

Jan. 14<sup>th</sup>, 2013

Revised Application: Request for R-10 to R-8

Mark & Karen Westermann / 1009 Woodlawn Ave  
Gavin & Kara Miller / 1019 Woodlawn Ave  
Thomas & Donna Carlson / 1033 Woodlawn Ave  
Marvin & Joan Wiebke / 1012 Woodlawn Ave

Dear Oregon City Planning and City Commissions,

As applicant's for Planning file ZC 13-02 for the properties located at Clackamas County Map 3-2E-06BC, TL 2000, 1801, 3100, 1700, 1800, and 1601 we intend to amend the request for a Zone Change from "R-10" Single-Family Dwelling District to "R-6" Single-Family Dwelling District with a request and findings for a Zone Change from "R-10" Single-Family Dwelling District to "R-8" Single-Family Dwelling District. Please allow a continuance of the application to provide sufficient time for resubmittal of the request and associated notice.

In addition, we request that the 120 day timeline be extended by 120 additional days to accommodate the review to July 19, 2014. Thank you

Sincerely,

*Marvin R. Wiebke*  
*Joan L. Wiebke*  
  
Gavin Miller  
Kara Miller

*Mark Westermann*  
*Karen L. Westermann*  
*Tom Carlson*  
*Donna Carlson*

**Revised Application: Request for R-10 to R-8**

Woodlawn Properties Rezoning Application

Application Narrative

**Project Information:**

Applicant/Owners:	Mark Westermann 1009 Woodlawn Ave Oregon City, Or 97045	Marv Wiebke 1012 Woodlawn Ave Oregon City, or 97045
	Gaven Miller 1019 Woodlawn Ave Oregon City, Or 97045	Tom Carlson 1033 Woodlawn Ave Oregon City, Or 97045

**Request:**

The applicants are requesting the approval of a zoning change from an R-10 Single family Dwelling District to an R-8 Single Family Dwelling District .

**Location:**

The properties as listed above: 1009, 1012, 1019 and 1033 Woodlawn Ave, Oregon City, Or 97045 ( See Attached Map )

**Legal description:**

Tax Lots: 3-2E-06BC-02000, 3-2E-06BC-01801, 3-2E-06BC-03100, 3-2E-06BC-01800, 3-2E-06BC-01700 and 3-2E-06BC-01601

**Background Information:**

The subject properties are on Woodlawn Ave and rezoning would allow for the subdivision and development on the backside of these properties. Specifically the extension of Clearbrook Dr. which was developed as a subdivision a few years ago. The road, now, dead ends up against 1009 Woodlawn and the logical conclusion is for it to extend and eventually come back out on Woodlawn Ave.

Adjacent properties are zoned both R-10, R-8 and R-3.5 ( See Zoning Map )

The subject properties are currently zoned R-10. Application for a subdivision or minor partition will occur after the zoning process is complete.

**Zone Change:**

Comment: The following goals and policies of the Comprehensive Plan apply to this zone change application:

## Revised Application: Request for R-10 to R-8

Compliance with OCC 17.68 is required. The criteria include compliance with:

A. Goals and policies of the comprehensive plan. Example goals and policies include:

1. Citizen Involvement

Goal 1.2: Ensure that citizens, neighborhood groups and affected property owners are involved in all phases of the comprehensive planning program.

Finding: The Applicant met with the Southend Neighborhood Ass. prior to submitting this application.

2. Land Use

Goal2.7: Maintain the Oregon City Comprehensive Plan land use Map as the official long-range planning guide for land use development of the City by type, density and location.

Finding: The Applicant is requesting a zone change from R-10 Single Family Dwelling District to R-8 Single Family Dwelling District. The zone change would allow for additional dwellings to be constructed and the property to be utilized in an efficient manner consistent with the adjacent properties and contemplated by prior development.

5. Natural resources

Policy 5.44: Maintain the Oregon City Comprehensive Plan land use Map as the official long-range planning guide for land use development of the City by type, density and location.

Finding: The Oregon City Comprehensive Plan designates the subject property as within the LR Low Density Residential Development designation. The "LR" Low Density Development designation includes R-10, R-8 and R-6 zoning designations. The Applicant has not proposed to alter the Comprehensive Plan designation of this site. The subject sites are located next to R-3.5 and R-8 zoned properties and thus the R-8 development is appropriate.

6. Quality of Air, Water, and Land Resources

Policy 6.11: Promote land use patterns that reduce the need for distance travel by single-occupancy vehicles and increase opportunities for walking, biking and/or transit to destinations such as places of employment, shopping and education.

Finding: The proposed R-8 development pattern will be consistent with this policy by creation of a more compact land use pattern and reduction in the square footage of public street per dwelling, thereby reducing travel by single occupancy vehicles and increasing use of alternative modes of transportation. Public sidewalks will be provided on all streets.

Policy 6.2.1 Prevent erosion and restrict the discharge of sediments into surface and groundwater by requiring erosion prevention measures and sediment control practices.

Finding: This policy is implemented by development standards that require appropriate handling of storm water runoff. Standard erosion control measures control measures will be implemented during construction. Storm runoff from the proposed development will be collected with a storm sewer system that will connect to the existing systems in place on Clearbrook Dr.

10. Housing

## Revised Application: Request for R-10 to R-8

Policy 10.1.3: Designate residential land for a balanced variety of densities and types of housing, such as single-family attached and detached, and a range of multi-family densities and types, including mixed use development.

Finding: The proposed zone change will maintain the basic land use for this site as Low Density Residential, consistent with the Oregon City Comprehensive Plan. The increased density allowed by the R-8 zoning as compared to the existing R-10 district will provide for a greater number of single-family homes on these sites, there-by increasing the availability of more choices in the marketplace.

### 11. Public Facilities

Goal 11.1: Serve the health, safety, education, welfare and recreational needs of all Oregon City residents through the planning and provision of adequate public facilities.

Finding: Oregon City Public Schools provide education services and has adequate levels of service available. This site is located approximately a half mile from Chapin Park and King School to meet recreational needs. This area is serviced by Clackamas County One Fire and the Oregon City Police Dept. and is within easy driving distance to Willamette Falls Hospital.

### 12. Transportation

Goal 12.6: Develop and maintain a transportation system that has enough capacity to meet user's needs.

Finding: The cities transportation engineer "John Replinger" was asked what was required at this rezoning stage for the Traffic Analysis Letter.

Reply: *The applicant would be required to submit a partial Transportation Analysis Letter that includes a calculation of how many trips would be generated during the peak hours and on a daily basis with the current zoning and the proposed zoning. Essentially, we would be requiring that, in connection with the rezoning, the applicant address item #1 of the seven required elements of the TAL. Providing this information would simply require fairly careful calculation of how many lots would be allowed under the two zoning scenarios. I believe the TAL provided does this.*  
(See Attached TAL)

- B. Adequacy of public facilities and services (water, sewer, drainage, transportation, schools, police and fire protection) prior to issuing a certificate of occupancy.

Finding: All public facilities necessary to serve this project are available at adequate levels to meet the proposed R-8 zoning. Sanitary sewer, water and storm sewer will be extended from Clearbrook Dr. These lines were sized for this future development. The water and sanitary sewer are 8-inch and the storm pipe is 12-inch with an underground storage tank in Clearbrook Dr.

Oregon City Public Schools provide education services and has adequate levels of service available. This site is located approximately a half mile from Chapin Park and King School to meet recreational needs. This area is serviced by Clackamas

## Revised Application: Request for R-10 to R-8

County One Fire and the Oregon City Police Dept. and is within easy driving distance to Willamette Falls Hospital.

- C. Land uses are consistent with the existing or planned function, capacity and level of service of the transportation system.

Finding: The proposed development would maintain the Comprehensive Plan designation of Low Density Residential. The proposed Zone Change would retain the use of the site for single-family dwellings.

A Traffic Assessment Letter (TAL) that addresses additional trip generation at peak times was prepared for this project for R-6 & R-8 single-family dwellings. Any development will result in minimal additional traffic.



### LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)	Type II (OCMC 17.50.030.B)	Type III / IV (OCMC 17.50.030.C)
<input type="checkbox"/> Compatibility Review	<input type="checkbox"/> Extension	<input type="checkbox"/> Annexation
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Detailed Development Review	<input type="checkbox"/> Code Interpretation / Similar Use
<input type="checkbox"/> Non-Conforming Use Review	<input type="checkbox"/> Geotechnical Hazards	<input type="checkbox"/> Concept Development Plan
<input type="checkbox"/> Natural Resource (NROD) Verification	<input type="checkbox"/> Minor Partition (<4 lots)	<input type="checkbox"/> Conditional Use
	<input type="checkbox"/> Minor Site Plan & Design Review	<input type="checkbox"/> Comprehensive Plan Amendment (Text/Map)
	<input type="checkbox"/> Non-Conforming Use Review	<input type="checkbox"/> Detailed Development Plan
	<input type="checkbox"/> Site Plan and Design Review	<input type="checkbox"/> Historic Review
	<input type="checkbox"/> Subdivision (4+ lots)	<input type="checkbox"/> Municipal Code Amendment
	<input type="checkbox"/> Minor Variance	<input type="checkbox"/> Variance
	<input type="checkbox"/> Natural Resource (NROD) Review	<input checked="" type="checkbox"/> Zone Change

2011 SEP 13 AM 10:54 RECEIVED CITY OF OREGON CITY

File Number(s): 22 13-02  
Proposed Land Use or Activity: Rezone from R-10 to \*R-6 or R-8

Project Name: \_\_\_\_\_ Number of Lots Proposed (If Applicable): \_\_\_\_\_

Physical Address of Site: 1009 Woodlawn Ave, 1012 Woodlawn Ave, 1019 Woodlawn Ave, 1033 Woodlawn Ave

Clackamas County Map and Tax Lot Number(s): 3-2E-06BC-02000, 3-2E-06BC-03100, 3-2E-06BC-01700, 01801, 01800

Applicant(s):  
Applicant(s) Signature: [Signatures]  
Applicant(s) Name Printed: Mark Western, Marc Grey, Tom Carlson Date: \_\_\_\_\_

Mailing Address: 1009 Woodlawn Ave, Oregon City, OR 97045

Phone: 503-722-5050 Fax: \_\_\_\_\_ Email: Western@pcomast.net

Property Owner(s):  
Property Owner(s) Signature: [Signatures]  
Property Owner(s) Name Printed: Mark Western, Marc Grey, Tom Carlson Date: \_\_\_\_\_

Mailing Address: 1009, 1012, 1019, 1033 Woodlawn Ave, Oregon City, OR 97045

Phone: 503-722-5050 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Representative(s):  
Representative(s) Signature: \_\_\_\_\_  
Representative (s) Name Printed: \_\_\_\_\_ Date: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.



### LAND USE APPLICATION FORM

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File Number(s): \_\_\_\_\_

Proposed Land Use or Activity: \_\_\_\_\_

Project Name: \_\_\_\_\_ Number of Lots Proposed (If Applicable): \_\_\_\_\_

Physical Address of Site: \_\_\_\_\_

Clackamas County Map and Tax Lot Number(s): \_\_\_\_\_

**Applicant(s):**

Applicant(s) Signature: \_\_\_\_\_

Applicant(s) Name Printed: \_\_\_\_\_ Date: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**Property Owner(s):**

Property Owner(s) Signature: Karen Westermann

Property Owner(s) Name Printed: Karen Westermann Date: 9/20/13

Mailing Address: 1009 Woodlawn Ave

Phone: 503-855-1736 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**Representative(s):**

Representative(s) Signature: \_\_\_\_\_

Representative (s) Name Printed: \_\_\_\_\_ Date: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

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PLANNING DEPARTMENT  
OREGON CITY

File Number(s): \_\_\_\_\_

Proposed Land Use or Activity: \_\_\_\_\_

Project Name: \_\_\_\_\_ Number of Lots Proposed (If Applicable): \_\_\_\_\_

Physical Address of Site: \_\_\_\_\_

Clackamas County Map and Tax Lot Number(s): \_\_\_\_\_

### Applicant(s):

Applicant(s) Signature: \_\_\_\_\_

Applicant(s) Name Printed: \_\_\_\_\_ Date: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

### Property Owner(s):

Property Owner(s) Signature: Joan D. Wiebke

Property Owner(s) Name Printed: JOAN WIEBKKE Date: 9-20-2013

Mailing Address: 1012 WOODLAWN AVE, OREGON CITY, OR. 97045

Phone: 503-228-1425 Fax: — Email: Joanwiebke@gmail.com

### Representative(s):

Representative(s) Signature: \_\_\_\_\_

Representative (s) Name Printed: \_\_\_\_\_ Date: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

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Proposed Land Use or Activity: \_\_\_\_\_

Project Name: \_\_\_\_\_ Number of Lots Proposed (If Applicable): \_\_\_\_\_

Physical Address of Site: \_\_\_\_\_

Clackamas County Map and Tax Lot Number(s): \_\_\_\_\_

**Applicant(s):**

Applicant(s) Signature:  Karin Miller

Applicant(s) Name Printed: Garvin Miller Kara Miller Date: 11/10/13

Mailing Address: 1019 Woodlawn Ave Oregon City, OR 97045

Phone: 503-680-8062 Fax: n/a Email: n/a

**Property Owner(s):**

Property Owner(s) Signature:  Karin Miller

Property Owner(s) Name Printed: Garvin Miller Kara Miller Date: 11/10/13

Mailing Address: 1019 Woodlawn Ave Oregon City, OR 97045

Phone: 503-680-5579 Fax: n/a Email: n/a

**Representative(s):**

Representative(s) Signature: \_\_\_\_\_

Representative (s) Name Printed: \_\_\_\_\_ Date: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

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File Number(s): \_\_\_\_\_

Proposed Land Use or Activity: \_\_\_\_\_

Project Name: \_\_\_\_\_ Number of Lots Proposed (If Applicable): \_\_\_\_\_

Physical Address of Site: \_\_\_\_\_

Clackamas County Map and Tax Lot Number(s): \_\_\_\_\_

**Applicant(s):**

Applicant(s) Signature: Donna Carlson

Applicant(s) Name Printed: Donna Carlson Date: 9/21/13

Mailing Address: 1033 Woodlawn Ave, Oregon City, OR 97045

Phone: 503 650-0415 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**Property Owner(s):**

Property Owner(s) Signature: Donna Carlson

Property Owner(s) Name Printed: Donna Carlson Date: 9/21/13

Mailing Address: 1033 Woodlawn Ave, Oregon City, OR 97045

Phone: 503 650-0415 Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**Representative(s):**

Representative(s) Signature: \_\_\_\_\_

Representative (s) Name Printed: \_\_\_\_\_ Date: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

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Southend Neighborhood Ass / Aug 15<sup>th</sup>, 2013 Meeting

Presented our intention to seek rezoning and development of our properties on Woodlawn Ave..

