



SALEM HEARINGS OFFICER HEARING  
WEDNESDAY, AUGUST 8, 2018, AT 3:30 P.M.

\*\*\*\*\*

**PUBLIC HEARING ON**  
**PETITION FOR DEMOLITION**  
**CASE NO. DB-2016-096019-CE00**

**In the Matter of:**

**A Dangerous Building Located at 1525 Lee Street SE, Salem, Oregon, 97301**

\*\*\*\*\*

HEARING LOCATION: Civic Center, 555 Liberty Street SE, Council Chambers, Room 240,  
Salem, Oregon.

Hearing Procedure:

- (a) The hearing shall be conducted, subject to the discretion of the hearings officer, as follows:
  - (1) Opening statements of the parties or the parties’ legal counsel;
  - (2) The evidence of the party with the initial burden of proof in support of its action, as set forth in SRC 20J.340(e);
  - (3) The evidence of the other parties;
  - (4) Any rebuttal evidence; and
  - (5) Any closing arguments.
- (b) The Hearings Officer, the enforcement officer, the appellant, and legal counsel for the parties may question witnesses.
- (c) Parties may be represented by counsel, who may respond to and present evidence and argument on all issues involved in the hearing.
- (d) Exhibits shall be marked, numbered, and maintained by the Hearings Officer as part of the record of the proceedings.
- (e) The Hearings Officer may request that any closing arguments be submitted in writing or be made orally.

- 
- At the hearing, any interested person shall be allowed an opportunity to show cause why the City should not cause the work, or the repair, or the demolition of the building or structure, or portion thereof, to be performed and the costs thereof to be assessed as a lien against the property.
  - If the Hearings Officer orders demolition or repair of a dangerous building or structure, or portion thereof, the Code Compliance Official shall proceed with the demolition or repair as soon as practicable.
  - The hearing will be digitally recorded and duplicated onto a compact disk; a copy can be provided to the appellant upon request. In case of appeal, a copy can be provided to the Circuit Court of Marion County, Oregon.

- The City may be represented by an attorney.
- The record shall consist of all evidence and testimony submitted by the parties, and not rejected by the Hearings Officer, and shall be the record on review upon appeal of the Hearings Officer's decision by writ of review to the Circuit Court of Marion County, Oregon.
- The Hearings Officer will preside over the hearing, and will make a final decision. The hearings officer also has the authority to make a final independent determination on the merits.
- A party may, during the course of the proceedings, request a recess if the party determines representation by an attorney is necessary for the protection of the party's rights.
- Appeal of a final decision or order of the Hearings Officer shall be by writ of review to the Circuit Court of Marion County, Oregon, as provided in ORS 34.010-34.100, and not otherwise.
- See Salem Revised Code (SRC) <https://www.cityofsalem.net/Pages/salem-revised-code.aspx> 20J.240-20J.430 and SRC56.200-56.270 for additional information regarding the hearing process and procedures, and appeals.

A copy of the *Petition For Demolition* may be viewed below.

*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the City Recorder's Office at 503-588-6097 at least three business days before this meeting or event.*

*TTD/TTY telephone 503-588-6439 is also available 24/7*

CITY OF SALEM, OREGON  
BEFORE THE HEARINGS OFFICER

IN THE MATTER OF: ) CASE NO: DB-2016-096019-CE00  
A DANGEROUS BUILDING )  
LOCATED AT )  
1525 LEE STREET SE ) PETITION FOR DEMOLITION

COMES NOW, Brady Rogers, the City of Salem's Code Compliance Official, and hereby petitions the Hearings Officer for an order to demolish the Dangerous Building located at 1525 Lee Street SE, Salem, Oregon, 97301, pursuant to Salem Revised Code (SRC) 56.255. The demolition work will be accomplished by city personnel or by private contract under the direction of the Code Compliance Official, and the cost of the work will be assessed as a lien against the property on which the Dangerous Building is located.

The City of Salem has had ongoing code compliance cases against Mr. Rundgren at the property located at 1525 Lee St. SE, Salem, Oregon, 97301, since August of 2015. The property was declared a Public Nuisance in May of 2016, and was declared Unfit for Human Habitation in July of 2017. Mr. Rundgren has received five citations between September of 2015 and July of 2017, and has been issued four civil penalties between October of 2016 and January of 2018, because of the conditions that he has maintained at this property. On June 5, 2018, Mr. Rundgren was convicted of Public Nuisance Prohibited as a result of the conditions at this property and is currently on probation to the Salem Municipal Court.

On September 13, 2017, a fire originating in the detached garage located at the 1525 Lee Street SE property, which had previously been declared as a Dangerous Building, spread to the north side of the residential structure on the property. The fire completely consumed the detached garage, and created a large hole in the roof on the north side of the residential structure as well as structural failure of the north exterior wall and the roof of the residential structure. It

City of Salem Legal Department  
555 Liberty Street SE, Room 205  
Salem, OR 97301  
Phone: 503-588-6003 Fax: 503-361-2202

1 is believed that the residential structure has further deteriorated since the fire due to exposure to  
2 natural elements.

3 The residential building was inspected on September 13, 2017, following the fire, and  
4 declared to be a Dangerous Building based on the facts and findings set forth in the Enforcement  
5 Order To Abate A Dangerous Building Case #:DB-16-096019-CE00, dated September 13, 2017,  
6 (Enforcement Order), which is attached hereto as part of "Exhibit A." The residential building  
7 also posed an imminent threat to public health, safety, and welfare.

8 The Enforcement Order was served on the registered property owner, Jerry Rundgren, by  
9 mailing the Enforcement Order by first class mail, and certified mail with return receipt  
10 requested, to Mr. Rundgren's last known address of 1525 Lee St. SE, Salem, OR 97301, in  
11 compliance with SRC 56.235(b). A letter concerning matters regarding the detached garage was  
12 sent to Mr. Rundgren at the same time he was served the Enforcement Order. A copy of the  
13 Enforcement Order, accompanying letter, and the certified mail envelope is attached hereto as  
14 "Exhibit A," and incorporated herein by this reference. A copy of the Enforcement Order was  
15 also posted on the Dangerous Building adjacent to the only natural and known entry of the  
16 structure, which is from 15<sup>th</sup> Street SE. On September 14, 2017, placards indicating that the  
17 building was dangerous and that entry was forbidden were posted conspicuously around the  
18 building. A placard of the type that was posted on the Dangerous Building on September 14,  
19 2017, is attached hereto as "Exhibit B," and incorporated herein by this reference. On September  
20 14, 2017, it was found that the Dangerous Building was secured from entry. It is believed that  
21 the Dangerous Building was secured by a contractor, arranged by the property owner's real  
22 estate agent, as Mr. Rundgren was lodged in the Marion County Correctional Facility during this  
23 time. On November 28, 2017, Code Compliance Officers had to re-secure the structure due to  
24 trespassers gaining unlawful access to the property.



1 The building at 1525 Lee St. SE, Salem, OR 97301, is not a Historic Resource pursuant  
2 to SRC 230.005. According to information provided to Compliance Services by Mr. Rundgren  
3 as well as Marion County Assessor's Records, the property is owned outright by Mr. Rundgren  
4 and there was no insurance on the property at the time of the fire to aid in repair of the property.  
5 A title report for 1525 Lee St. SE, Salem, OR 97301, was obtained from AmeriTitle on March  
6 15, 2018. The title report states that Marion County has recorded a security interest on the  
7 property for unpaid taxes. A copy of the title report is attached hereto as "Exhibit C," and  
8 incorporated herein by this reference. On April 26, 2018, the Enforcement Order was served on  
9 the Marion County Tax Office, together with a letter advising them of the status of the matter, by  
10 sending the documents by first class mail, and certified mail with return receipt requested, in  
11 compliance with SRC 56.235(b). A copy of the letter sent to Marion County and the certified  
12 mail receipt are attached as "Exhibit D," and incorporated herein by this reference. The City of  
13 Salem has recorded in the City's lien docket unpaid civil penalties imposed on Mr. Rundgren for  
14 Salem Revised Code violations at the property. As the City officials issued the Enforcement  
15 Order and is making this petition, the City is aware of the Enforcement Order and status of this  
16 matter. All parties entitled to service of the Enforcement Order pursuant to SRC 56.235 have  
17 been served. No party has, as of this date, appealed the Enforcement Order pursuant SRC 56.245  
18 and 20J.110, and the time to file such an appeal has expired.

