.02 each, payable on the 1st day of the month beginning July 1, 2016, and continuing until June 1, 2036, or until the entire sum of principal and interest is paid in full, whichever occurs first. All payments are to be applied first to accrued interest to the date of payment and then to principal. A late fee equal to 5% of the payment shall be added to any payment that is made more than 5 days past the due date. At any time and from time to time, borrower may prepay part or all of the outstanding balance of the contract without penalty. No partial

prepayment will relieve borrower from making monthly payments. However, prepayments will reduce the number of monthly payments required to pay the contract in full.

Payments are to be made to Heidi Sobotka at 27640 SE Orient Drive, Gresham OR 97080, or at such other address Seller may provide in writing.

2.1 Collection Escrow

Seller will have payments made through a collection escrow company. Seller will pay the set up fee of $50 and the fee of $12.50 per payment. The collection escrow company will hold a fully executed warranty deed to be delivered to Buyer upon payment in full.

3. Security

This contract shall stand as security of the payment of the obligations of Buyer.

4. Maintenance of Improvements

All improvements on the property, including, but not limited to, buildings, trees or other improvements now on the premises, or hereafter made or placed thereon, shall be a part of the security for the performance of this contract and shall not be removed. Buyer shall not commit, or suffer any other person to commit, any waste or damage to said premises or the appurtenances and shall keep the premises and all improvements in as good condition as they are now.

All renovations need to be lawful and in compliance with applicable laws and codes. All work needs to be done lien free so that no liens may be placed on the property. Major renovations, remodeling or changes are subject to Seller's consent.

5. Condition of Improvements

Buyer agrees that Seller has not made, nor makes any representations or warranties as to the condition of the premises, the condition of the buildings, appurtenances and fixtures locate thereon, and/or the location of the boundaries. Buyer accepts the property in its "as-is" condition without warranty of any kind.

Oregon Revise Statutes §93.040(1) required statement for land transfer contracts:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Oregon Revise Statutes §93.040(2) required statement for owner's sale agreement:

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 (Definitions for ORS 30.930 to 30.947), IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

In compliance with Oregon law, ORS §105.462 through §105.490, Buyer is in possession of the property and waives the right to a disclosure statement.

SELLER'S DISCLOSURE OF LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS is required by Federal law for a residential dwelling constructed prior to 1978. An addendum providing such disclosure is attached.

6. Possession

Buyer shall have exclusive possession of the property and all improvements thereon and shall continue in the peaceful enjoyment of the property so long as all payments due under the terms of this contract are timely made and Buyer is not otherwise in default of the contract obligations. Buyer agrees to keep the property in a good state of repair and in the event of termination of this contract, Buyer agrees to return the property to Seller in substantially the same condition as it now exists, ordinary wear and tear excepted.

Buyer may not use the property for illegal drug manufacturing, or any other use that would subject the property to risk of forfeiture, such as criminal activity. Buyer may not subject the property to hazardous material, and may not use, store, generate, or handle hazardous substances on property. Buyer will comply with all human health and environmental laws.

7. Taxes, Insurance and Assessments

Buyer shall pay all taxes and assessments levied against the property, and shall maintain fire, casualty, property damage, and earthquake insurance, for the full insurable value of the property, and liability insurance with a minimum coverage of $1,000,000. Buyer will provide Seller written evidence of insurance upon request. Seller is to be listed as an additional insured and given 30 days advanced notice of any insurance termination. In the event Buyer fails to maintain insurance, Seller may buy insurance at Buyer's expense, costs added to the balance of the contract.

Buyer indemnifies Seller and holds Seller harmless regarding possession and use, and condition of the property.

8. Default

If Buyer shall fail to perform any of the covenants or conditions contained in this contract on or before the date on which the performance is required, Seller shall give Buyer notice of default, stating Buyer is allowed thirty (30) days from the date of the notice to cure the default or performance. In the event the default or failure of performance is not cured within the 30-day time period, Seller shall have any of the following remedies, in the discretion of Seller:

(a) give Buyer a written notice specifying the failure to cure the default and informing Buyer that if the default continues for a period of an additional thirty (30) days after service of the notice of failure to cure, that without further notice, this contract shall

stand cancelled and Seller may regain possession of the property as provided herein; or

(b) give Buyer a written notice specifying the failure to cure the default and informing Buyer that if the default continues for a period of an additional thirty (30) days after service of the notice of failure to cure, that without further notice, the entire principal balance and unpaid interest shall be immediately due and payable and Seller may take appropriate action against Buyer for collection of same according to the laws of the State of Oregon.

(c) Seller may foreclose the contract by suit in equity;

(d) Seller may specifically enforce terms of the contract by suit in equity.

In the event of default in any of the terms and conditions or installments due and payable under the terms of this contract and Seller elects 8(a), Seller shall be entitled to immediate possession of the property.

In the event of default and termination of the contract by Seller, Buyer shall forfeit any and all payments made under the terms of this contract including taxes and assessments as liquidated damages, Seller shall be entitled to recover such other damages as they may be due which are caused by the acts or negligence of Buyer.