Questions were asked:

What does R-6 & R-8 mean?

Why do you need to rezone, What would the development entail?

Will these be single family homes?

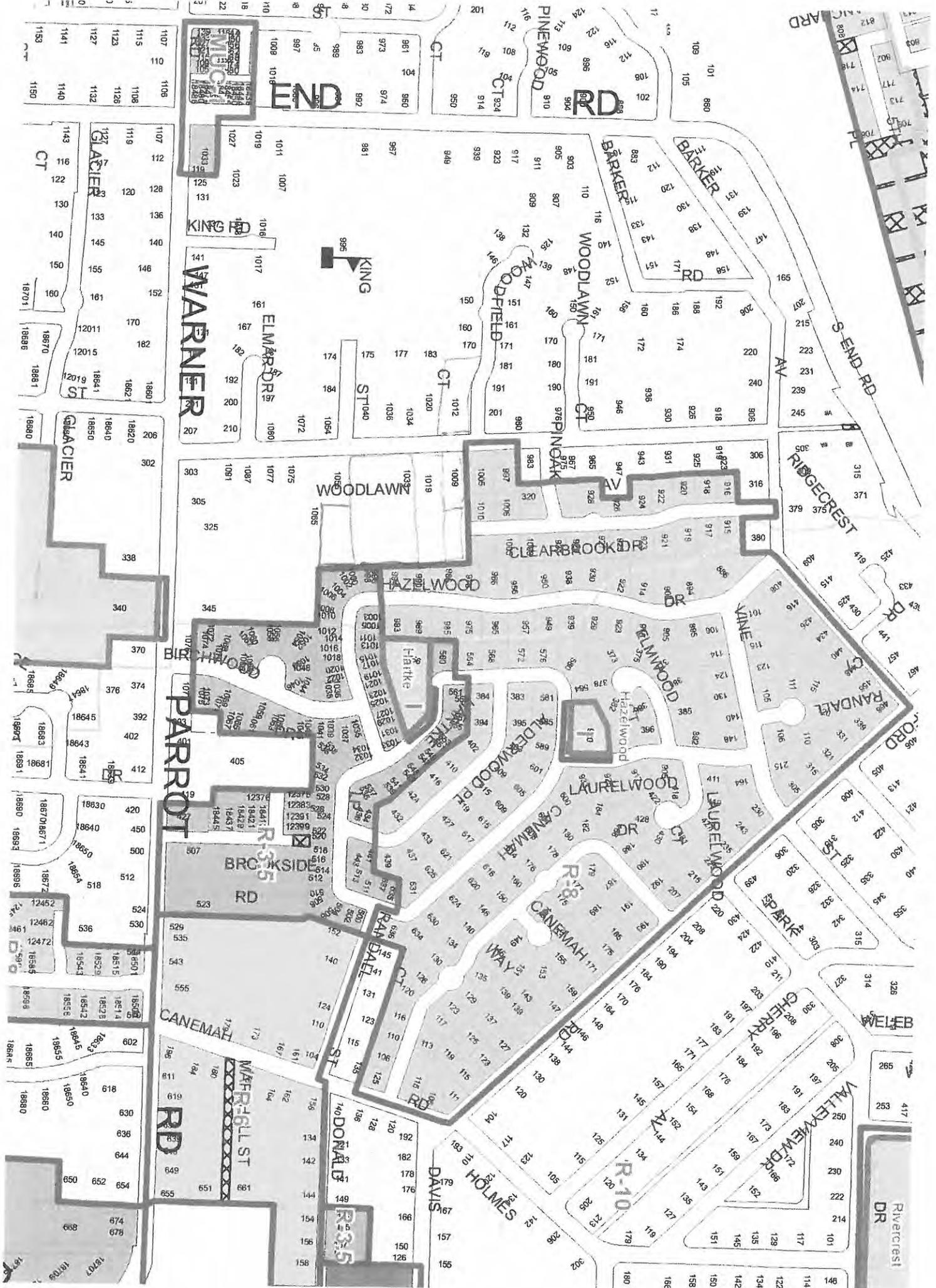
How many houses would you be adding?

Would the road just dead-end?

Where will the road eventually go?

After answering the questions, attendees encouraged us to " go for it ".

Prepared by Mark Westermann



WARNER

PARROT

CANEMAH

MERRILL ST

END

KING

ELMER DR

WOODLAWN

WOODLAWN

WOODLAWN

WOODLAWN

WOODLAWN

WOODLAWN

WOODLAWN

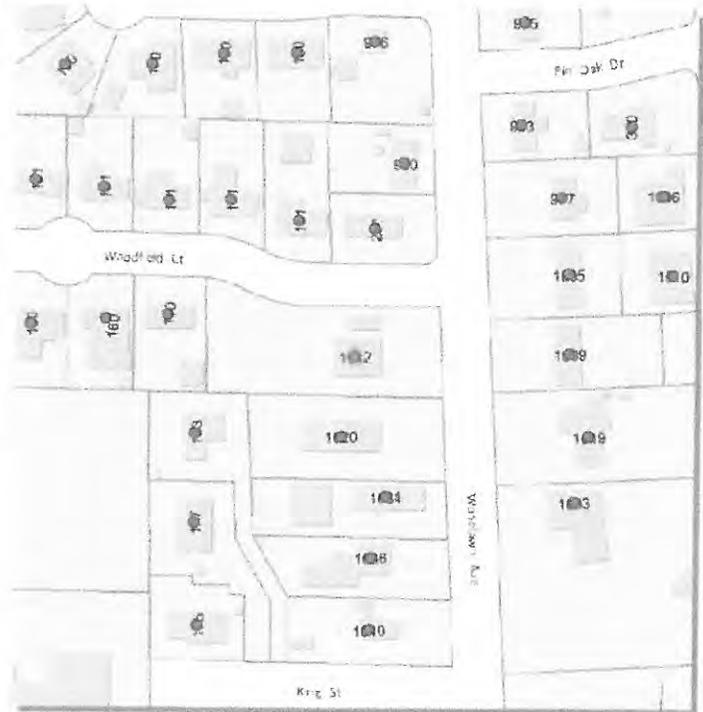
WOODLAWN

WOODLAWN

PINEWOOD RD

BARKER RD

WOODLAWN



**Address Information**

Site Address: 1012 WOODLAWN AVE  
 OREGON CITY, OR 97045

In City? Y  
 In UGB? Y  
 Complex:

The following information was derived from the taxlot database and may not necessarily apply to the specific address location

**Taxlot Description**

APN: 3-2E-06BC-03100  
 Alt ID: 00854926  
 Parcel Area (acres - approx): 0.70  
 Parcel Area (sq. ft. - approx): 30,492  
 Twn/Rng/Sec: 03S 02E 6  
 Tax Map Reference: 32E06BC  
 Year Built: 1915

**Taxlot Values**

Mkt Values as of: 10/10/2012  
 Land Value (Mkt): \$111,721  
 Building Value (Mkt): \$128,760  
 Exempt Amount: \$0  
 Net Value (Mkt): \$240,481  
 Assessed Value: \$193,302

**Taxpayer Information**

Taxpayer: Suppressed  
 Address: Suppressed

**Taxlot Planning Designations**

Zoning: R10  
 - 10,000 Single Family Dwelling District  
 Comprehensive Plan: Ir  
 - Residential - Low Density

**Taxlot Location Information**

In Willamette Greenway? N  
 In Geologic Hazard? N  
 In Nat. Res. Overlay District (NROD)? N  
 In 1996 Floodplain? N

**Taxlot Community Information**

Subdivision: LAWTON HEIGHTS  
 PUD (if known):  
 Neighborhood Assn: South End NA  
 Urban Renewal District:  
 Historic District:  
 Historic Designated Structure? N

The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.

Report generated 4/25/2013 9:06 AM

City of Oregon City  
 PO Box 3040  
 625 Center St  
 Oregon City, OR 97045  
 (503) 857-0891  
 www.orcity.org





**Address Information**

Site Address: 1009 WOODLAWN AVE  
OREGON CITY, OR 97045

In City? Y  
In UGB? Y  
Complex:

The following information was derived from the taxlot database and may not necessarily apply to the specific address location

**Taxlot Description**

APN: 3-2E-06BC-02000  
Alt ID: 00854711  
Parcel Area (acres - approx): 0.39  
Parcel Area (sq. ft. - approx): 16,988  
Twn/Rng/Sec: 03S 02E 6  
Tax Map Reference: 32E06BC  
Year Built: 1962

**Taxlot Values**

Mkt Values as of: 10/10/2012  
Land Value (Mkt): \$84,700  
Building Value (Mkt): \$119,380  
Exempt Amount: \$0  
Net Value (Mkt): \$204,080  
Assessed Value: \$182,449

**Taxpayer Information**

Taxpayer: Suppressed  
Address: Suppressed

**Taxlot Planning Designations**

Zoning: R10  
- 10,000 Single Family Dwelling District  
Comprehensive Plan: Ir  
- Residential - Low Density

**Taxlot Location Information**

In Willamette Greenway? N  
In Geologic Hazard? N  
In Nat. Res. Overlay District (NROD)? N  
In 1996 Floodplain? N

**Taxlot Community Information**

Subdivision: HEDGES ADDITION - W.M LADD'S  
PUD (if known):  
Neighborhood Assn: South End NA  
Urban Renewal District:  
Historic District:  
Historic Designated Structure? N

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- Citylimits Line
- UGB Line
- Sanitary Pipes
- Storm Lines
- Water Lines



Taxlot 3-2E-06BC-01801 highlighted in blue

Aerial Photos 2006 shown

**Taxlot Information**

**Taxlot #:** 3-2E-06BC-01801  
**Site Address:** NO SITUS ADDRESS  
 n/a  
 n/a n/a  
**Parcel Acres:** 0.40  
**Twn/Rng/Sec:** 03S 02E 6  
**Ref. Tax Map:** 32E06BC

**Planning Designations**

**Zoning:** R10  
**Zoning Description:** 10,000 SF SFR DWELLING UNIT  
**Comprehensive Plan:** LR  
**Comp. Plan Description:** RESIDENTIAL - LOW DENSITY  
**Subdivision:** NONE  
**Neighborhood Assn:** SOUTH END NA  
**Urban Renewal Dist:** n/a  
**Historic District:** n/a

**Assessments**

**As of:** 2007-03-08  
**Land Value:** \$27,675  
**Building Value:** \$0  
**Exempt Value:** \$0  
**Net Value:** \$27,675

**Overlay Information**

**In Willamette Greenway?:** N  
**Geologic Hazards (Steep Slope)?:** N  
**Slope Category (%):** 0-25  
**In Water Resource Overlay District?:** Y  
**In 1996 Floodplain?:** N  
**In Historic District?** N

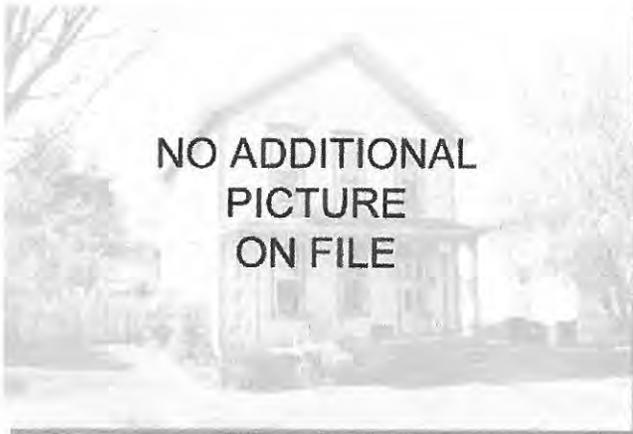
**Disclaimer:**The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. Data errors and omissions may exist in map and report. This map is not suitable for legal, engineering, or surveying purposes. Please contact the City of Oregon City Planning Department to verify report information is complete and accurate.