19 Following the fire, Code Compliance Officers attempted to obtain voluntary compliance  
20 from Mr. Rundgren. Code Compliance Officers contacted Mr. Rundgren on the same day as the  
21 fire at the Marion County Correctional Facility, where he was lodged, to advise him of the fire  
22 and attempt to get the property moving towards compliance. On November 13, 2017, Ken  
23 Eatwell, the building inspector who inspected the Dangerous Building together with Code  
24 Compliance Officers immediately after the fire, again explained to Mr. Rundgren all conditions  
25 that made the structure a Dangerous Building and the steps necessary to bring the property into

1 compliance with State and City laws and ordinances. At the same time, a Code Compliance  
2 Officer agreed, at Mr. Rundgren's request, to give Mr. Rundgren until November 27, 2017, to  
3 obtain all necessary permits and begin repairs on the property. Mr. Rundgren stated that he had  
4 the financial means to repair the property as he had sold another property on Brooks Ave. NE,  
5 Salem, OR 97301, for \$112,000. According to Marion County Assessor's records Mr. Rundgren  
6 sold the property at 2555 Brooks Ave NE, Salem, OR 97301 on October 31, 2017, for \$128,000.

7 On November 28, 2017, a Code Compliance Officer re-inspected the property and found  
8 that no work had been done to abate the code violations and that none of the necessary building  
9 permits had been applied for by Mr. Rundgren. The property was open to entry with persons  
10 inside and the property had to be re-secured.

11 On December 1, 2017, a Notice And Assessment Of Civil Penalty was issued imposing  
12 civil penalties on Mr. Rundgren for failing to comply with the Enforcement Order. A copy of  
13 the December 1, 2017, Notice And Assessment Of Civil Penalty is attached hereto as "Exhibit  
14 E," and incorporated herein by this reference. Mr. Rundgren did not respond to nor appeal the  
15 December 1, 2017, Assessment Of Civil Penalty, nor has he paid this civil penalty. Code  
16 Compliance Officers continued to monitor conditions at the property, and on January 25, 2018, a  
17 second Notice And Assessment of Civil Penalty was issued imposing civil penalties on Mr.  
18 Rundgren for failing to comply with the Enforcement Order. Mr. Rundgren did not respond to  
19 nor appeal the January 25, 2018, Assessment Of Civil Penalty, nor has he paid this civil penalty.  
20 A copy of the January 25, 2018, Notice And Assessment Of Civil Penalty is attached hereto as  
21 "Exhibit F," and incorporated herein by this reference.

22 On April 26, 2018, letters were sent to Mr. Rundgren and the Marion County Tax Office  
23 informing them that no action had been taken to demolish or repair the structure as required in  
24 the Enforcement Order and that the City would be pursuing a demolition order if the structure  
25 was not demolished or repaired within 30 days. The City has received confirmation that Mr.

1 Rundgren received a copy of the April 26, 2018, letter and another copy the Enforcement Order  
2 on May 12, 2018, at the Marion County Correctional Facility. A copy of the April 26, 2018,  
3 letter sent to Mr. Rundgren is attached hereto as “Exhibit G,” and incorporated herein by this  
4 reference (the letter sent to Marion County is attached as “Exhibit D”). No response to these  
5 letters has been received by the City.

6 On June 22, 2018, additional placards indicating that the residential building at 1525 Lee  
7 St. SE, Salem, OR 97301, was dangerous and that entry was forbidden were posted  
8 conspicuously around the building. A placard of the type that was posted on the Dangerous  
9 Building on June 22, 2018, is attached hereto as “Exhibit H,” and incorporated herein by this  
10 reference.

11 No work to repair or demolish the structure has commenced. Additionally, the yard north  
12 of residential structure is a debris field riddled with dangerous items including solid waste, sharp  
13 metal, nails, and wood. The property continues to be a place where people have been dumping  
14 furniture and other junk in the yard. The property is a blight, not only on the South East Salem  
15 Neighborhood Association (SENSA) neighborhood, but on the entire City of Salem.

16 According to the Marion County Sheriff’s Office Inmate/Offender Information webpage,  
17 Mr. Rundgren is currently being held at Marion County Correctional Facility for a probation  
18 violation in Marion County Circuit Court Case 16CR77454 in which Mr. Rundgren was  
19 convicted of Possession of Methamphetamine. Mr. Rundgren was lodged at the Marion County  
20 Correction Facility on May 9, 2018, and his scheduled release date is July 12, 2018.

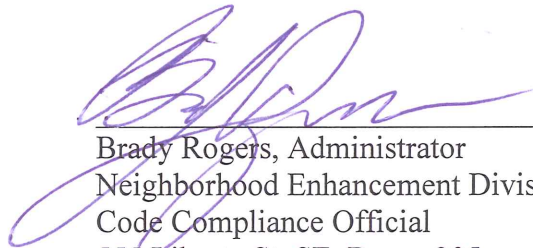
21 To date, Mr. Rundgren has failed to meet his obligation as a property owner to obtain  
22 permits and either make repairs or demolish the property. Mr. Rundgren came into a sum of  
23 \$128,000 following the sale of another property, 2555 Brooks Ave. NE, Salem, OR 97301,  
24 which could have been used to abate these violations. Mr. Rundgren has made a conscious  
25

1 decision to ignore the Enforcement Order as well as the other efforts by the City to work with  
2 Mr. Rundgren to bring the property into compliance with State and City laws and ordinances.

3 Based upon the foregoing, Plaintiff respectfully requests that an order to demolish the  
4 said Dangerous Building be issued and the costs for such demolition be assessed as a lien against  
5 the property pursuant to SRC 56.255 and SRC 56.260.

6  
7 DATED this 26TH day of JUNE, 2018.

8 Respectfully submitted,

9  
10 

11 Brady Rogers, Administrator  
12 Neighborhood Enhancement Division  
13 Code Compliance Official  
14 555 Liberty St. SE, Room 305  
15 Salem, OR 97301-3513  
16 Telephone: (503) 588-6421  
17 Fax: (503) 315-2571

18 Attachments:

- 19 Exhibit A - Original Enforcement Order 9/13/17 and accompanying letter  
20 Exhibit B - Placard example 9/14/17  
21 Exhibit C - Title Report 3/15/18  
22 Exhibit D - Notice of intent to demolish sent to Marion County Tax Office 4/26/18  
23 Exhibit E - Notice and assessment of civil penalty sent to Mr. Rundgren 12/1/17  
24 Exhibit F - Notice and assessment of civil penalty sent to Mr. Rundgren 1/25/18  
25 Exhibit G - Notice of intent to demolish the structure sent to Mr. Rundgren 4/26/18  
26 Exhibit H - Placard example 6/22/18

City of Salem Legal Department  
555 Liberty Street SE, Room 205  
Salem, OR 97301  
Phone: 503-588-6003 Fax: 503-361-2202

To: Jerry Rundgren  
1525 Lee St SE  
Salem, OR 97301

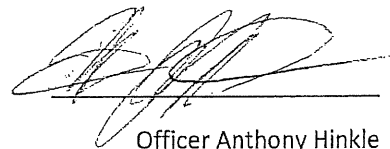
From: Officer Hinkle  
555 Liberty St SE  
Salem, OR 97301

RE: Dangerous Building Case# DB-16-096019-CE00

Mr. Rundgren,

On July 5, 2017 you were sent an enforcement order to abate a dangerous building in regards to the detached garage on the property located at 1525 Lee St SE. This notice stated that you had until October 3, 2017 to obtain permits and repair or demolish the structure. Due to a fire that occurred on September 13, 2017, the garage was badly damaged, leaving only support beams in the east and south faces of the building. These beams need to be brought down and removed immediately. No permits are required.