The parties expressly agree that in the event of default not cured by Buyer and termination of this agreement, and Buyer fails to vacate the premises, Seller shall have the right to obtain possession by appropriate court action.

9. Deed

Upon total payment of the purchase price and any and all late charges, and other amounts due Seller, Seller agrees to deliver to Buyer a Warranty Deed to the subject property, at Seller's expense, free and clear of any liens or encumbrances other than taxes and assessments for the current year.

10. Notices

All notices required hereunder shall be deemed to have been made when deposited in the U. S. Mail, postage prepaid, certified, return receipt requested to

Seller: Heidi Sue Sobotka, 27640 SE Orient Drive, Gresham, OR 97080, Email: oakslittleangel@yahoo.com

Buyer: Pa F. Saechao and Meuy Hinh Saephan, husband and wife, 27150 SE Stone Road, Boring, OR 97009, Email: saechaopa@yahoo.com

11. Assignment or Sale Restricted

Buyer may not sell, assign, transfer or convey any interest in the subject property or this agreement, without the written consent of Seller, which consent may be withheld by Seller within Seller's sole discretion, except that Buyer may sell, assign, transfer or convey an interest in the property in any transaction in which the balance due under this contract is paid in full.

12. Prepayment

Buyer may prepay, without penalty, the whole or any part of the balance remaining unpaid on this contract at any time before the due date. No partial prepayment will relieve Buyer from making regular monthly payments until the entire contract balance is paid in full.

13. Attorney Fees

In the event of default, Buyer shall pay to Seller, Seller's reasonable and actual attorneys' fees and expenses incurred by Seller in enforcement of any rights of Seller, including attorney fees incurred at any trial and any appeal. All attorney fees shall be payable prior to Buyer's being deemed to have corrected any such default.

14. Late Payment Charges

If Buyer fails to pay any installment within five (5) days after the due date, Buyer shall be required to pay an additional charge of five (5%) percent of the late installment. The charge shall be paid at the time of payment of the past due installment.

15. No Encumbrances

Neither Seller nor Buyer may voluntarily or involuntarily encumber the property. If any such encumbrance is placed on the property, the other party may take any reasonable action to protect that party's interest in the property, and the contract balance shall be adjusted in the amount of any payments made to release the encumbrance, including any costs incurred.

(Continued on next page.)

EXECUTED by the parties as follows:

BUYER

Pa F. Saechao

Meuy Hinh Saephan

STATE OF OREGON

COUNTY OF CLACKAMAS

This document was acknowledged before me on July 26, 2016 by PA F. SAECHAO and MEUY HINH SAEPHAN.

Notary Public for Oregon
My commission expires: 7-1-17

SELLER

Heidi Sue Sobotka

OFFICIAL SEAL
TONYA MARIE PIERCE
NOTARY PUBLIC-OREGON
COMMISSION NO. 478654
MY COMMISSION EXPIRES JULY 01, 2017

STATE OF OREGON

COUNTY OF CLACKAMAS

This document was acknowledged before me on July 26, 2016 by Heidi Sue Sobotka.

OFFICIAL SEAL
TONYA MARIE PIERCE
NOTARY PUBLIC-OREGON
COMMISSION NO. 478654
MY COMMISSION EXPIRES JULY 01, 2017

Notary Public for Oregon
My commission expires: 7-1-17

EXHIBIT A

A tract of land situated In the Northwest one-quarter of Section 25, Township 1 South, Range 3 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, more particularly described as follows:

13E25B 00201 00129140

Beginning at a point in the East line of said Northwest one-quarter of Section 25 at a point which bears South 0°49'45" West, a distance of 347.74 feet from the North one-quarter corner of Section 25; thence South 0°49'45" West along said East line a distance of 290.40 feet; thence North 89°10'15" West at right angles to said East line, a distance of 150.00 feet; thence North 0°49'45" East parallel with the East line of said legal subdivision, a distance of 290.40 feet; thence South 89°10'15" East, a distance of 150.00 feet to the point of beginning.

TOGETHER WITH an easement for Ingress, egress and utility purposes, described as follows:

Beginning at the Northeast comer of the above described tract; thence North 0"49'45" East, along the East line of the Northeast one-quarter a distance of 65.00 feet to a point In the South line of the access road to the Mt. Hood Highway; thence North 37°49'41" West along said South line a distance of 32.01 feet to a point in a line parallel with and 20.00 feet West of (when measured at right angles to} said legal subdivision; thence South 0°49'45" West, along said parallel line, a distance of 59.74 feet to a point; thence North 89°10'15" West a distance of 25.00 feet to a point; thence South 0°49'45" West, parallel with said East line, a distance of 30.00 feet to a point In the North line of the above described tract; thence South 89° 10'15" East, along said North line, a distance of 45.00 feet to the point of beginning.