To generate another property report, go to [http://maps.oregoncity.org/imf/ext/OC/viewPropertyReport/viewPropertyReport\\_Search.jsp](http://maps.oregoncity.org/imf/ext/OC/viewPropertyReport/viewPropertyReport_Search.jsp)

To access online mapping, go to OCWebmaps at <http://maps.oregoncity.org>

City of Oregon City  
 P.O. Box 3040  
 320 Warner Milne Rd  
 Oregon City, OR 97045  
 Phone: (503) 657-0891  
 Fax: (503) 657-7892  
 Web: [www.oregoncity.org](http://www.oregoncity.org)





**Address Information**

Site Address: 1019 WOODLAWN AVE  
 OREGON CITY, OR 97045

In City? Y  
 In UGB? Y  
 Complex:

The following information was derived from the taxlot database and may not necessarily apply to the specific address location

**Taxlot Description**

APN: 3-2E-06BC-01800  
 Alt ID: 00854695  
 Parcel Area (acres - approx): 1.01  
 Parcel Area (sq. ft. - approx): 43,995  
 Tvm/Rng/Sec: 03S 02E 6  
 Tax Map Reference: 32E06BC  
 Year Built: 1956

**Taxlot Values**

Mkt Values as of: 10/10/2012  
 Land Value (Mkt): \$138,742  
 Building Value (Mkt): \$142,210  
 Exempt Amount: \$0  
 Net Value (Mkt): \$280,952  
 Assessed Value: \$250,767

**Taxpayer Information**

Taxpayer: Suppressed  
 Address: Suppressed

**Taxlot Planning Designations**

Zoning: R10  
 - 10,000 Single Family Dwelling District  
 Comprehensive Plan: Ir  
 - Residential - Low Density

**Taxlot Location Information**

In Willamette Greenway? N  
 In Geologic Hazard? N  
 In Nat. Res. Overlay District (NROD)? N  
 In 1996 Floodplain? N

**Taxlot Community Information**

Subdivision: HEDGES ADDITION - W.M LADD'S  
 PUD (if known):  
 Neighborhood Assn: South End NA  
 Urban Renewal District:  
 Historic District:  
 Historic Designated Structure? N

The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.





**Address Information**

Site Address: 1033 WOODLAWN AVE  
OREGON CITY, OR 97045

In City? Y  
In UGB? Y  
Complex:

The following information was derived from the taxlot database and may not necessarily apply to the specific address location

**Taxlot Description**

APN: 3-2E-06BC-01700  
Alt ID: 00854686  
Parcel Area (acres - approx): 2.04  
Parcel Area (sq. ft. - approx): 88,862  
Twn/Rng/Sec: 03S 02E 6  
Tax Map Reference: 32E06BC  
Year Built: 1910

3-2E-06BC-01601

**Taxlot Values**

Mkt Values as of: 10/10/2012  
Land Value (Mkt): \$200,288  
Building Value (Mkt): \$207,380  
Exempt Amount: \$0  
Net Value (Mkt): \$407,668  
Assessed Value: \$311,003

**Taxpayer Information**

Taxpayer: Suppressed  
Address: Suppressed

**Taxlot Planning Designations**

Zoning: R10  
- 10,000 Single Family Dwelling District  
Comprehensive Plan: Ir  
- Residential - Low Density

**Taxlot Location Information**

In Willamette Greenway? N  
In Geologic Hazard? N  
In Nat. Res. Overlay District (NROD)? N  
In 1996 Floodplain? N

**Taxlot Community Information**

Subdivision: HEDGES ADDITION - W.M LADD'S  
PUD (if known):  
Neighborhood Assn: South End NA  
Urban Renewal District:  
Historic District:  
Historic Designated Structure? N

The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.



# Oregon City GIS Map



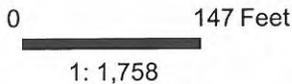
### Legend

- Taxlots
- Unimproved ROW
- City Limits
- UGB

**Notes**



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.



City of Oregon City  
 PO Box 3040  
 625 Center St  
 Oregon City  
 OR 97045  
 (503) 657-0891  
[www.orc.org](http://www.orc.org)



MEMORANDUM

Date: September 19, 2013

To: Mark Westermann

From: Frank Charbonneau, PE, PTOE

Subject: Trip Generation  
**Woodlawn Properties**  
City of Oregon City

FL1388

As requested we have calculated the trip generation totals for the various zoning plans under consideration for your Oregon City project.

For each of the zoning plans the following trip rates based on ITE Trip Generation manual (code # 210, single-family housing) were applied. Table 1 presents the trip generation in terms of ADT, AM peak hour, and the PM peak hour based on the R-10 zoning. Likewise Table 2 is for the R-8 zoning based and 16 homes and Table 3 for the R-6 zoning and 25 homes.

Once your project gets into the land use portion of the subdivision application it will be necessary for us to address the City's Traffic Analysis Letter (TAL) scoping in full and submit a complete traffic document.

If you should have any questions, please contact Frank Charbonneau, PE, PTOE at 503.293.1118 or email [Frank@CharbonneauEngineer.com](mailto:Frank@CharbonneauEngineer.com).



**Table 1 Woodlawn Properties Trip Generation for R-10 Zoning, 11 Single-Family Units**

ITE Land Use	Units (#)	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
<i>Single-Family (#210)</i>	11							
Generation Rate <sup>1</sup>		9.57	0.75	25%	75%	1.01	63%	37%
Site Trips		<b>105</b>	<b>8</b>	2	6	<b>11</b>	7	4

**Table 2 Woodlawn Properties Trip Generation for R-8 Zoning, 16 Single-Family Units**

ITE Land Use	Units (#)	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
<i>Single-Family (#210)</i>	16							
Generation Rate <sup>1</sup>		9.57	0.75	25%	75%	1.01	63%	37%
Site Trips		<b>153</b>	<b>12</b>	3	9	<b>16</b>	10	6

**Table 3 Woodlawn Properties Trip Generation for R-6 Zoning, 125 Single-Family Units**

ITE Land Use	Units (#)	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
<i>Single-Family (#210)</i>	25							
Generation Rate <sup>1</sup>		9.57	0.75	25%	75%	1.01	63%	37%
Site Trips		<b>239</b>	<b>19</b>	5	14	<b>25</b>	16	9

<sup>1</sup> Source: Trip Generation, 8th Edition, ITE, 2008, average rates.

TRAFFIC ANALYSIS LETTER

*This letter addresses item #1 of the seven elements of the TAL as requested by John Relinger, the Oregon City transportation engineer.*

-- As requested we have calculated the trip generation totals for the various zoning under consideration for your Oregon City project.

For each of the zoning situations the following trip rates based on ITE Trip Generation manual (code # 210, single-family housing) were applied. Table 1 presents the trip generation in terms of ADT, AM peak hour, and the PM peak hour based on the R-10 zoning. Likewise Table 2 is for the R-8 zoning based and 16 homes and Table 3 for the R-6 zoning and 25 homes.

Once your project gets into the land use portion of the subdivision application it will be necessary for us to address the City's Traffic Analysis Letter (TAL) scoping in full and submit a complete traffic document.

Please let me know if you should have any questions.

Frank Charbonneau, PE, PTOE  
Charbonneau Engineering LLC  
503.293.1118

**Table 1 Woodlawn Properties Trip Generation for R-10 Zoning, 11 Single-Family Units**

ITE Land Use	Units (#)	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
<i>Single-Family (#210)</i> Generation Rate <sup>1</sup>	11	9.57	0.75	25%	75%	1.01	63%	37%
Site Trips		<b>105</b>	<b>8</b>	2	6	<b>11</b>	7	4

**Table 2 Woodlawn Properties Trip Generation for R-8 Zoning, 16 Single-Family Units**

ITE Land Use	Units (#)	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
<i>Single-Family (#210)</i> Generation Rate <sup>1</sup>	16	9.57	0.75	25%	75%	1.01	63%	37%
Site Trips		<b>153</b>	<b>12</b>	3	9	<b>16</b>	10	6

**Table 3 Woodlawn Properties Trip Generation for R-6 Zoning, 25 Single-Family Units**

ITE Land Use	Units (#)	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
<i>Single-Family (#210)</i> Generation Rate <sup>1</sup>	25	9.57	0.75	25%	75%	1.01	63%	37%
Site Trips		<b>239</b>	<b>19</b>	5	14	<b>25</b>	16	9

<sup>1</sup> Source: Trip Generation, 8th Edition, ITE, 2008, average rates.



# OREGON CITY

## Permit Receipt

RECEIPT NUMBER 00027093

Account Number: 016428

Paid: 11/12/2013

Applicant: MARK G & KAREN K WESTERMANN

Cashier: Iterway

Type: check

Description: November 2013

Notes:

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
ZC-13-0002	4346 Traffic Impact Study Fee	450.00
	Total:	\$450.00

PAID



# OREGON CITY

## Permit Receipt

RECEIPT NUMBER 00026564

Account Number: 016428

Paid: 9/3/2013

Applicant: MARK G & KAREN K WESTERMANN

Cashier: kmoosburgg

Type: check # 7039

Description: September 2013

Notes:

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
ZC-13-0002	4332 Zone Change Fee	2,683.00
ZC-13-0002	4138 Mailing Labels	15.00
	Total:	\$2,698.00



# Chicago Title Company

10135 SE Sunnyside Road, Suite 200  
Clackamas, Oregon 97015  
Phone: 503.786.3940 Fax: 503.653.7833  
E-mail: trios@ctt.com

## METROSCAN PROPERTY PROFILE Clackamas (OR)

### OWNERSHIP INFORMATION

Owner	: Westermann Mark G & Karen K	Parcel Number	: 00854702
CoOwner	:	Ref Parcel #	: 32E06BC01801
Site Address	: *no Site Address*	T: 03S R: 02E S: 06 Q: NW QQ: SW	
Mail Address	: 1009 Woodlawn Ave Oregon City Or 97045		
Telephone	:		

### SALES INFORMATION

Transfer Date	: 05/08/1995	Document #	: 0095-26646 Multi-Parcel
Sale Price	: \$162,000	Deed Type	: Warranty
% Owned	: 100	Vesting Type	: Married Persons
Prior Transfer Date	: 09/01/1987	Prior Document #	: 0087-41911
Prior Sales Price	: \$5,000		

### PROPERTY DESCRIPTION

Map Page Grid :  
 Census Tract : 225.00 Block: 3  
 Neighborhood : Oregon City Newer  
 Subdivision/Plat: Wm Ladds  
 Improvement : \*unknown Improvement Code\*  
 Land Use : 100 Vacant, Residential Land  
 Legal : 288 WM LADDS SUBDIV PT LTS 18&19  
 : BLK 15  
 :

### ASSESSMENT AND TAX INFORMATION

Mkt Land : \$24,408  
 Mkt Structure :  
 Mkt Total : \$24,408  
 %Improved :  
 AssdTotal : \$17,697  
 Mill Rate : 18.0099  
 Levy Code : 062002  
 12-13 Taxes : \$318.72  
 Millage Rate : 18.0099

### PROPERTY CHARACTERISTICS

Bedrooms	:	Building SF	:	BldgTotSqFt	:
Bathrooms	:	1st Floor SF	:	Lot Acres	: .40
Full Baths	:	Upper Finished SF	:	Lot SqFt	: 17,520
Half Baths	:	Finished SF	:	Garage SF	:
Fireplace	:	Above Ground SF	:	Year Built	:
Heat Type	:	Upper Total SF	:	School Dist	: 062
Floor Cover	:	UnFinUpperStorySF:	:	Foundation	:
Stories	:	Basement Fin SF	:	Roof Type	:
Int Finish	:	Basement Unfin SF	:	Roof Shape	:
Ext Finsh	:	Basement Total SF	:		

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.