Respectfully,



Officer Anthony Hinkle



**ENFORCEMENT ORDER  
TO ABATE A DANGEROUS BUILDING  
CASE #:DB-16-096019-CE00**

**TO (RECORD OWNER):** Jerry Rundgren  
1525 Lee Se SE  
Salem, OR 97301

**PROPERTY ADDRESS:** 1525 Lee St SE  
Salem, OR 97301

**LEGAL DESCRIPTION:** Map Tax Lot# 073W26CE07200

PLEASE TAKE NOTICE THAT THE STRUCTURE located upon the above-described premises, has been found to be a dangerous building and a public nuisance pursuant to Salem Revised Code 56.200 through 56.270 based on the following:

**FINDINGS**

THE BUILDING OFFICIAL hereby finds that the residential home building, structure or a portion of the structure located at 1525 Lee St SE Salem, OR 97301 is a dangerous building, and that the following particularly described conditions exist as defined in the Salem Revised Code (SRC). These conditions or defects exist to the extent that they endanger the health, safety or welfare of the public or the structure's occupants. The following conditions/deficiencies exist:

#1 [SRC 56.215(b)(1)] When complete or partial collapse is likely because of damage, dilapidation, deterioration, decay, inadequate construction, or faulty construction.

**As a result of a fire that occurred on September 13, 2017, an inspection was completed by Senior Building Inspector Ken Eatwell. That inspection found that, due to structural failure of the north exterior wall and the roof caused by the fire, the building is dangerous.**

#2 [SRC 56.215(b)(5)] When any part is likely to fail, detach, or collapse and injure persons or damage property.

As a result of a fire that occurred on September 13, 2017, an inspection was completed by Senior Building Inspector Ken Eatwell. That inspection found that, due to structural failure of the north exterior wall and the roof caused by the fire, the building is likely to fail, detach, or collapse, rendering the building dangerous.

#3 [SRC 56.215(b)(11)] When damage from fire, wind, earthquake, or flood, or dilapidation or deterioration has made the building, structure, or any portion thereof, an attractive nuisance.

As a result of a fire that occurred on September 13, 2017, an inspection was completed by Senior Building Inspector Ken Eatwell. That inspection found that, due to structural failure of the north exterior wall and the roof caused by the fire, the building is dangerous. The extensive damage has left the building unsecure, requiring windows, doors and other entry points to be secured by boards, and the amount of solid waste/junk items in the yard cause the building to be an attractive nuisance and derelict.

### CONCLUSION

The said building has been determined by the Building Official to be unsafe due to the unstable structural condition(s) found upon inspection. The building is declared to be a dangerous building and a public nuisance due to the above-listed violations.

### COMPLIANCE REQUIRED

While it is the City's preference that you correct the violation/s by the below date and time, failure to comply may result in the issuance of an infraction citation with a bail of up to \$250.00 per day. Additionally, a civil penalty may be assessed with a daily penalty to be determined by the Compliance Services Administrator, but not to exceed \$2,000.00 per day. Currently, a civil penalty has not been assessed.

### ABATEMENT

The violation(s) listed above shall be abated by one of the following options:

- (A) Repairing the structural deficiencies and rehabilitating the building or portion thereof to meet minimum State of Oregon and City of Salem building codes.

- (B) Demolishing the building and removing all trash, debris and noxious vegetation from the premises.

### ORDER

**You are hereby ordered to:**

FOR REPAIR:

- (1) Obtain all required permits and commence repair work on the building within 60 days of the date of this Enforcement Order (**November 17, 2017**); and
- (2) Complete all repair work within 60 days of the date of this Enforcement Order (**November 17, 2017**).

OR

FOR DEMOLITION:

- (1) Vacate the building immediately from the date of this Enforcement Order;
- (2) Secure the building from un-authorized entry and allow NO occupants except for authorized construction, inspection, or demolition personnel;
- (3) Obtain all required permits for the demolition of the building within sixty (60) days, **November 17, 2017** from the date of this Enforcement Order; and
- (4) Complete all demolition work by **November 17, 2017**.

AND

FOR VACATING AND SECURING:

- (1) Immediately vacate and secure the building from the date of this Enforcement Order from un-authorized entry.

### EXTENSION

**You may file an application for additional time in which to complete necessary repairs or demolition by:**

Filing an application with the Code Compliance Official requesting additional time to repair or demolish the building or structure, or portion thereof.



The application **must** be filed on or before the date specified for compliance in this Enforcement Order.

If an extension is granted, it shall be granted according to the requirements of SRC 56.240.

Any extension of time granted to shall **not** extend the time within which to file an appeal of this Enforcement Order.

### **FAILURE TO REPAIR OR DEMOLISH**

PLEASE TAKE NOTICE THAT if the repair or demolition work is not commenced within the period of time specified in this Enforcement Order, the Code Compliance Official:

- (1) Will order the building vacated until the work is completed, and
- (2) May cause the work to be done, and the costs for the work shall constitute a lien against the property.

### **RIGHT TO APPEAL**

#### **1. APPEAL RIGHTS AND PROCEDURE:**

You have the right to appeal this Enforcement Order to the City of Salem's Hearings Officer. A notice of appeal must be filed with the City Recorder within fifteen (15) business days after receiving this Enforcement Order. The notice of appeal shall contain:

- (1) The name, address and telephone number of the appellant;
- (2) A copy of this Enforcement Order; and
- (3) The basis for the appeal, stating with specificity why this Enforcement Order was issued in error, based on one or more of the following:
  - (A) The Enforcement Order was issued in violation of, or is inconsistent with the Salem Revised Code;
  - (B) The Enforcement Order was issued in violation of, or is inconsistent with a rule;
  - (C) The Enforcement Order is not supported by a factual basis; or
  - (D) The Enforcement Order is in violation of other applicable federal, state or local law.

The notice of appeal SHALL be accompanied by an appeal fee, as established by resolution of the Salem City Council. The appeal fee is not refundable unless the Hearings Officer finds that this Enforcement Order was not well founded in law or fact, in which case the appeal fee shall be refunded in full.

**ANY NOTICE OF APPEAL FILED AFTER THE TIME PERIOD SET FORTH ABOVE SHALL BE DISMISSED BY THE HEARINGS OFFICER AS UNTIMELY. FAILURE TO**

**FILE A NOTICE OF APPEAL SHALL BE A WAIVER OF ALL RIGHTS TO REVIEW THIS ENFORCEMENT ORDER.**

**2. HEARING ON APPEAL:**

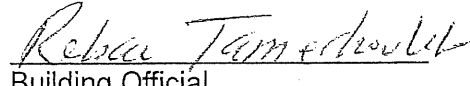
Upon the filing of a notice of appeal, the Hearings Officer shall set a time, date, and place for the hearing. The date shall be not less than twenty (20) business days nor more than sixty (60) business days after the date the notice of appeal is filed. The Hearings Officer may postpone, continue or reschedule the hearing with the consent of all parties or upon the motion of any party for good cause shown.

**3. FINALITY OF ENFORCEMENT ORDER:**

This Enforcement Order shall become final upon expiration of the time for filing a notice of appeal. If a notice of appeal is timely filed, this Enforcement Order shall become final upon issuance of the Hearing Officer's decision affirming the Enforcement Order.

Dated at Salem, Oregon, this 13<sup>th</sup> day of September, 2017.