ALSO TOGETHER WITH an easement for ingress and egress over a tract of land in the Northwest one-quarter of Section 25, Township 1 South, Range 3 East, of the Willamette Meridian, In the County of Clackamas and State of Oregon, described as follows:

Beginning at a point on the East line of said Northwest one-quarter at a point which bears South 0°49'45' West a distance of 347.74 feet from the North one-quarter comer of said Section 25; thence North 89° 10'15" West a distance of 45.00 feet to the true point of beginning; thence continuing North 89°10'15" West a distance of 90 feet; thence North 0°49'45" East a distance of 15 feet; thence South 89°10'15" East a distance of 90 feet; thence South 0°49'45" West a distance of" 15 feet to the true point of beginning.

06/01/2026 12:23

Oregon
992 KWU
06/01/2026 12:24

Kauppi, Jennifer

From: Kauppi, Jennifer
Sent: Wednesday, June 24, 2026 7:57 AM
To: 'Mable Bartlett'
Cc: saephan38@yahoo.com
Subject: Response to Violation V0018626

Hello,

Thank you for letting me know that you have stopped operating the salon at your property.

There is still the matter of the building code violation that will need to be addressed. By changing the garage into a finished space, installing a window and door where there was none and any plumbing and electrical in the space for the use of the salon all required pre-approved building and trade permits which were not obtained. A building permit with construction plans will need to be submitted to the County for review for the change and what you want the former garage area to be used as now. i.e family room, living room etc.
Once approved permits for the plumbing and electrical will have to be obtained.

Please let me know if you have any questions.

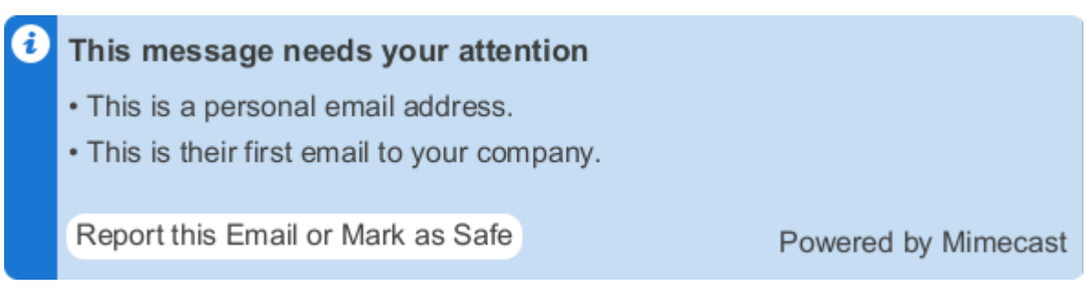
Thank you

Jennifer Kauppi – Code Enforcement Specialist
Clackamas County | Transportation & Development | Code Enforcement

503-742-4759 (Office)
150 Beavercreek Road, Oregon City, OR 97045
Hours: Mon-Fri from 6:30 a.m. until 4:00 p.m.
Lobby Hours: 8:00 am until 4:00 pm Mon-Thurs

From: Mable Bartlett <mable.bartlett@icloud.com>
Sent: Tuesday, June 16, 2026 5:50 PM
To: Kauppi, Jennifer <JKauppi@clackamas.us>
Cc: saephan38@yahoo.com
Subject: Response to Violation V0018626

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



Subject: Response to Violation V0018626

Dear Jennifer Kauppi,

My name is Mable Bartlett, I'm helping translate for Meuy Saephan, as English is not her first language, and it can be challenging and confusing for her. Please and thank you for cc'ing me on all communication.

Thank you for your letter regarding Violation V0018626.

I would like to clarify that the use of the garage to cut hair was temporary while I was recovering from a big surgery and unable to drive and work at my regular salon location. I did not know that this was a violation at all. This was only for my family and not the general public.

I have operated a salon business in Gresham for over 20 years and am returning to my commercial salon location. Effective immediately, I am discontinuing all operations from the property located at 27640 SE Orient Dr., Boring, Oregon.

Please let me know if you need anything else.

Thank you for your time and assistance.

Sincerely,

Meuy Hinh Saephan

CLACKAMAS COUNTY

Citation No. 2600186

Case No. V0018626

ADMINISTRATIVE CITATION

Date Issued: August 19, 2026

Name and Address of Person(s) Cited:

Name:	Heidi S. Sobotka	Pa F. Saechao
Mailing Address:	27640 SE Orient Dr	Meuy Hinh Saephan
City, State, Zip:	Gresham, OR 97080	27150 SE Stone Rd Boring, OR 97009

Date Violation(s) Confirmed: On the 19th day of August, 2026 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): 27150 SE Stone Rd., Boring, OR 97009

Legal Description: T1S, R3E Section 25B, Tax Lot(s) 00201

Law(s) Violated:

☒ Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040(A)(B)(C)(D)(E)

Description of the violation(s):

1) Conversion of a garage into a hair salon without approved permits.

Minimum Civil Penalty $750.00 - Maximum Civil Penalty $1,000.00 Fine $528.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of $528.00. 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 $102.00 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 Date: August 19, 2026
Telephone No.: 503-742-4759 Department Initiating Enforcement Action: Code Enforcement

V0018626

PLEASE READ CAREFULLY!

You have been cited for the violations(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 Default Order from the Compliance Hearings Officer finding you in violation and assessing fines and monthly administrative fees, or the County may request a hearing before the Compliance 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.

   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 number and Case number; 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. 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: _____