# Chicago Title Company

10135 SE Sunnyside Road, Suite 200  
Clackamas, Oregon 97015  
Phone: 503.786.3940 Fax: 503.653.7833  
E-mail: trios@ctt.com

## METROSCAN PROPERTY PROFILE Clackamas (OR)

### OWNERSHIP INFORMATION

Owner	: Westermann Mark G & Karen K	Parcel Number	: 00854711
CoOwner	:	Ref Parcel #	: 32E06BC02000
Site Address	: 1009 Woodlawn Ave Oregon City 97045	T: 03S R: 02E S: 06 Q: NW QQ: SW	
Mail Address	: 1009 Woodlawn Ave Oregon City Or 97045		
Telephone	:		

### SALES INFORMATION

Transfer Date	: 05/08/1995	Document #	: 0095-26646 Multi-Parcel
Sale Price	: \$162,000	Deed Type	: Warranty
% Owned	: 100	Vesting Type	: Married Persons
Prior Transfer Date	: 04/01/1986	Prior Document #	: 0086-13980
Prior Sales Price	: \$78,500		

### PROPERTY DESCRIPTION

Map Page Grid : 717 B3  
 Census Tract : 225.00 Block: 3  
 Neighborhood : Oregon City Newer  
 Subdivision/Plat: Wm Ladds  
 Improvement : 142 Sgl Family,R1-4,1-Story (Basement)  
 Land Use : 101 Res,Residential Land,Improved  
 Legal : 288 WM LADDS SUBDIV PT LT 18&19 BLK  
 : 15  
 :

### ASSESSMENT AND TAX INFORMATION

Mkt Land : \$84,700  
 Mkt Structure : \$119,380  
 Mkt Total : \$204,080  
 %Improved : 58  
 AssdTotal : \$182,449  
 Mill Rate : 18.0099  
 Levy Code : 062002  
 12-13 Taxes : \$3,285.89  
 Millage Rate : 18.0099

### PROPERTY CHARACTERISTICS

Bedrooms	: 3	Building SF	: 2,812	BldgTotSqFt	: 1,406
Bathrooms	: 1.50	1st Floor SF	: 1,406	Lot Acres	: .39
Full Baths	: 1	Upper Finished SF	:	Lot SqFt	: 17,033
Half Baths	: 1	Finished SF	: 1,406	Garage SF	: 441
Fireplace	: Stacked	Above Ground SF	: 1,406	Year Built	: 1962
Heat Type	: Forced Air-Gas	Upper Total SF	:	School Dist	: 062
Floor Cover	: Carpet	UnFinUpperStorySF:		Foundation	: Concrete
Stories	: 1 Story-Bsmt	Basement Fin SF	:	Roof Type	: Composition
Int Finish	: Drywall	Basement Unfin SF	: 1,406	Roof Shape	: Hip
Ext Finsh	: Bevel Siding	Basement Total SF	: 1,406		

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.



STATUTORY WARRANTY DEED

ALBERT K. GOTTSCHALK AND ELLEN M. GOTTSCHALK, HUSBAND AND WIFE  
conveys and warrants to MARK G. WESTERMANN AND KAREN K. WESTERMANN, HUSBAND AND WIFE  
the following described real property free of liens and encumbrances, except as specifically set forth herein:  
SEE ATTACHED EXHIBIT "A"

SUBJECT TO: COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED 7/15/42, IN BOOK 295, PAGE 594 AND COVENANTS AND RESTRICTIONS RECORDED 7/15/42 IN BOOK 295, PAGE 594.

This property is free of liens and encumbrances, EXCEPT: SEE ABOVE

Recorder By  
First American Title Insurance Company of Oregon  
772853  
No.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$ 162,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 3<sup>rd</sup> day of May 19 95

*Albert K. Gottschalk*  
ALBERT K. GOTTSCHALK

*Ellen M. Gottschalk*  
ELLEN M. GOTTSCHALK

STATE OF OREGON } ss.  
County of CLACKAMAS }

BE IT REMEMBERED, That on this 3<sup>rd</sup> day of May, 19 95, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ALBERT K. GOTTSCHALK AND ELLEN M. GOTTSCHALK

known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



*Stacie E. Robison*  
Notary Public for Oregon.  
My Commission expires 2/20/98  
SR 1/12/97

Title Order No. 772853  
Escrow No. 95080177

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Mark G. Westermann  
1009 WOODLAWN AVENUE  
OREGON CITY, OR 97045  
Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address:  
Mark G. Westermann  
1009 WOODLAWN AVENUE  
OREGON CITY, OR 97045  
Name, Address, Zip

95-026646

Order No. 772853

AMENDED EXHIBIT 'A'

PARCEL I:

Part of Lots 18 and 19, Block 15, W.M. LADD'S SUBDIVISION OF TRACTS 1, 2, 3, 4, 6, 11, 12, 13, 14 AND 15, HEDGES ADDITION TO OREGON CITY, in the City of Oregon City, County of Clackamas and State of Oregon, more particularly described as follows:

Beginning on the East line of Woodlawn Avenue at its intersection with the South line of the North 8 feet of the South 20 feet of Lot 18, as described in deed recorded February 24, 1961 in Deed Book 567, page 626; thence East along said South line 200 feet; thence South parallel with Woodlawn Avenue, 85 feet; thence West parallel with the lot line between Lots 18 and 19, 200 feet to the East line of Woodlawn Avenue; thence North along said East line 85 feet to the point of beginning.

PARCEL II:

The South 14 feet of Lot 18 and all of Lot 19, EXCEPT the South 29 feet thereof, W.M. LADD'S SUBDIVISION OF TRACTS 2-3-3-4-5-6-11-12-13-14 and 15, HEDGE'S ADDITION TO OREGON CITY, in the City of Oregon City, County of Clackamas and State of Oregon.

AND ALSO EXCEPTING that portion conveyed to Dale Walker and Helen Walker, husband and wife, by deed recorded July 10, 1963 in Book 606, page 540 as Recorder's Fee No. 14599, Deed Records.

STATE OF OREGON 95-026646  
CLACKAMAS COUNTY  
Received and placed in the public  
records of Clackamas County  
RECEIPT# AND FEE: 19228 \$38.00  
DATE AND TIME: 05/08/95 03:22 PM  
JOHN KAUFFMAN, COUNTY CLERK

2



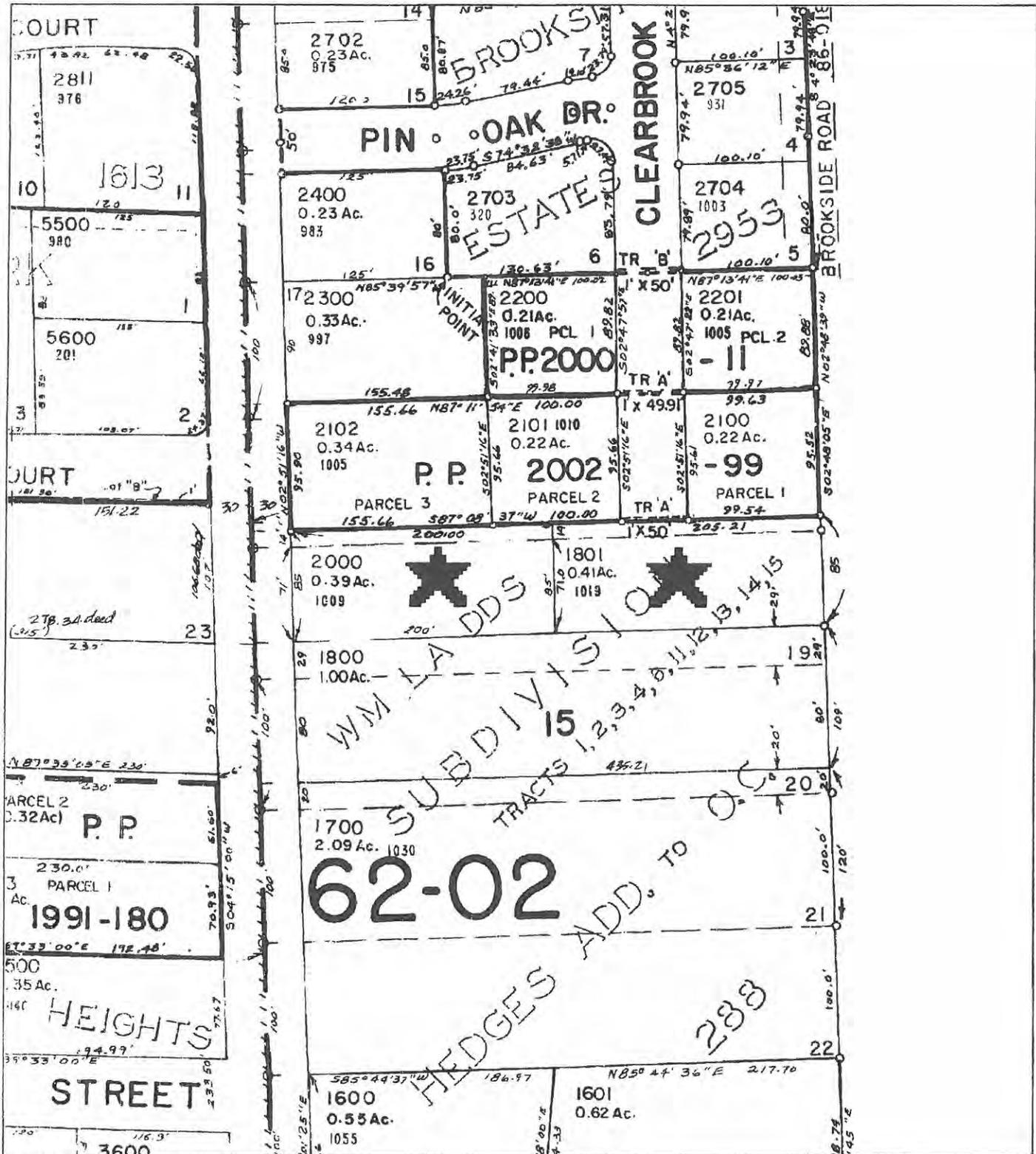
Map No. 32E06BC01801



CHICAGO TITLE COMPANY  
 10135 S.E. SUNNYSIDE ROAD Suite 200  
 CLACKAMAS, OREGON 97015



"This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the company assumes no liability for any loss occurring by reason of reliance thereon."



Map No. 32E06BC01801



CHICAGO TITLE COMPANY  
 10135 S.E. SUNNYSIDE ROAD Suite 200  
 CLACKAMAS, OREGON 97015



"This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the company assumes no liability for any loss occurring by reason of reliance thereon."



# Chicago Title Company

10135 SE Sunnyside Road, Suite 200  
Clackamas, Oregon 97015  
Phone: 503.786.3940 Fax: 503.653.7833  
E-mail: trios@ctt.com

## METROSCAN PROPERTY PROFILE

Clackamas (OR)

### OWNERSHIP INFORMATION

Owner	: Carlson Thomas J & Donna S	Parcel Number	: 01868571
CoOwner	:	Ref Parcel #	: 32E06BC01601
Site Address	: *no Site Address*	T: 03S R: 02E S: 06 Q: NW QQ: SW	
Mail Address	: 1033 Woodlawn Ave Oregon City Or 97045		
Telephone	:		

### SALES INFORMATION

Transfer Date	: 06/01/1999	Document #	: 99-058806
Sale Price	: \$70,000	Deed Type	:
% Owned	:	Vesting Type	:
Prior Transfer Date	:	Prior Document #	:
Prior Sales Price	:		

### PROPERTY DESCRIPTION

Map Page Grid :  
 Census Tract : 225.00 Block: 2  
 Neighborhood : Oregon City Newer  
 Subdivision/Plat : Wm Ladds  
 Improvement : \*unknown Improvement Code\*  
 Land Use : 100 Vacant, Residential Land  
 Legal : 288 WM LADDS SUBDIV PT LT 23 BLK 15

### ASSESSMENT AND TAX INFORMATION

Mkt Land : \$85,815  
 Mkt Structure :  
 Mkt Total : \$85,815  
 %Improved :  
 AssdTotal : \$64,940  
 Mill Rate : 18.0099  
 Levy Code : 062002  
 12-13 Taxes : \$1,169.56  
 Millage Rate : 18.0099

### PROPERTY CHARACTERISTICS

Bedrooms	:	Building SF	:	BldgTotSqFt	:
Bathrooms	:	1st Floor SF	:	Lot Acres	: .62
Full Baths	:	Upper Finished SF	:	Lot SqFt	: 27,207
Half Baths	:	Finished SF	:	Garage SF	:
Fireplace	:	Above Ground SF	:	Year Built	:
Heat Type	:	Upper Total SF	:	School Dist	: 062
Floor Cover	:	UnFinUpperStorySF:	:	Foundation	:
Stories	:	Basement Fin SF	:	Roof Type	:
Int Finish	:	Basement Unfin SF	:	Roof Shape	:
Ext Finsh	:	Basement Total SF	:		

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.

10 28  
304  
10



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Thomas J. Carlson  
1033 Woodlawn Ave.  
Oregon City, OR 97045

Until a change is requested all tax statements shall be sent to the following address:

Thomas J. Carlson  
1033 Woodlawn Ave.  
Oregon City, OR 97045

Escrow No. 99070575  
Title No. 878981

**STATUTORY BARGAIN AND SALE DEED**

JAMES WALTER HODGKINSON and KATHLEEN A. HODGKINSON, as tenants by the entirety.  
Grantor, conveys to THOMAS J. CARLSON and DONNA S. CARLSON, as tenants by the entirety.  
Grantee, the following described real property:

For legal description see Exhibit "A" attached hereto;

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$70,000.00 (Please comply with the requirements of ORS 90.090)

Dated this 15<sup>th</sup> day of June, 1999.

James Walter Hodgkinson  
JAMES WALTER HODGKINSON

Kathleen A. Hodgkinson  
KATHLEEN A. HODGKINSON

STATE OF OREGON }  
County of Clatsop } ss.