  
Code Compliance Official  
City of Salem  
555 Liberty St. SE, Room 320  
Salem, OR 97301  
(503) 588-2025

  
Building Official  
City of Salem  
555 Liberty St. SE, Room 320  
Salem, OR 97301  
(503) 588-6256

CERTIFIED MAIL

CITY OF Salem  
AT YOUR SERVICE

Compliance Services • 503-588-6421  
555 Liberty St. SE / Room 305  
Salem, OR 97301-3513



7015 3010 0000 1774 1285

JERRY RUNDGREN  
1525 LEE STREET SE  
SALEM OR 97301

VACANT

NIXIE

970 DE 1

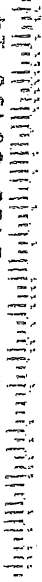
0009/22/17

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC  
97302 503 588 6421

BC: 973013551355

\*2489-00450-14-45



# DO NOT ENTER

---

UNSAFE TO OCCUPY  
ORDINANCE No. SRC 56.200-.270

---

VIOLATORS SHALL BE ARRESTED  
AND PROSECUTED



**CITY OF SALEM**

DEPARTMENT OF COMMUNITY DEVELOPMENT

Building Official \_\_\_\_\_ Date \_\_\_\_\_

UNLAWFUL TO REMOVE THIS SIGN WITHOUT  
PERMISSION OF THE BUILDING OFFICIAL

# ENTRADA PROHIBIDA

---

ES PELIGROSO HABITAR  
ORDENANZA NUMERO SRC 56.200-.270

---

VIOLADORES SERAN ARRESTADOS  
Y PROCESADOS



**CIUDAD DE SALEM**

DEPARTAMENTO DE DESARROLLO DE LA COMUNIDAD

Oficial de Edificios \_\_\_\_\_ Fecha \_\_\_\_\_

ES ILEGAL REMOVER ESTE LETRERO SIN EL  
PERMISO DEL OFICIAL DE EDIFICIOS



320 Church St. NE, Salem, OR 97301  
PHONE (503)581-1431 FAX (503)364-8716

---

### STATUS OF RECORD TITLE

Sal Diaz  
City of Salem  
350 Commercial St. NE  
Salem, OR 97301  
Your Reference No.

March 15, 2018  
Title Number: 224301AM  
Title Officer: Jennifer Rush  
Fee: \$200.00

**We have searched the status of record title as to the following described property:**

Lot 1, Block 11, DEPOT ADDITION TO SALEM, in the City of Salem, County of Marion and State of Oregon.

**Vestee:**

**Jerry L. Rundgren**

and dated as of **February 16, 2018** at 7:30 a.m.

**Said property is subject to the following on records matters:**

1. Taxes assessed under Code No. 92401000 Account No. R71032 Map No. 07S-03W-26CD 7200  
The 2015-2016 Taxes: \$1,196.88, plus interest, unpaid.
2. The 2016-2017 Taxes: \$1,187.75, plus interest, unpaid.
3. The 2017-2018 Taxes: \$1,246.87, plus interest, unpaid.
4. City liens, if any, of the City of Salem.  
(No inquiry has been made. If no search is requested, this exception will remain in the policy. A charge of \$20.00 per account will be added if a search is requested)
5. The property lies within and is subject to the levies and assessments of the Marion Soil and Water Conservation District.
6. Restrictions as shown on the official plat of said land.

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

*"Superior Service with Commitment and Respect for Customers and Employees"*

REEL 3646 PAGE 389  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
10-29-2014 03:47 pm.  
Control Number 371543 \$ 51.00  
Instrument 2014 00038883

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

GRANTOR:  
Jesse K. Shriber  
1525 Lea St SE  
Salem, OR 97302

GRANTEE:  
Jerry L. Rundgren  
2555 1/2 Brooks Ave NE  
Salem, OR 97301

SEND TAX STATEMENTS TO:  
Jerry L. Rundgren  
2555 1/2 Brooks Ave NE  
Salem, OR 97301

AFTER RECORDING RETURN TO:  
Jerry L. Rundgren  
2555 1/2 Brooks Ave NE  
Salem, OR 97301

Escrow No: FT140048200-FTMWV01

073W26CD07200  
R71032  
1525 Lee Street SE  
Salem, OR 97302

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Jesse K. Shriber, Grantor, conveys and warrants to Jerry L. Rundgren, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

Lot 1, Block 11, DEPOT ADDITION TO SALEM, in the City of Salem, County of Marion and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$68,000.00. (See ORS 93.030)

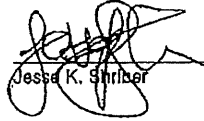
Subject to and excepting: Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

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.

FT140048200-FTMWV01  
Deed (Warranty-Statutory)

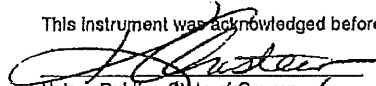
Fidelity National Title # 140048200

DATED: October 29, 2014

  
\_\_\_\_\_  
Jesse K. Shriber

State of OREGON  
COUNTY of Marion

This instrument was acknowledged before me on October 29, 2014 by Jesse K. Shriber.

  
Notary Public - State of Oregon  
My commission expires: 6/26/17



---

**REEL: 3646**

**PAGE: 389**

**October 29, 2014, 03:47 pm.**

CONTROL #: 371543

State of Oregon  
County of Marion

I hereby certify that the attached  
instrument was received and duly  
recorded by me in Marion County  
records:

FEE: \$ 51.00

BILL BURGESS  
COUNTY CLERK

THIS IS NOT AN INVOICE.



REEL 3646 PAGE 389  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
10-29-2014 03:47 pm.  
Control Number 371543 \$ 51.00  
Instrument 2014 00036883

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

GRANTOR:  
Jesse K. Shriber  
1525 Lee St SE  
Salem, OR 97302

GRANTEE:  
Jerry L. Rundgren  
2555 1/2 Brooks Ave NE  
Salem, OR 97301

SEND TAX STATEMENTS TO:  
Jerry L. Rundgren  
2555 1/2 Brooks Ave NE  
Salem, OR 97301

AFTER RECORDING RETURN TO:  
Jerry L. Rundgren  
2555 1/2 Brooks Ave NE  
Salem, OR 97301

Escrow No: FT140048200-FTMWV01

073W26CD07200  
R71032  
1525 Lee Street SE  
Salem, OR 97302

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Jesse K. Shriber, Grantor, conveys and warrants to Jerry L. Rundgren, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

Lot 1, Block 11, DEPOT ADDITION TO SALEM, in the City of Salem, County of Marion and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$68,000.00. (See ORS 93.030)

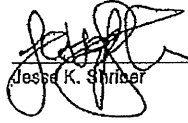
Subject to and excepting: Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

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.

FT140048200-FTMWV01  
Deed (Warranty-Statutory)

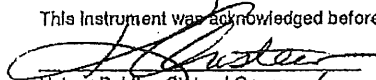
Fidelity National Title # 140048200

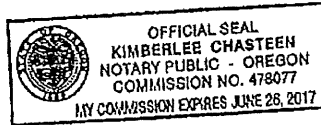
DATED: October 29, 2014

  
Jesse K. Shriber

State of OREGON  
COUNTY of Marion

This instrument was acknowledged before me on October 29, 2014 by Jesse K. Shriber.

  
Notary Public - State of Oregon  
My commission expires: 6/26/17



---

**REEL: 3646**

**PAGE: 389**

**October 29, 2014, 03:47 pm.**

CONTROL #: 371543

State of Oregon  
County of Marion

I hereby certify that the attached  
instrument was received and duly  
recorded by me in Marion County  
records:

FEE: \$ 51.00

BILL BURGESS  
COUNTY CLERK

THIS IS NOT AN INVOICE.