This instrument was acknowledged before me on this 1 day of June, 1999  
by James Walter Hodgkinson and Kathleen A. Hodgkinson

Dorothy A. Lander  
Notary Public for Oregon



My commission expires: 05/07/2000

99-058805

FIRST AMERICAN TITLE CO. OF OREGON  
NO. 078981-0

Order No. 678881

EXHIBIT "A"

A tract of land, being a part of that certain tract of land conveyed to James W. Hodgkinson, et u.c. by Deed recorded as Fee No. 85-74823, Clackamas County Deed Records, which is located in the Northwest one-quarter of Section 8, Township 3 South, Range 2 East, of the Willamette Meridian, being more particularly described as follows:

Beginning at the Southeast corner of Lot 23, W.M. LADD'S SUBDIVISION OF TRACTS 1, 2-3, 4, 6, 11, 12, 13, 14 and 15, HEDGES ADDITION TO OREGON CITY, in the City of Oregon City, County of Clackamas and State of Oregon; thence South 89°28'18" West along the South line of said Lot 23, 229.80 feet; thence North 01°38'00" East 114.83 feet to the North line of said Lot 23; thence North 85°44'37" East along the North line of said Lot 23, 217.70 feet to the Northeast corner thereof; thence South 04°14'48" East along the East line of said Lot 23, 128.74 feet to the point of beginning.

2

STATE OF OREGON 88-058886  
CLACKAMAS COUNTY  
Received and placed in the public  
records of Clackamas County  
RECEIPTS AND FEE: \$12.00 \$40.00  
DATE AND TIME: 06/09/99 03:12 PM  
JOHN KAUFFMAN, COUNTY CLERK



# Chicago Title Company

10135 SE Sunnyside Road, Suite 200  
Clackamas, Oregon 97015  
Phone: 503.786.3940 Fax: 503.653.7833  
E-mail: trios@ctt.com

## METROSCAN PROPERTY PROFILE

Clackamas (OR)

### OWNERSHIP INFORMATION

Owner	: Carlson Thomas J & Donna S	Parcel Number	: 00854686
CoOwner	:	Ref Parcel #	: 32E06BC01700
Site Address	: 1033 Woodlawn Ave Oregon City 97045	T: 03S R: 02E S: 06 Q: NW QQ: SW	
Mail Address	: 1033 Woodlawn Ave Oregon City Or 97045		
Telephone	:		

### SALES INFORMATION

Transfer Date	: 08/24/1998	Document #	: 0098-77992
Sale Price	: \$317,500	Deed Type	: Warranty
% Owned	: 100	Vesting Type	: Married Persons
Prior Transfer Date	:	Prior Document #	:
Prior Sales Price	:		

### PROPERTY DESCRIPTION

Map Page Grid : 717 B3  
 Census Tract : 225.00 Block: 3  
 Neighborhood : Oregon City Newer  
 Subdivision/Plat: W M Ladd's #15  
 Improvement : 141 Sgl Family,R1-4,1-Story  
 Land Use : 101 Res,Residential Land,Improved  
 Legal : 288 WM LADDS SUBDIV PT LT 20 LT  
           : 21&22 BLK 15

### ASSESSMENT AND TAX INFORMATION

Mkt Land : \$200,288  
 Mkt Structure : \$207,380  
 Mkt Total : \$407,668  
 %Improved : 51  
 AssdTotal : \$311,003  
 Mill Rate : 18.0099  
 Levy Code : 062002  
 12-13 Taxes : \$5,601.14  
 Millage Rate : 18.0099

### PROPERTY CHARACTERISTICS

Bedrooms	: 4	Building SF	: 3,138	BldgTotSqFt	: 2,536
Bathrooms	: 2.00	1st Floor SF	: 1,772	Lot Acres	: 2.05
Full Baths	: 2	Upper Finished SF	: 764	Lot SqFt	: 89,152
Half Baths	:	Finished SF	: 2,536	Garage SF	: 576
Fireplace	: Single Fireplace	Above Ground SF	: 2,536	Year Built	: 1910
Heat Type	: Forced Air-Oil	Upper Total SF	: 764	School Dist	: 062
Floor Cover	: Carpet	UnFinUpperStorySF:		Foundation	: Concr Blk
Stories	: 1	Basement Fin SF	:	Roof Type	: Composition
Int Finish	: Drywall	Basement Unfin SF	:	Roof Shape	: Gable
Ext Finsh	: Shake	Basement Total SF	:		

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.

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98113741-19-C  
JRW

Title Order No. 98164219  
Escrow No. 98164219

After recording return to:  
Thomas J. Carlson  
1033 Woodlawn Avenue  
Oregon City, OR 97045  
Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address:  
Thomas J. Carlson  
1033 Woodlawn Avenue  
Oregon City, OR 97045  
Name, Address, Zip

STATE OF OREGON 98-113741  
CLACKAMAS COUNTY  
Received and placed in the public records of Clackamas County  
RECEIPT AND FEE: 63667 636.00  
DATE AND TIME: 11/30/98 02:35 PM  
JOHN KAUFFMAN, COUNTY CLERK

STATUTORY  
BARGAIN AND SALE DEED

Thomas J. Carlson and Donna Carlson, husband and wife, Grantor, conveys to Thomas J. Carlson and Donna S. Carlson, husband and wife, Grantee, the following described real property:

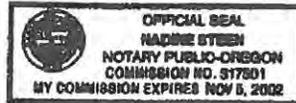
All of Lots 21 and 22 and the Southerly 20 feet of Lot 20, Tract 15, W.M. LADD'S SUBDIVISION TRACTS 1, 2, 3, 4, 6, 11, 12, 13, 14, and 15, of HEDGES ADDITION TO OREGON CITY, said Southerly 20 feet of Lot 20, as cut off by a line drawn parallel with the South line of said Lot 20, in the County of Clackamas and State of Oregon.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$0.00. (Here comply with the requirements of ORS 93.030)

Dated this 24 day of November, 19 98.

Thomas J. Carlson  
Thomas J. Carlson  
Donna Carlson  
Donna Carlson



STATE OF OREGON  
County of Washington ) ss.

BE IT REMEMBERED, That on this 24 day of November, 19 1998, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Thomas J. Carlson Donna Carlson

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Jette Wright  
Notary Public for Oregon  
My Commission Expires 4/24/00

98-113741

520  
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98157145 - C  
JW

Title Order No. 98157145  
Escrow No. 98157145

This space reserved for recorder's use

After recording return to:  
Thomas J. Carlson  
1033 Woodlawn Ave.  
Oregon City, OR 97045

Until a change is requested all tax statements shall be sent to the following address.  
Thomas J. Carlson  
1033 Woodlawn Ave.  
Oregon City, OR 97045

**STATUTORY WARRANTY DEED**

Harold M. Black and Ruth S. Black, husband and wife, Grantor, conveys and warrants to Thomas J. Carlson and Donna Carlson, husband and wife, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Clackamas county, OREGON, to wit: All of Lots 21 and 22 and the Southerly 20 feet of Lot 20, Tract 15, HEDGES ADDITION TO OREGON CITY, said Southerly 20 feet of Lot 20, as cut off by a line drawn parallel with the South Line of said Lot 20.

This property is free from encumbrances, EXCEPT: 1998/99 taxes, a lien due but not yet payable; Covenants, conditions, restrictions and easements of record.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$317,500.00. (Here comply with the requirements of ORS 93.030)

Dated this 21st day of August, 1998

Harold M. Black  
Harold M. Black

Ruth S. Black  
Ruth S. Black

STATE OF OREGON  
County of Clackamas ) ss. **98-077982**

BE IT REMEMBERED, That on this 21st day of August, 1998, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Harold M. Black and Ruth S. Black

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

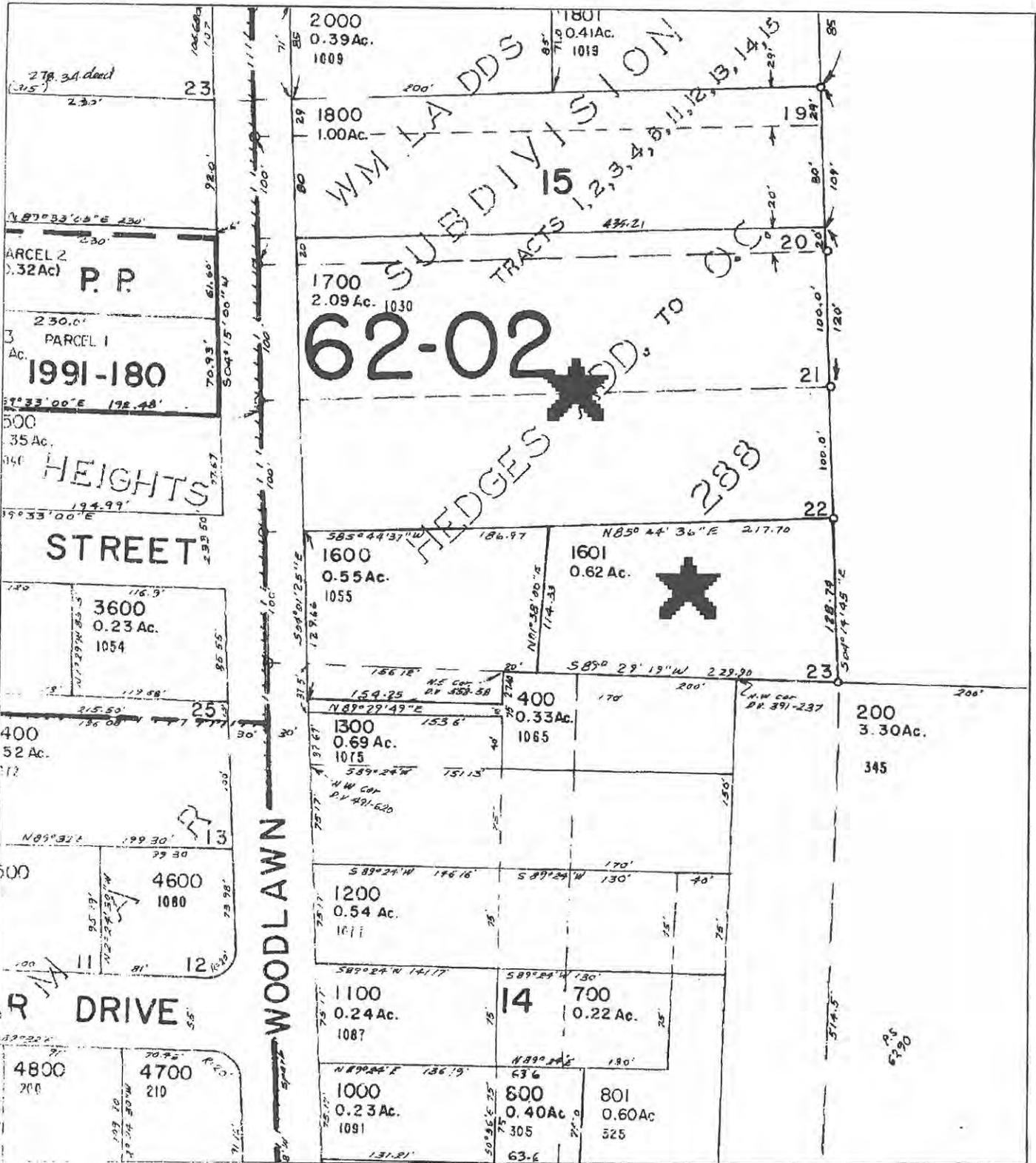
Julie R. Wright  
Notary Public for Oregon  
Commission Expires 4/24/00



**STATE OF OREGON 98-077982**  
**CLACKAMAS COUNTY**  
Received and placed in the public records of Clackamas County  
RECEIPT# AND FEE: 78328 936.00  
DATE AND TIME: 08/24/98 02:29 PM  
JOHN KAUFFMAN, COUNTY CLERK

Pacific NW Title

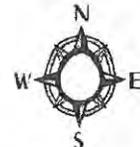




**Map No. 32E06BC01601**



**CHICAGO TITLE COMPANY**  
**10135 S.E. SUNNYSIDE ROAD Suite 200**  
**CLACKAMAS, OREGON 97015**



"This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the company assumes no liability for any loss occurring by reason of reliance thereon."



# Chicago Title Company

10135 SE Sunnyside Road, Suite 200  
Clackamas, Oregon 97015  
Phone: 503.786.3940 Fax: 503.653.7833  
E-mail: trios@ctt.com

## METROSCAN PROPERTY PROFILE Clackamas (OR)

### OWNERSHIP INFORMATION

Owner	: Wiebke Marvin R & Joan L	Parcel Number	: 00854926
CoOwner	:	Ref Parcel #	: 32E06BC03100
Site Address	: 1012 Woodlawn Ave Oregon City 97045	T: 03S	R: 02E S: 06 Q: NW QQ: SW
Mail Address	: 1012 Woodlawn Ave Oregon City Or 97045		
Telephone	:		

### SALES INFORMATION

Transfer Date	: 04/10/2006	Document #	: 006-032123
Sale Price	: \$350,000	Deed Type	: Warranty
% Owned	: 100	Vesting Type	: Married Persons
Prior Transfer Date	: 04/10/2006	Prior Document #	: 006-032122
Prior Sales Price	: \$350,000		

### PROPERTY DESCRIPTION

Map Page Grid : 717 B3  
 Census Tract : 225.00 Block: 3  
 Neighborhood : Oregon City Newer  
 Subdivision/Plat: Lawton Heights  
 Improvement : 141 Sgl Family,R1-4,1-Story  
 Land Use : 101 Res,Residential Land,Improved  
 Legal : 289 LAWTON HEIGHTS PT LT 23  
 :  
 :

### ASSESSMENT AND TAX INFORMATION

Mkt Land : \$111,721  
 Mkt Structure : \$128,760  
 Mkt Total : \$240,481  
 %Improved : 54  
 AssdTotal : \$193,302  
 Mill Rate : 18.0099  
 Levy Code : 062002  
 12-13 Taxes : \$3,481.35  
 Millage Rate : 18.0099

### PROPERTY CHARACTERISTICS

Bedrooms	: 4	Building SF	: 3,338	BldgTotSqFt	: 2,942
Bathrooms	: 2.00	1st Floor SF	: 1,706	Lot Acres	: .71
Full Baths	: 2	Upper Finished SF	: 336	Lot SqFt	: 30,856
Half Baths	:	Finished SF	: 2,942	Garage SF	:
Fireplace	: Single Fireplce	Above Ground SF	: 2,042	Year Built	: 1915
Heat Type	: Forced Air-Gas	Upper Total SF	: 336	School Dist	: 062
Floor Cover	: Carpet	UnFinUpperStorySF:		Foundation	: Concr Blk
Stories	: 1	Basement Fin SF	: 900	Roof Type	: Composition
Int Finish	: Drywall	Basement Unfin SF	: 396	Roof Shape	: Hip
Ext Finish	: Rustic	Basement Total SF	: 1,296		

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.

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FATCO NO. 763647-00



After recording return to:  
Marvin R. Wiebke and Joan L. Wiebke  
1012 Woodlawn Avenue  
Oregon City, OR 97045

Until a change is requested all tax statements  
shall be sent to the following address:  
Marvin R. Wiebke and Joan L. Wiebke  
1012 Woodlawn Avenue  
Oregon City, OR 97045

File No.: 7071-763647 (fm)  
Date: February 21, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

Clackamas County Official Records  
Sherry Hall, County Clerk

2006-032123



\$41.00

04/10/2006 03:18:28 PM

D-D Cnt=1 Stn=13 BARBARA  
\$20.00 \$11.00 \$10.00

### STATUTORY WARRANTY DEED

**Michael E. Warner, Trustee of the Warner Family Trust, as to an undivided 1/2 interest and Michael E. Warner, Trustee of the Warner Decedent's Trust, as to an undivided 1/2 interest,** Grantor, conveys and warrants to **Marvin R. Wiebke and Joan L. Wiebke, husband and wife,** Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**This property is free from liens and encumbrances, EXCEPT:**

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

The true consideration for this conveyance is **\$350,000.00.** (Here comply with requirements of ORS 93.030)





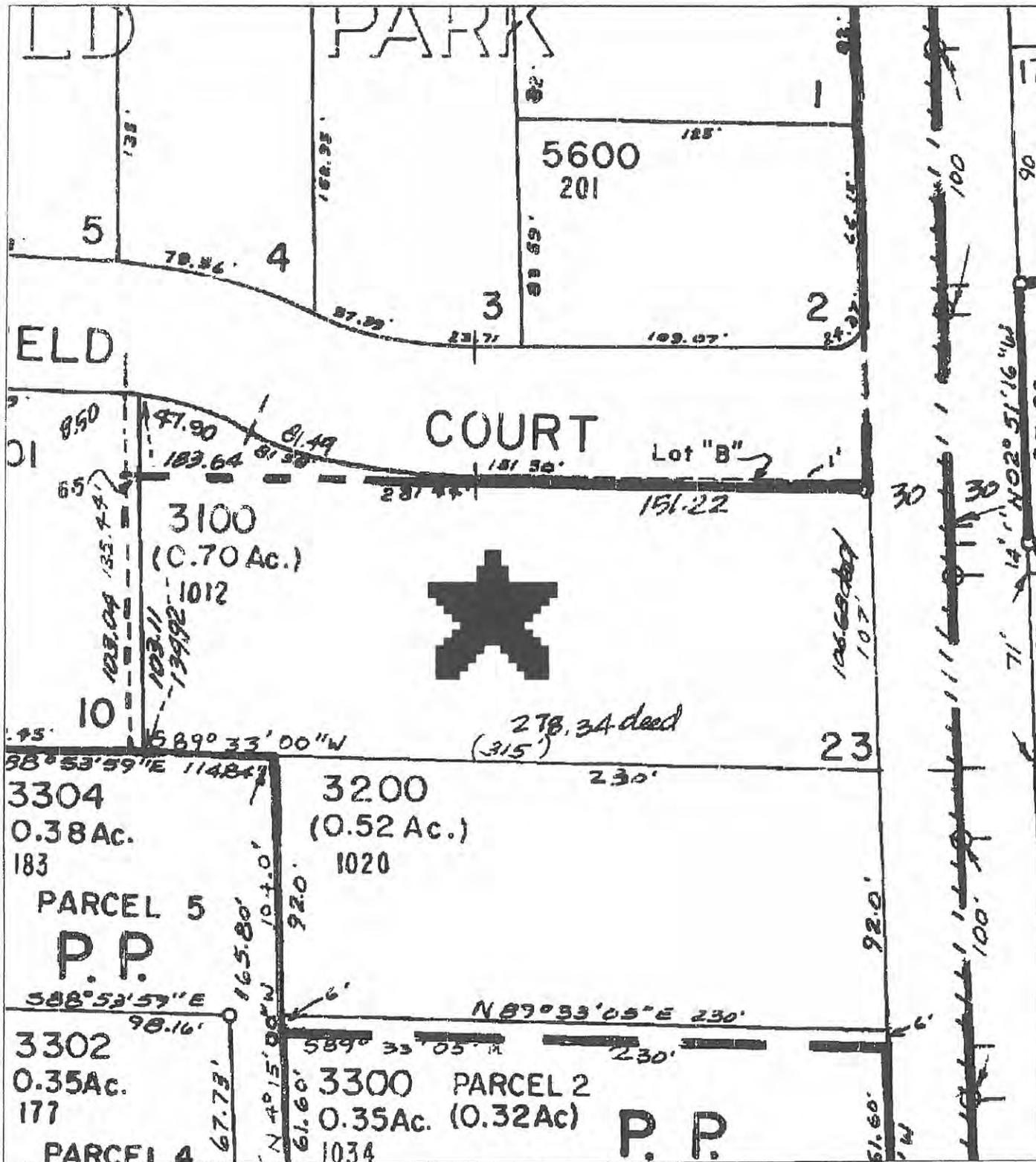
**EXHIBIT A**

## LEGAL DESCRIPTION:

A tract of land, being a part of that certain tract of land conveyed to Mike Cochell, et ux, by deed recorded as Fee No. 88-23229 and part of that tract of land conveyed to Harold E. Warner, et ux, by deed described in Book 653, page 240, being a part of Lot 10, WOODFIELD PARK and part of Lot 23, LAWTON HEIGHTS, in the City of Oregon City, County of Clackamas and State of Oregon, and being more particularly described as follows:

Beginning at a 5/8 inch iron rod at the most Southerly Southeast corner of Lot 10, WOODFIELD PARK; thence North  $89^{\circ}32'03''$  East along the South line of Book 653, page 240, 6.50 feet to the true point of beginning; thence North  $02^{\circ}25'57''$  West, parallel with the East line of Lot 10, 134.92 feet to the Northerly line of Lot 10; thence Easterly around the arc of a 122.86 foot radius curve to the right, through a central angle of  $22^{\circ}20'18''$ , an arc distance of 47.90 feet (the long chord bears South  $75^{\circ}20'34''$  East 47.60 feet) to a point of reverse curve; thence Southeasterly around the arc of a 172.86 foot radius curve to the left, through a central angle of  $27^{\circ}00'37''$ , an arc distance of 81.49 feet (the long chord bears South  $77^{\circ}40'44''$  East 80.74 feet) to a 5/8 inch iron rod at the most Easterly corner of Lot 10; thence North  $88^{\circ}48'58''$  East along the North line of the Warner tract 151.22 feet to the Northeast corner thereof; thence South  $04^{\circ}16'03''$  East along the Westerly right of way line of Woodlawn Avenue, 106.68 feet to the Southeast corner of the Warner tract; thence South  $89^{\circ}32'03''$  West along the South line of the Warner tract, 278.34 feet to the true point of beginning.





Map No. 32E06BC03100

CHICAGO TITLE COMPANY  
 10135 S.E. SUNNYSIDE ROAD Suite 200  
 CLACKAMAS, OREGON 97015



"This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the company assumes no liability for any loss occurring by reason of reliance thereon."



# Chicago Title Company

10135 SE Sunnyside Road, Suite 200  
Clackamas, Oregon 97015  
Phone: 503.786.3940 Fax: 503.653.7833  
E-mail: trios@ctt.com

## METROSCAN PROPERTY PROFILE Clackamas (OR)

### OWNERSHIP INFORMATION

Owner	: Miller Gavin/Kara	Parcel Number	: 00854695
CoOwner	:	Ref Parcel #	: 32E06BC01800
Site Address	: 1019 Woodlawn Ave Oregon City 97045	T: 03S R: 02E S: 06 Q: NW QQ: SW	
Mail Address	: 1019 Woodlawn Ave Oregon City Or 97045		
Telephone	:		

### SALES INFORMATION

Transfer Date	: 10/23/2013	Document #	: 013-073104
Sale Price	: \$367,000	Deed Type	: Warranty
% Owned	: 100	Vesting Type	: Married Persons
Prior Transfer Date	: 11/30/2000	Prior Document #	: 000-077380
Prior Sales Price	: \$215,000		

### PROPERTY DESCRIPTION

Map Page Grid : 717 B3  
 Census Tract : 225.00 Block: 3  
 Neighborhood : Oregon City Newer  
 Subdivision/Plat: Ladds #25  
 Improvement : 141 Sgl Family,R1-4,1-Story  
 Land Use : 101 Res,Residential Land,Improved  
 Legal : 288 WM LADDS SUBDIV PT LTS 19&20  
 : BLK 15  
 :

### ASSESSMENT AND TAX INFORMATION

Mkt Land : \$138,742  
 Mkt Structure : \$142,210  
 Mkt Total : \$280,952  
 %Improved : 51  
 AssdTotal : \$250,767  
 Mill Rate : 18.0099  
 Levy Code : 062002  
 12-13 Taxes : \$4,516.29  
 Millage Rate : 18.0099

### PROPERTY CHARACTERISTICS

Bedrooms	: 5	Building SF	: 2,148	BldgTotSqFt	: 2,148
Bathrooms	: 3.00	1st Floor SF	: 1,707	Lot Acres	: 1.01
Full Baths	: 3	Upper Finished SF	: 441	Lot SqFt	: 44,176
Half Baths	:	Finished SF	: 2,148	Garage SF	: 376
Fireplace	: Backed	Above Ground SF	: 2,148	Year Built	: 1956
Heat Type	: Elec Baseboard	Upper Total SF	: 441	School Dist	: 062
Floor Cover	: Carpet	UnFinUpperStorySF:		Foundation	: Concrete
Stories	: 1	Basement Fin SF :		Roof Type	: Composition
Int Finish	: Drywall	Basement Unfin SF :		Roof Shape	: Gable
Ext Finsh	: Bevel Siding	Basement Total SF :			

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.