March 13, 2018

| Property Identificaton   |   |
|--|---|
| <b>Account No.:</b><br>R71032  | <b>Manufactured Home ID:</b>                              |
| <b>Site Address:</b><br>1525 LEE ST SE<br>SALEM, OR 97302              | <b>Legal Description:</b><br>DEPOT ADD SALEM LOT 1 BLK 11 |
| <b>Map Tax Lot:</b><br>073W26CD07200                                   | <b>Subdivision:</b><br>19939 DEPOT ADDITION               |
| <b>Owner:</b><br>RUNDGREN, JERRY L<br>PO BOX 20084<br>KEIZER, OR 97307 | <b>Related Accounts:</b><br><b>Linked Accounts:</b>       |

| Owner History  |  |   |  |
|--|--|---|--|
| Buyer  | Seller   | Sales Info  | Deed Info  |
| RUNDGREN, JERRY L<br>PO BOX 20084<br>KEIZER, OR 97307                    | SHRIBER, JESSE K<br>1525 LEE ST SE<br>SALEM, OR 97302                        | 10/29/2014<br>\$68,000<br>0 -   | 36460389<br>WD - WARRANTY DEED                           |
| SHRIBER, JESSE K<br>1525 LEE ST SE<br>SALEM, OR 97302                    | LOMBARD, ELISHA<br>1525 LEE ST SE<br>SALEM, OR 97302                         | 12/7/2006<br>\$88,000<br>0 -  | 27460021<br>WD - WARRANTY DEED                           |
| LOMBARD, ELISHA<br>1525 LEE ST SE<br>SALEM, OR 97302                     | FOREMAN, DANIEL F<br>1525 LEE ST SE<br>SALEM, OR 97302                       | 7/26/2004<br>\$67,500<br>0 -  | 23540421<br>WD - WARRANTY DEED                           |
| FOREMAN, DANIEL F<br>1525 LEE ST SE<br>SALEM, OR 97302                   | SCHROYER, GLENN C<br>& ELVA<br>4452 LANCASTER DR<br>NE #1<br>SALEM, OR 97305 | 2/5/2002<br>\$56,400<br>0 -   | 19010334<br>WD - WARRANTY DEED                           |
| SCHROYER, GLENN C<br>& ELVA<br>921 ROSEMONT AVE<br>NW<br>SALEM, OR 97304 |  | 11/1/1985<br>\$0<br>10 - Transfer in lieu of foreclosure,<br>divorce settlement or to avoid other<br>lien-deleted contract. | 4240488<br>RD - REEL DEEDS<br>RECORDED 1974 AND<br>AFTER |
| 1545 LEE ST SE<br>SALEM, OR 97302  | SCHROYER, GLENN C<br>& ELVA  | 9/3/1980<br>\$26,900<br>0 -   | 2240923<br>RC - RECORDED<br>CONTRACTS                    |

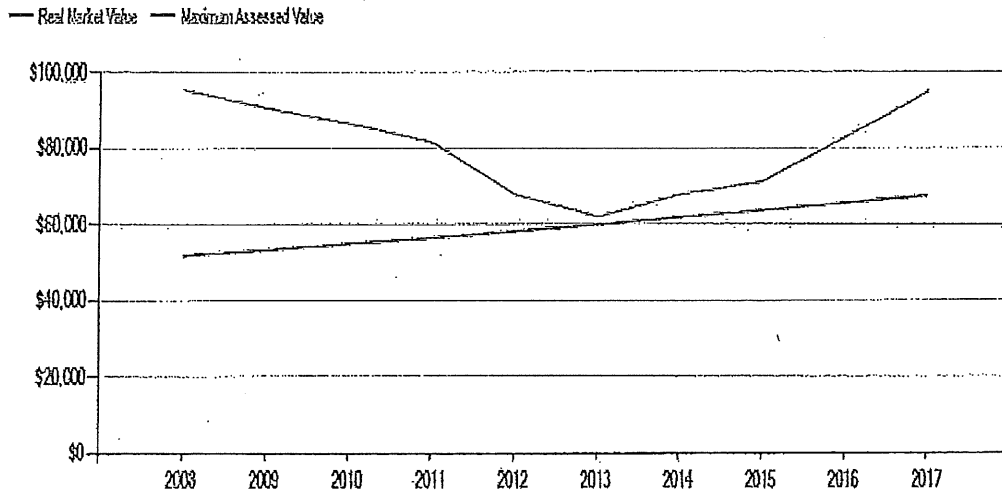
| Buyer | Seller | Sales Info | Deed Info   |
|-------|--------|------------|---|
|       |        |            | 211428<br>RD - REEL DEEDS<br>RECORDED 1974 AND<br>AFTER |

| Property Details                     |   |            |       |            |            |
|--------------------------------------|---|------------|-------|------------|------------|
| <b>Legal Acreage:</b><br>0.138 acres | <b>Levy Code Area:</b><br>92401000                |            |       |            |            |
| <b>Property Code:</b><br>R21         | <b>Zoning:</b><br>RM (Contact Local Jurisdiction) |            |       |            |            |
| <b>Property Class:</b><br>101        | <b>Miscellaneous Code:</b>                        |            |       |            |            |
| <b>Mortgage Agent-Lender:</b>        | <b>Plat:</b>                                      |            |       |            |            |
| <b>Mortgage Account No.:</b>         | <b>Exemption:</b>                                 |            |       |            |            |
|                                      | <b>Expiration Date:</b>                           |            |       |            |            |
| Land Information:                    |   |            |       |            |            |
| ID                                   | Type  | Acres      | Sq Ft |            |            |
| L1                                   | RES - RESIDENTIAL                                 | 0.14       | 6000  |            |            |
| L2                                   | OSD - ON SITE DEVELOPMENT                         |            |       |            |            |
| Improvements/Structures:             |   |            |       |            |            |
| ID                                   | Type  | Make/Model | Class | Area/Count | Year Built |
| 1                                    | RESIDENTIAL                                       |            |       |            |            |
| 1.1                                  | MAIN AREA   |            | 2     | 670        | 1910       |
| 1.2                                  | DETACHED GARAGE, UNFINISHED                       |            | 2     | 480        | 1910       |
| 1.3                                  | YARD IMP; CLASS 2; AVERAGE                        |            |       | 1          |            |

| Value Information (per most recent certified tax roll) |          |
|--|----------|
| <b>RMV Land Market:</b>                                | \$57,500 |
| <b>RMV Land Spec.</b>                                  | \$0      |
| <b>Assess.:</b>  |          |
| <b>RMV Structures:</b>                                 | \$37,420 |
| <b>RMV Total:</b>                                      | \$94,920 |

SAV: \$0  
 Exception RMV: \$0  
 Exemption RMV: \$0  
 Exemption Description: None  
 M5 Taxable: \$94,920  
 MAV: \$67,520  
 MSAV: \$0  
 AV: \$67,520

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years. For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

| Year | Improvements RMV | Land RMV | Special Mkt/Use | Exemptions | Taxable Assessed Value |
|------|------------------|----------|-----------------|------------|------------------------|
| 2016 | \$30,300         | \$52,500 | \$0/\$0         | None       | \$65,560               |
| 2015 | \$30,740         | \$40,500 | \$0/\$0         | None       | \$63,660               |
| 2014 | \$27,310         | \$40,500 | \$0/\$0         | None       | \$61,810               |
| 2013 | \$21,510         | \$40,500 | \$0/\$0         | None       | \$60,010               |
| 2012 | \$20,480         | \$47,500 | \$0/\$0         | None       | \$58,270               |
| 2011 | \$29,050         | \$52,500 | \$0/\$0         | None       | \$56,580               |
| 2010 | \$30,530         | \$56,000 | \$0/\$0         | None       | \$54,940               |
| 2009 | \$32,140         | \$58,500 | \$0/\$0         | None       | \$53,340               |
| 2008 | \$34,960         | \$60,500 | \$0/\$0         | None       | \$51,790               |
| 2007 | \$32,100         | \$62,390 | \$0/\$0         | None       | \$50,290               |