ASCLND

Home Help

Logoff

Property Search > Search Results > Property Summary

[Printable Version](#)



Clackamas County  
 Department of Assessment and Taxation  
 150 Beaver Creek Rd  
 Oregon City, Oregon 97045  
 503-655-8671

### Property Account Summary

Parcel Number	00854695	Situs Address	1019 WOODLAWN AVE , OREGON CITY, OR 97045
---------------	----------	---------------	---

**General Information**

Alternate Property #	32E06BC01800
Property Description	288 WM LADDS SUBDIV PT LTS 19&20 BLK 15
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	062-002
Remarks	

**Tax Rate**

Description	Rate
Taxable Fire District Value	2.4602
Taxable Value	15.7176

**Property Characteristics**

Neighborhood	13061: Oregon City newer 100, 101
Land Class Category	101: Residential land improved
Building Class Category	14: Single family res, class 4
Year Built	1956
Change property ratio	1XX

**Related Properties**

No Values Found

**Parties**

Role	Percent	Name	Address
Taxpayer	100	MILLER GAVIN & KARA	1019 WOODLAWN AVE, OREGON CITY, OR 97045 USA
Owner	100	MILLER GAVIN & KARA	1019 WOODLAWN AVE, OREGON CITY, OR 97045 USA

**Property Values**

Description	2013	2012	2011	2010	2009
AVR Total	258,290	250,767	243,463	236,372	229,487
Exempt					
TVR Total	258,290	250,767	243,463	236,372	229,487
Real Mkt Land	133,279	138,742	146,388	163,866	187,901
Real Mkt Bldg	168,180	142,210	149,690	170,270	196,550
Real Mkt Total	301,459	280,952	296,078	334,136	384,451
M5 Mkt Land	133,279	138,742	146,388	163,866	187,901
M5 Mkt Bldg	168,180	142,210	149,690	170,270	196,550

M5 SAV	0	0	0	0	0
SAVL (MAV Use Portion)					
MAV (Market Portion)	258,290	250,767	243,463	236,372	229,487
Mkt Exception	0	0	0	0	0
AV Exception	0	0	0	0	0

**Active Exemptions**

No Exemptions Found

**Events**

Effective Date	Entry Date-Time	Type	Remarks
10/23/2013	2013-11-04 09:31:00.000	Recording Processed	Property Transfer Filing No.: 254443, Warranty Deed, Recording No.: 2013-073104 10/23/2013 by HALLEYWUN
10/23/2013	2013-11-04 09:31:00.000	Taxpayer Changed	Property Transfer Filing No.: 254443 10/23/2013 by HALLEYWUN
04/03/2008	2008-04-03 16:25:00.000	Annexation Completed For Property	Annex to Clackamas Fire 1, Ord 2008-36 pt 1-annexed by 062-002 for 2008-Revise TCA Membership by JENMAYO
11/30/2000	2000-12-22 09:34:00.000	Taxpayer Changed	Property Transfer Filing No.: 23986 11/30/2000
11/30/2000	2000-12-22 09:34:00.000	Recording Processed	Property Transfer Filing No.: 23986, Warranty Deed, Recording No.: 2000-077380 11/30/2000
07/01/1999	1999-07-01 12:00:00.000	Ownership at Conversion	Warranty Deed: 87-27995, 6/1/87, \$ 77750

As Of Date: 11/20/2013

Recalculate

**Taxes**

Tax Year	Category	TCA/District	Charged	Minimum	Balance Due	Due Date
1993	Property Tax Principal	062-002	2,932.56	0.00	0.00	11/15/1993
1994	Property Tax Principal	062-002	2,836.25	0.00	0.00	11/15/1994
1995	Property Tax Principal	062-002	2,590.40	0.00	0.00	11/15/1995
1996	Property Tax Principal	062-002	2,818.40	0.00	0.00	11/15/1996
1997	Property Tax Principal	062-002	2,592.64	0.00	0.00	11/15/1997
1998	Property Tax Principal	062-002	2,720.00	0.00	0.00	11/15/1998
1999	Property Tax Principal	062-002	2,784.21	0.00	0.00	11/15/1999
2000	Property Tax Principal	062-002	3,149.27	0.00	0.00	11/15/2000
2001	Property Tax Principal	062-002	3,134.67	0.00	0.00	11/15/2001
2002	Property Tax Principal	062-002	3,128.49	0.00	0.00	11/15/2002
2003	Property Tax Principal	062-002	3,222.10	0.00	0.00	11/15/2003
2004	Property Tax Principal	062-002	3,272.21	0.00	0.00	11/15/2004
2005	Property Tax Principal	062-002	3,349.54	0.00	0.00	11/15/2005
2006	Property Tax Principal	062-002	3,418.36	0.00	0.00	11/15/2006
2007	Property Tax Principal	062-002	3,632.00	0.00	0.00	11/15/2007
2008	Property Tax Principal	062-002	3,947.38	0.00	0.00	11/15/2008
2009	Property Tax Principal	062-002	4,174.00	0.00	0.00	11/15/2009
2010	Property Tax Principal	062-002	4,271.03	0.00	0.00	11/15/2010
2011	Property Tax Principal	062-002	4,360.00	0.00	0.00	11/15/2011
2012	Property Tax Principal	062-002	4,516.29	0.00	0.00	11/15/2012
2013	Property Tax Principal	062-002	4,695.15	0.00	0.00	11/15/2013
TOTAL Due as of 2013/11/20					0.00	

**Receipts**

Date	Receipt	Amount Applied	Amount Due	Tendered	Change
2013/10/29	3484401	4,695.15	4,695.15	4,554.30	0.00
2012/11/13	3326856	4,516.29	4,516.29	4,380.80	0.00
2011/11/17	3204324	4,360.00	4,360.00	4,229.20	0.00

2010/11/08	2902967	4,271.03	4,271.03	4,142.90	0.00
2009/11/12	2726616	4,174.00	4,174.00	4,048.78	0.00
2008/10/16	2478059	3,947.38	3,947.38	3,828.96	0.00
2008/02/13	2439488	2,421.34	2,421.34	2,421.34	0.00
2007/11/08	2318625	1,210.66	3,632.00	1,210.66	0.00
2007/04/25	2262393	1,139.45	1,139.45	1,139.45	0.00
2006/11/21	2215706	2,278.91	3,418.36	2,233.33	0.00
2005/11/14	1955822	3,349.54	3,349.54	3,249.05	0.00
2004/11/16	1814332	3,272.21	3,272.21	3,174.04	0.00
2003/11/14	1621161	3,222.10	3,222.10	3,125.44	0.00
2002/11/14	1425427	3,128.49	3,128.49	3,034.64	0.00
2001/10/30	1179748	3,134.67	3,134.67	3,040.63	0.00
2000/11/22	1119709	3,149.27	3,149.27	3,054.79	0.00
1999/11/16	872852	2,784.21	2,784.21	2,700.69	0.00
1998/11/15	550464	2,720.00	2,720.00	2,638.40	0.00
1997/11/15	550463	2,592.64	2,592.64	2,514.86	0.00
1996/11/15	550462	2,818.40	2,818.40	2,733.85	0.00
1995/11/15	550461	2,590.40	2,590.40	2,512.69	0.00
1994/11/15	550460	2,836.25	2,836.25	2,751.16	0.00
1993/11/15	550459	2,932.56	2,932.56	2,844.58	0.00

**Sales History**

Transfer Date	Recording Number	Sale Amount	Deed Type	Grantee	Grantor
10/18/2013	2013-073104	367,000	S	MILLER GAVIN & KARA	GRAY MARK & RHONDA
11/30/2000	2000-077380	215,000		GRAY MARK & RHONDA	BUEL DAVID C & BRENDA L
06/01/1987	1987-027995	77,750			

**Property Details**

Living Area	Sq Ft	Manf Struct	Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
2,148	0	X	0	1956	42	2.0	5	3	0

Printable Version

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Version 1.0.3357.16890

File No. 13012135

Clackamas County Official Records **2013-073104**  
Sherry Hall, County Clerk

10/23/2013 03:27:38 PM

**Grantor**  
Mark Gray  
Rhonda Gray

D-D Cnt=1 Stn=1 LESLIE  
\$10.00 \$16.00 \$10.00 \$17.00

\$53.00

**Grantee**  
Gavin Miller  
Kara Miller  
1019 Woodlawn Avenue  
Oregon City, OR 97045

**After recording return to**  
Gavin Miller  
Kara Miller  
1019 Woodlawn Avenue  
Oregon City, OR 97045

**Until requested, all tax statements shall be sent to**  
Gavin Miller  
Kara Miller  
1019 Woodlawn Avenue  
Oregon City, OR 97045  
Tax Acct No(s): 00854695

Reserved for Recorder's Use

**STATUTORY WARRANTY DEED**

Mark Gray and Rhonda Gray,  
Grantor(s) convey and warrant to Gavin Miller and Kara Miller, husband and wife

Grantee(s), the following described real property free of encumbrances except as specifically set forth herein:

The South 29 feet of Lot 19, and all of Lot 20, EXCEPT the South 20 feet thereof, as cut off by lines drawn parallel to the South line of said Lot 20, all in Block 15, W.M. Ladd's Subdivision of Tracts 1-2-3-4-6-11-12-13-14 and 15, Hedges Addition to Oregon City, in the City of Oregon City, County of Clackamas and State of Oregon.

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record as of the date of this Deed, and additional Deed exceptions as shown on attached Exhibit "One", which is incorporated herein.

The true consideration for this conveyance is \$367,000.00 (Here comply with requirements of ORS 93.030.)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Executed this 18<sup>th</sup> day of October, 2013.

*Mark Gray*  
Mark Gray

*Rhonda Gray*  
Rhonda Gray

State of Oregon, County of Multnomah ) ss.

This instrument was acknowledged before me on this 18 day of October, 2013 by Mark Gray and Rhonda Gray.

*Sandra*  
Notary Public for Oregon  
My commission expires: 1/17/2014



WFG Title 13012135 MW

Old Deed Statutory Warranty

EXHIBIT "One"

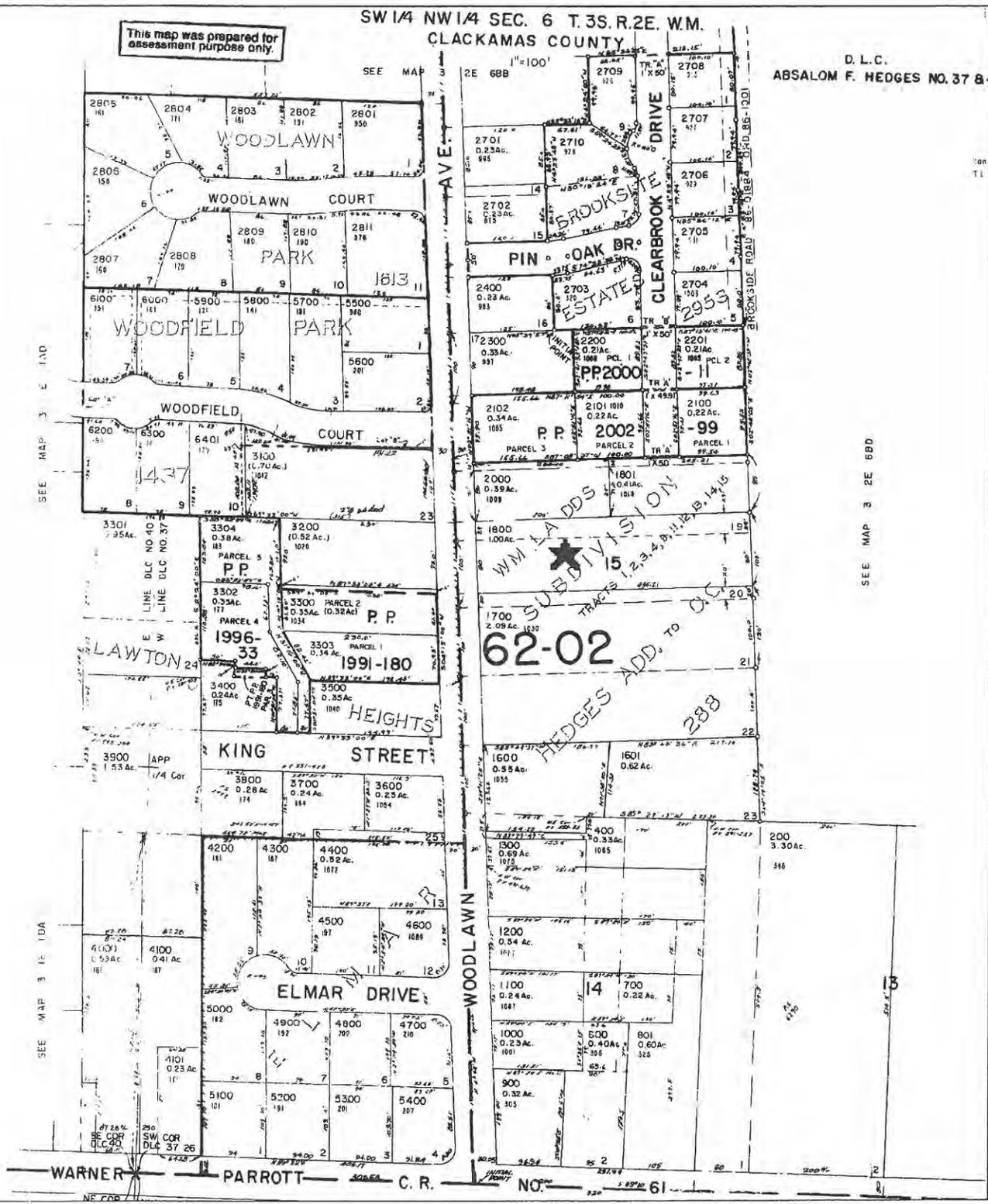
- 1 Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.

OR deed status records

SW 1/4 NW 1/4 SEC. 6 T. 3S. R. 2E. W.M.  
CLACKAMAS COUNTY

This map was prepared for assessment purpose only.

D. L. C.  
ABSALOM F. HEDGES NO. 37 &



Map No. 32E06BC01800

CHICAGO TITLE COMPANY  
10135 S.E. SUNNYSIDE ROAD Suite 200  
CLACKAMAS, OREGON 97015



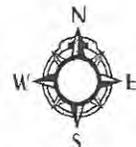
"This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the company assumes no liability for any loss occurring by reason of reliance thereon."



Map No. 32E06BC01800



CHICAGO TITLE COMPANY  
 10135 S.E. SUNNYSIDE ROAD Suite 200  
 CLACKAMAS, OREGON 97015



"This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the company assumes no liability for any loss occurring by reason of reliance thereon."



# Chicago Title Company

10135 SE Sunnyside Road, Suite 200  
Clackamas, Oregon 97015  
Phone: 503.786.3940 Fax: 503.653.7833  
E-mail: trios@ctt.com

## METROSCAN PROPERTY PROFILE Clackamas (OR)

### OWNERSHIP INFORMATION

Owner	: Gray Mark & Rhonda	Parcel Number	: 00854695
CoOwner	:	Ref Parcel #	: 32E06BC01800
Site Address	: 1019 Woodlawn Ave Oregon City 97045	T: 03S R: 02E S: 06 Q: NW QQ: SW	
Mail Address	: 1019 Woodlawn Ave Oregon City Or 97045		
Telephone	:		

### SALES INFORMATION

Transfer Date	: 11/30/2000	Document #	: 000-077380
Sale Price	: \$215,000	Deed Type	: Warranty
% Owned	: 100	Vesting Type	: Estate By Entire
Prior Transfer Date	: 06/01/1987	Prior Document #	: 0087-27995
Prior Sales Price	: \$77,750		

### PROPERTY DESCRIPTION

Map Page Grid : 717 B3  
 Census Tract : 225.00 Block: 3  
 Neighborhood : Oregon City Newer  
 Subdivision/Plat: Wm Ladds  
 Improvement : 141 Sgl Family,R1-4,1-Story  
 Land Use : 101 Res,Residential Land,Improved  
 Legal : 288 WM LADDS SUBDIV PT LTS 19&20  
 : BLK 15  
 :

### ASSESSMENT AND TAX INFORMATION

Mkt Land : \$138,742  
 Mkt Structure : \$142,210  
 Mkt Total : \$280,952  
 %Improved : 51  
 AssdTotal : \$250,767  
 Mill Rate : 18.0099  
 Levy Code : 062002  
 12-13 Taxes : \$4,516.29  
 Millage Rate : 18.0099

### PROPERTY CHARACTERISTICS

Bedrooms	: 5	Building SF	: 2,148	BldgTotSqFt	: 2,148
Bathrooms	: 3.00	1st Floor SF	: 1,707	Lot Acres	: 1.01
Full Baths	: 3	Upper Finished SF	: 441	Lot SqFt	: 44,176
Half Baths	:	Finished SF	: 2,148	Garage SF	: 376
Fireplace	: Backed	Above Ground SF	: 2,148	Year Built	: 1956
Heat Type	: Elec Baseboard	Upper Total SF	: 441	School Dist	: 062
Floor Cover	: Carpet	UnFinUpperStorySF:		Foundation	: Concrete
Stories	: 1	Basement Fin SF	:	Roof Type	: Composition
Int Finish	: Drywall	Basement Unfin SF	:	Roof Shape	: Gable
Ext Finsh	: Bevel Siding	Basement Total SF	:		

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.





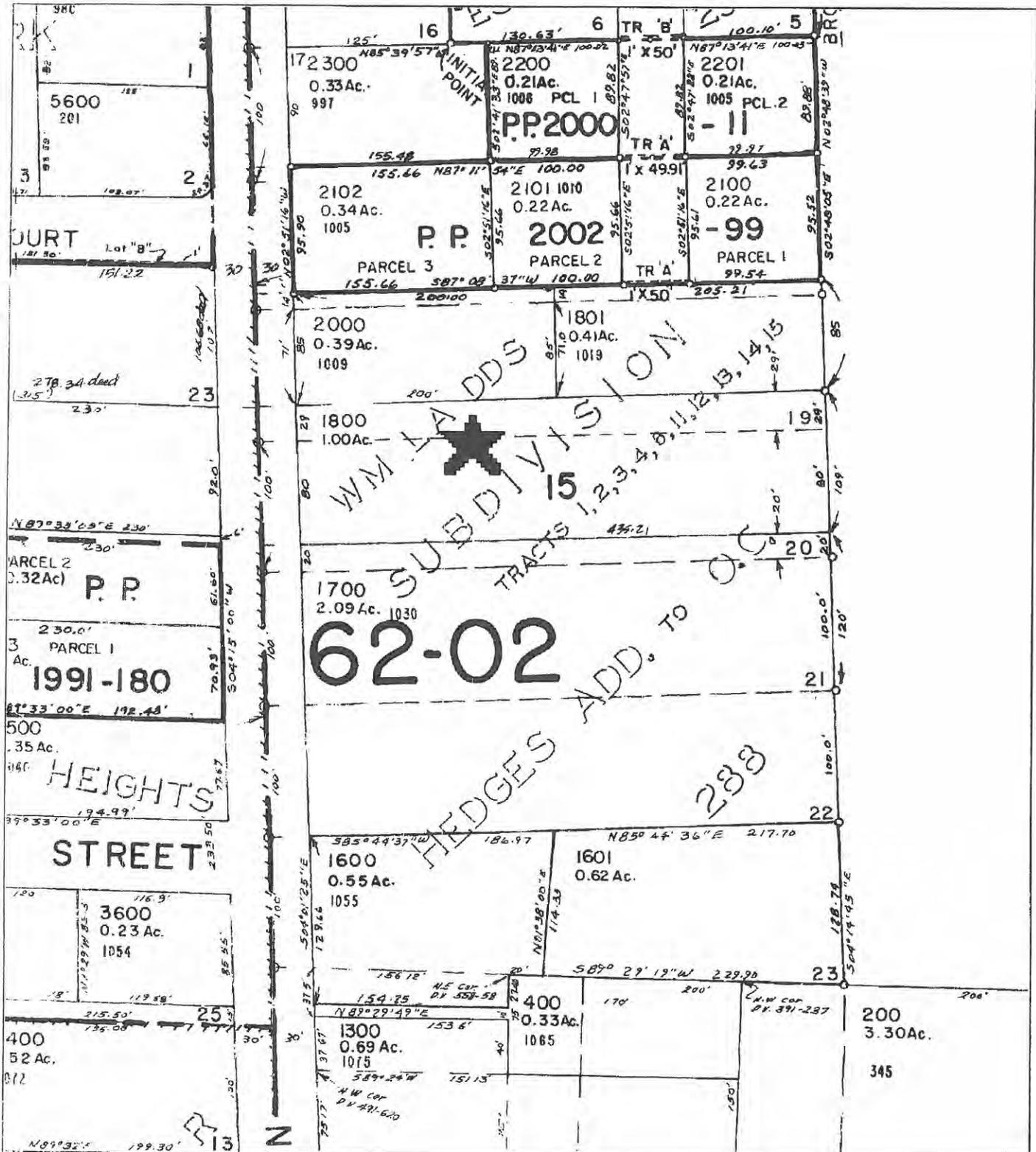
**Map No. 32E06BC01800**



**CHICAGO TITLE COMPANY**  
 10135 S.E. SUNNYSIDE ROAD Suite 200  
 CLACKAMAS, OREGON 97015



"This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the company assumes no liability for any loss occurring by reason of reliance thereon."



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**MEETING MINUTES for:**  
***South End Neighborhood Association***

<b>Meeting Date and Time:</b>	August 15, 2013 7:00pm
<b>Number of Attendees</b>	22
<b>Guest Speaker(s)</b>	Laura Terway, Oregon City Planner
<b>Topics/Planned Agenda Items</b>	<b>Willamette Falls Legacy Project City Sign Project</b>

Picnic and meeting were held at Chapin Park with the picnic starting at 6:30pm. The general meeting beginning at 7:00pm.

Oregon City Planner Laura Terway was featured speaker for both the Oregon City Sign Code Update Project and the Willamette Falls Legacy Project.

She first spoke about the sign code updates. Current code has not been updated in almost 20 years, and while the city cannot legally regulate a sign's content they do control the type, quantity, size and materials of sign displays. Ms. Terway took suggestions from SENA members, which will then become part of the project's citizenry input.

Ms. Terway also spoke about current status of the Willamette Falls legacy project, and encouraged SENA members to submit comments as to their vision of best uses for the 23-acre former Blue Heron Paper Company site.

Mark Westermann, SENA resident, informed attendants of his application to the city for a zoning change, to allow multiple single family housing on his Woodlawn property. Those present supported his efforts.

Minutes from the May meeting were reviewed and adopted. A Treasurer's report and CIC update followed and meeting was adjourned close to 9:00pm.

T.-22

DATE		THURS Aug 15, 2013		SOUTH END NEIGHBORHOOD ASSOCIATION	
#	NAME:	ADDRESS:	PHONE NO.		
1	Bryam Dinsmore	STREET: canby EMAIL: bryam@dinsmore.com STREET:	HOME: CELL:		
2	Ken Scott	EMAIL: STREET:	HOME: CELL:		
3	Mark Westerman	EMAIL: Western @ NW1185, net STREET: 221 Noatic Ave, Suite 200	HOME: 503-496-1553 CELL:		
4	Laona Tenday	STREET: 1136 Madonna Dr EMAIL: Oregon City, OR 97045	HOME: 503-655-5902 CELL:		
5	John & Kamiko Ewing	STREET: 12500 Courtview Ct EMAIL:	HOME: CELL: 503-878-7241		
6	Jason & Erin Lile	EMAIL: jasonlile@msn.com STREET: 11976 Binger Way EMAIL: Oregon City, OR 97045	HOME: (503) 655-4941 CELL: 653 219-2755		
7	DAVE & Janet Berger	EMAIL: alohaberger@aol.com STREET: 1176 Summit Ave EMAIL: jda@11.25.50@gmail.com	HOME: 503 654-2248 CELL:		
8	Janet & Mark Williams	EMAIL: STREET: 11675 PAVLOW EMAIL: OC	HOME: CELL:		
9	Norma Davis	EMAIL: STREET:	HOME: CELL:		
10	Ingra Rudebald	EMAIL:	HOME: CELL:		

DATE Thurs. Aug. 15, 2013 SOUTH END NEIGHBORHOOD ASSOCIATION

#	NAME:	ADDRESS:	PHONE NO.																		
1	Brenda McLeod	<table border="1"> <tr><td>STREET:</td><td>LaSsen Court</td></tr> <tr><td>EMAIL:</td><td></td></tr> <tr><td>STREET:</td><td>Green Gardens @ Johnson</td></tr> <tr><td>EMAIL:</td><td></td></tr> <tr><td>STREET:</td><td></td></tr> </table>	STREET:	LaSsen Court	EMAIL:		STREET:	Green Gardens @ Johnson	EMAIL:		STREET:		<table border="1"> <tr><td>HOME:</td><td></td></tr> <tr><td>CELL:</td><td>971-275-2127</td></tr> <tr><td>HOME:</td><td></td></tr> <tr><td>CELL:</td><td>503-810-9045</td></tr> </table>	HOME:		CELL:	971-275-2127	HOME:		CELL:	503-810-9045
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2	Petronella Daulan	<table border="1"> <tr><td>EMAIL:</td><td>Petronella.daulan@comcast.net</td></tr> <tr><td>STREET:</td><td></td></tr> </table>	EMAIL:	Petronella.daulan@comcast.net	STREET:		<table border="1"> <tr><td>HOME:</td><td></td></tr> <tr><td>CELL:</td><td></td></tr> </table>	HOME:		CELL:											
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3	Daniel Donovon	<table border="1"> <tr><td>EMAIL:</td><td>Dani2016@comcast.net</td></tr> <tr><td>STREET:</td><td></td></tr> </table>	EMAIL:	Dani2016@comcast.net	STREET:		<table border="1"> <tr><td>HOME:</td><td>503-657-9344</td></tr> <tr><td>CELL:</td><td></td></tr> </table>	HOME:	503-657-9344	CELL:											
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4	Jake Clark	<table border="1"> <tr><td>EMAIL:</td><td>Jake Ct</td></tr> <tr><td>STREET:</td><td>11863 PARKWOOD RD</td></tr> </table>	EMAIL:	Jake Ct	STREET:	11863 PARKWOOD RD	<table border="1"> <tr><td>HOME:</td><td></td></tr> <tr><td>CELL:</td><td></td></tr> </table>	HOME:		CELL:											
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6	GIMMY 11	<table border="1"> <tr><td>EMAIL:</td><td></td></tr> <tr><td>STREET:</td><td></td></tr> </table>	EMAIL:		STREET:		<table border="1"> <tr><td>HOME:</td><td></td></tr> <tr><td>CELL:</td><td></td></tr> </table>	HOME:		CELL:											
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7	Mary Ann Jensen Ginger Ries	<table border="1"> <tr><td>EMAIL:</td><td></td></tr> <tr><td>STREET:</td><td>100 Banker Rd.</td></tr> </table>	EMAIL:		STREET:	100 Banker Rd.	<table border="1"> <tr><td>HOME:</td><td></td></tr> <tr><td>CELL:</td><td></td></tr> </table>	HOME:		CELL:											
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