| Taxes: Levy, Owed          |              |            |                     |            |              |           |            |
|----------------------------|--------------|------------|---------------------|------------|--------------|-----------|------------|
| Taxes Levied 2017-18:      |              | \$1,246.87 |                     |            |              |           |            |
| Tax Rate:                  |              | 18.4669    |                     |            |              |           |            |
| Current Tax Payoff Amount: |              | \$4,264.03 |                     |            |              |           |            |
| Year                       | Total Levied | Ad Valorem | Special Assessments | Principal  | Interest Due | Date Paid | Total Owed |
| 2017                       | \$1,246.87   | \$1,246.87 | None                | \$1,246.87 | \$27.70      | Unpaid    | \$1,274.57 |
| 2016                       | \$1,187.75   | \$1,187.75 | None                | \$1,187.75 | \$205.88     | Unpaid    | \$1,393.63 |
| 2015                       | \$1,196.88   | \$1,196.88 | None                | \$1,196.88 | \$398.95     | Unpaid    | \$1,595.83 |
| 2014                       | \$1,158.35   | \$1,158.35 | None                | \$0.00     | \$0.00       | 10/30/14  | \$0.00     |
| 2013                       | \$1,125.54   | \$1,125.54 | None                | \$0.00     | \$0.00       | 10/28/13  | \$0.00     |
| 2012                       | \$1,107.31   | \$1,107.31 | None                | \$0.00     | \$0.00       | 11/05/12  | \$0.00     |
| 2011                       | \$1,059.54   | \$1,059.54 | None                | \$0.00     | \$0.00       | 11/07/11  | \$0.00     |
| 2010                       | \$1,016.56   | \$1,016.56 | None                | \$0.00     | \$0.00       | 11/08/10  | \$0.00     |
| 2009                       | \$1,005.23   | \$1,005.23 | None                | \$0.00     | \$0.00       | 11/12/09  | \$0.00     |
| 2008                       | \$948.43     | \$948.43   | None                | \$0.00     | \$0.00       | 11/12/08  | \$0.00     |

| Tax Payment History |                |            |          |          |             |           |
|---------------------|----------------|------------|----------|----------|-------------|-----------|
| Year                | Transaction ID | Tax Paid   | Discount | Interest | Amount Paid | Date Paid |
| 2014                | 11820379.1     | \$1,123.60 | \$34.75  | \$0      | \$1,123.60  | 10/30/14  |
| 2014                | 11870207.1     | \$0        | \$0      | \$0      | \$1,123.60  | 11/14/14  |
| 2014                | 11906730.1     | \$0        | \$0      | \$0      | -\$1,123.60 | 12/22/14  |
| 2013                | 11671105.1     | \$1,091.77 | \$33.77  | \$0      | \$1,091.77  | 10/28/13  |
| 2012                | 11555104.1     | \$1,074.09 | \$33.22  | \$0      | \$1,074.09  | 11/05/12  |
| 2011                | 11412729.1     | \$1,027.75 | \$31.79  | \$0      | \$1,027.75  | 11/07/11  |
| 2010                | 11284146.1     | \$986.06   | \$30.50  | \$0      | \$986.06    | 11/08/10  |
| 2009                | 11153714.1     | \$975.07   | \$30.16  | \$0      | \$975.07    | 11/12/09  |
| 2008                | 10992553.1     | \$919.98   | \$28.45  | \$0      | \$919.98    | 11/12/08  |

Search Category

Owner Name

Search Criteria

rundgren

Enter partial or complete owner name.

Example: Smith, John



Find Property on Map (<http://marioncounty.maps.arcgis.com/apps/webappviewer/index.html?id=b41e1fb340a448682a2cc47fff41b31>)

1 property found.

## Search Results

|                       |   |
|-----------------------|---|
| <b>Account No.:</b>   | R71032 (PropertySummary.aspx?pid=R71032)              |
| <b>Owner Name:</b>    | RUNDGREN, JERRY L<br>PO BOX 20084<br>KEIZER, OR 97307 |
| <b>Map Tax Lot:</b>   | 073W26CD07200   |
| <b>Situs Address:</b> | 1525 LEE ST SE<br>SALEM, OR 97302                     |



7/1/17-6/30/18 REAL PROPERTY TAX STATEMENT

ACCOUNT NO.: R71032

MARION COUNTY, OREGON - 555 COURT ST NE #2242 - SALEM, OR 97301

PROPERTY DESCRIPTION

1525 LEE ST SE  
SALEM, OR 97302  
ACRES: 0.138  
MAP: 073W26CD07200  
CODE: 92401000

LAST YEAR'S TAX

1,187.75

See back for explanation of taxes marked with (\*)

Delinquent 2016-17 Taxes 1,330.28  
Delinquent 2015-16 Taxes 1,532.01

RUNDGREN, JERRY L  
PO BOX 20084  
KEIZER, OR 97307

THIS YEAR'S TAX

EDUCATION:  
SALEM-KEIZER SCHOOL 289.43  
WILLAMETTE REG ESD 19.01  
CHEMEKETA COM COL 40.08  
EDUCATION TOTAL: 348.52

| VALUES:         | LAST YEAR | THIS YEAR |
|-----------------|-----------|-----------|
| MARKET VALUES:  |           |           |
| MRKT LAND       | 52,500    | 57,500    |
| STRUCTURES      | 30,300    | 37,420    |
| TOTAL RMV       | 82,800    | 94,920    |
| TAXABLE VALUES: |           |           |
| ASSESSED        | 65,560    | 67,520    |

GENERAL GOVERNMENT:  
MARION COUNTY 193.09  
SALEM 373.32  
MARION SOIL & WTR 3.21  
MC EXT & 4-H SERV DIST 3.21  
REGIONAL LIBRARY 5.25  
SALEM MASS TRANSIT 48.73  
SALEM UR SPECIAL LEVY 16.14  
SALEM URBAN RENEWAL AG 56.84  
GENERAL GOVERNMENT TOTAL 699.79

NET TAXABLE: 65,560

EXCLUDE FROM LIMIT:  
SALEM BOND (2) 77.30  
SALEM-KEIZER SCHOOL 35.79  
SALEM-KEIZER SCH BOND2 67.23  
CHEMEKETA COM COL BOND 18.24  
EXCLUDE FROM  
LIMIT TOTAL: 198.56

If a mortgage company pays your taxes,  
This statement is for your records only.

TAX TOTALS 1,246.87

| Full Payment with<br>3% Discount | 2/3 Payment with<br>2% Discount | 1/3 Payment<br>No Discount |
|----------------------------------|---------------------------------|----------------------------|
| 4,071.75                         | 3,676.91                        | 3,277.92                   |

TOTAL TAX (After Discount) 4,071.75

Tear Here  
2017-18 Property Taxes  
SITUS: 1525 LEE ST SE  
SALEM, OR 97302

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT  
MARION REAL ACCOUNT NO.: R71032

Tear Here

|                               | Pay By        | Discount Allowed | Net Amount |
|-------------------------------|---------------|------------------|------------|
| Full Payment Enclosed .....   | Due: 11/15/17 | 37.41 3%         | 4,071.75   |
| or 2/3 Payment Enclosed ..... | Due: 11/15/17 | 16.63 2%         | 3,676.91   |
| or 1/3 Payment Enclosed ..... | Due: 11/15/17 | NONE 0%          | 3,277.92   |

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE

Mailing address  
change on back

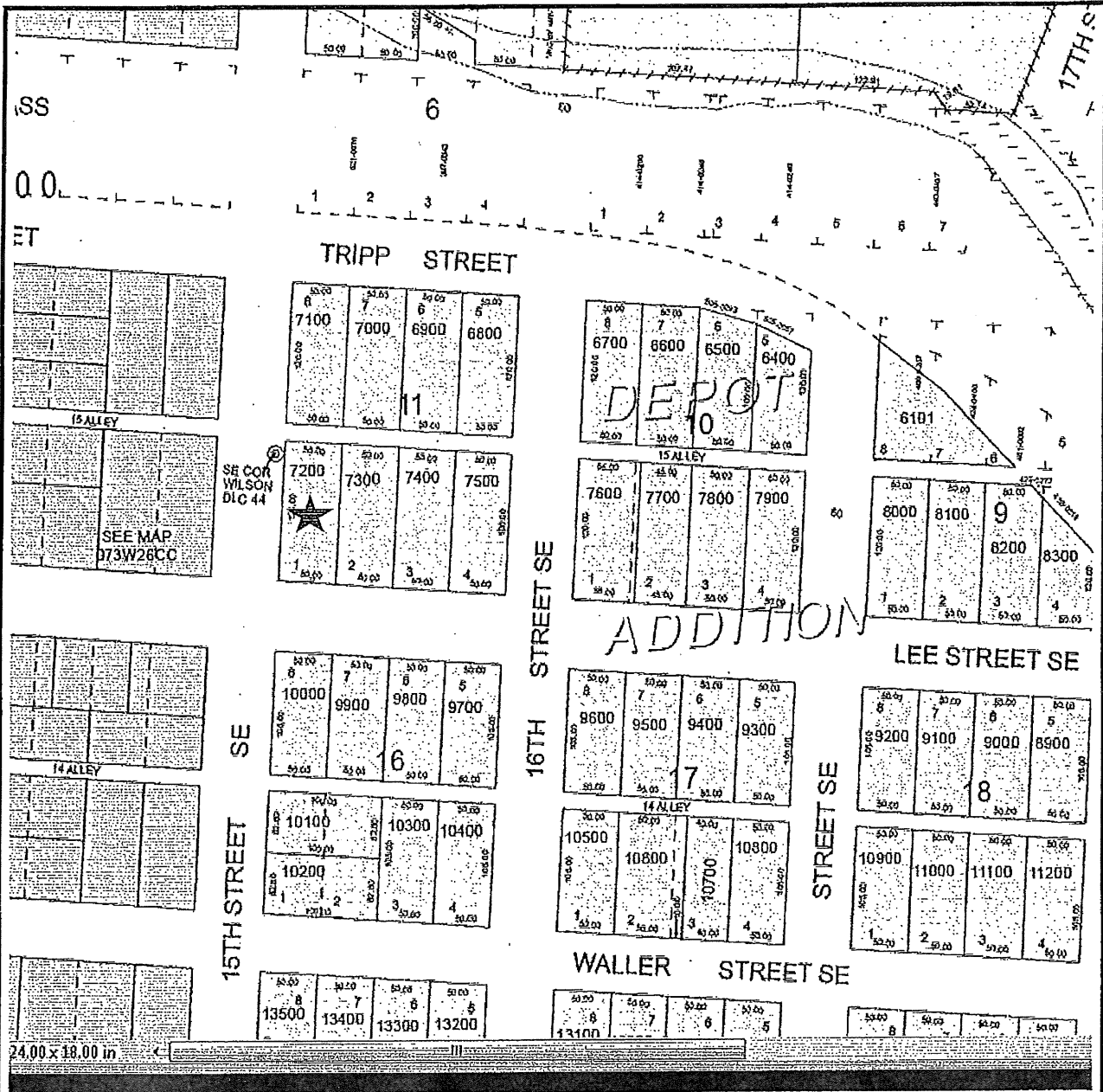
Enter Payment Amount  
\$

MAKE CHECK PAYABLE TO:  
MARION COUNTY TAX COLLECTOR  
PO BOX 3416  
PORTLAND OR 97208-3416

RUNDGREN, JERRY L  
PO BOX 20084  
KEIZER, OR 97307

24000001710320000407175000036769100003277928

150-553-003 (Rev. 1-99)



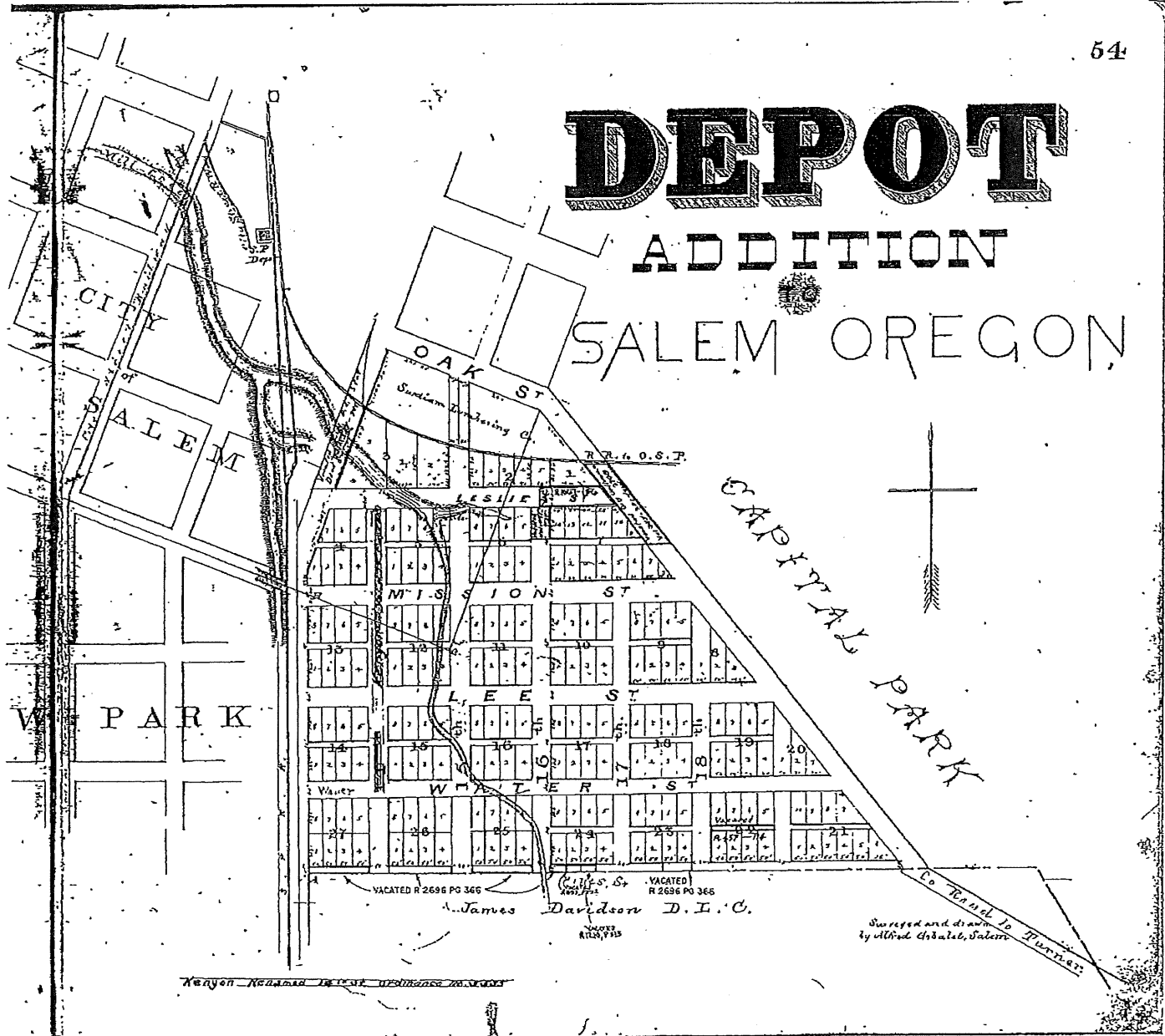
1525 Lee St SE  
Salem, OR 97302

THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THEREOF

# DEPOT

## ADDITION

### SALEM OREGON





Checked to be a true and correct copy of the original

*John Hall*  
City Recorder  
City of Salem, Oregon

Reel Page  
2898 388

A BILL FOR ORDINANCE NO. 33-06

AN ORDINANCE VACATING THE NORTHERN PORTION OF HINES STREET S E, BETWEEN UNION PACIFIC RAILROAD AND 18<sup>TH</sup> STREET S E, SALEM, OREGON

THE CITY OF SALEM ORDAINS AS FOLLOWS

Section 1 Findings

(a) The City of Salem initiated vacation of an approximate twenty-foot strip of public right-of-way along the westerly side of Hines Street S E, between the Union Pacific Railroad and 18<sup>th</sup> Street S E, Salem, Oregon (the Property), more particularly described as

A portion of Hines Street SE, lying north of the Jaros Davidson Donation Land Claim No. 48 Claim Line and the South Line of the Alvan F. Waller Donation Land Claim No. 46 Claim Line in Section 26, Township 7 South, Range 3 West of the Willamette Meridian, City of Salem, Marion County, Oregon, and the South Line of Depot Addition to Salem, as recorded in Volume 2, Page 54, Book of Town Plats, Marion County, Oregon

Tract 1

Beginning at the southwest corner of Block 27, Depot Addition to Salem, and running thence along the southerly extension of the West Line of said Block 27 a distance of 20.30 feet, thence East parallel with the South Line of said Block 27 a distance of 200.00 feet to the point of intersection of the southerly extension of the East Line of said Block 27, thence North 20.30 feet along the southerly extension of the East Line of said Block 27 to the southeast corner of Block 27, thence West 200.00 feet along the South Line of Block 27 to the Point of Beginning

Tract 2

Beginning at the southwest corner of Block 26, Depot Addition to Salem, and running thence along the southerly extension of the West Line of said Block 26 a distance of 20.30 feet, thence East 200.00 feet parallel with the South Line of said Block 26 to the point of intersection of the southerly extension of the East Line of said Block 26, thence North 20.30 feet along the southerly extension of the East Line of said Block 26 to the southeast corner of Block 26, thence West 200.00 feet along the South Line of Block 26 to the Point of Beginning

Tract 3

Beginning at the southwest corner of Block 25, Depot Addition to Salem, and running thence along the southerly extension of the West Line of said Block 25 a distance of 20.00 feet, thence East 200.00 feet parallel with the South Line of said Block 25 to the point of intersection of the southerly extension of the East Line of said Block 25,

ORDINANCE - Page 1

Return to  
City of Salem Recorder's Office  
555 Liberty St SE, Room 205  
Salem, OR 97301-3503

thence North 20.00 feet along the southerly extension of the East Line of Block 25 to the southeast corner of said Block 25, thence West 200.00 feet along the South Line of Block 25 to the Point of Beginning

Tract 4

Beginning at the southwest corner of Lot 1, Block 24, Depot Addition to Salem, and running thence along the southerly extension of the West Line of said Block 24 a distance of 20.00 feet, thence East 50.00 feet parallel with the South Line of said Block 24 to the point of intersection of the southerly extension of the East Line of Lot 1, thence North 20.00 feet along the southerly extension of the East Line to the southeast corner of said Lot 1, thence West 50.00 feet along the South Line of said Lot 1, Block 24, to the Point of Beginning

Tract 5

Beginning at the southwest corner of Lot 3, Block 23, Depot Addition to Salem, and running thence along the southerly extension of the West Line of said Lot 3 a distance of 20.00 feet, thence East and parallel with the South Line of said Block 23 a distance of 100.00 feet to the point of intersection of the southerly extension of the East Line of said Block 23, thence North 20.00 feet along the southerly extension of the East Line of said Block 23 to the southeast corner of Lot 4, Block 23, thence West 100.00 feet along the South Line of Lots 4 and 3 to the Point of Beginning

(b) The Planning Commission reviewed the proposed vacation of the Property on May 2, 2006 and recommended approval of the vacation, subject to the condition reserving a public utility easement for maintenance of all existing and future municipal utilities, public utilities as defined by ORS 757.025, and telecommunications carriers as defined by ORS 133.721 (collectively, "municipal and public utilities")

(c) A public hearing before the City Council to consider the vacation of the Property was set for May 22, 2006, and pursuant to ORS 271.110(1), notice of the hearing was provided as required by law

(d) Hearing upon the proposed vacation of the Property was held on May 22, 2006, at which time all interested persons were afforded the opportunity to present evidence and provide testimony in favor of or in opposition to the proposed vacation, and upon consideration of such evidence and testimony and after due deliberation, the City Council finds as follows

(1) The Property contains approximately 15,120 square feet and abuts land that is

ORDINANCE - Page 2

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

Ordinance 2006-010  
 (1) Vacating the right-of-way shall depend on the City's 65-  
 Ordinance 1998-001 and shall be a right-of-way line for the northern edge  
 of Hines Street SE.  
 (2) All utilities have been located in accordance with the provisions of these  
 Ordinance. A public utility easement shall be reserved in accordance with the City's  
 Ordinance 1998-001.  
 (3) The vacated area shall be incorporated into the planning process by the north of the  
 proposed vacation area.  
 (4) The proposed vacation complies with the Urban Area Comprehensive Plan.  
 (5) The property is not subject to any encumbrances, and the proposed vacation will  
 not require any additional improvement, public utility, bridge and vehicle circulation, or  
 transportation system connectivity and complies with the "Transportation Planning Rule"  
 OAR 660-120-0010 through OAR 660-120-0070.  
 (6) The property is not needed for future highway purposes, and public interest will not  
 be prejudiced if the property is vacated.  
 (7) Vacation of the property will not substantially affect the market value of adjacent  
 properties.

Section 2. Vacation. That certain property, more particularly described in Section 1(1) of this Ordinance  
 is hereby vacated, subject to the provisions set forth in Section 3 of this Ordinance.

Section 3. Public Utility Easement Reserved. There is hereby reserved, under, over, upon and across the  
 entire property described in Section 1(1) of this Ordinance, a non-exclusive, perpetual, public utility  
 easement, for the installation, maintenance, repair or replacement of underground and public utility facilities,  
 including but not limited to, lines and mains for water, sewer, telecommunications, electric and natural  
 gas.

Section 4. Vacation Effective Date. This vacation shall not be effective until the City Treasurer has  
 received all requirements of SSC 76 (AR) and a certified copy of this ordinance is filed in the Property  
 Ordinance - Page 3

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23

received by the City Treasurer with the necessary fee, amount and receipt. The City Treasurer shall provide  
 copies to the Marion County Assessor, the Marion County Surveyor and any affected public utility.  
 PASSED by the Council this 15th day of July, 2006.

ATTEST  
*Jillie Bell*  
 City Recorder  
 Approved by City Attorney

Witnessed by J. W. ...  
 City Clerk

REEL:2696 PAGE: 366  
 August 25, 2006, 01:25 pm.

CONTROL# 175597  
 State of Oregon  
 County of Marion  
 I hereby certify that the attached  
 instrument was received and duly  
 recorded by me in Marion County  
 records  
 FEE \$ 118.00  
 BILL BURGESS  
 COUNTY CLERK  
 THIS IS NOT A COPY.



April 26, 2018

Marion County Tax Office  
PO Box 2511  
Salem, OR 97308

**SUBJECT: 1525 Lee Street SE  
Dangerous Building Case DB-2016-096019-CE00**

To Whom It May Concern:

This letter is to inform you that the building at 1525 Lee Street SE was declared dangerous on September 13, 2017 by the City of Salem. The Dangerous Building notice posted and served to Jerry Rundgren, whom is the lawfully listed owner of the property on Marion County Assessor's Record and specified a compliance date of November 17, 2017. No action has been taken to demolish or repair the structure as required in the notice. The property is considered to be in compliance when it has been repaired to the City's satisfaction or demolished.

This letter is also to advise you that failure to demolish or repair the structure within the next 30 (thirty) days shall result in the scheduling of a public hearing to obtain a demolition order for the property pursuant to Salem Revised Code 56.255. You will be advised when and where this demolition hearing will take place. We will re-evaluate the structure on May 29, 2018.

This letter is being sent to you because a title report which was generated on March 15, 2018 showed that the property owner owes Marion County \$3631.50, plus interest, in property taxes against this property.

Please feel free to contact me with any questions at 503-540-2408, at [jbrogers@cityofsalem.net](mailto:jbrogers@cityofsalem.net), or at my mailing address listed below.

Sincerely,

Brady Rogers  
Neighborhood Enhancement Division Administrator  
Community Development Department  
555 Liberty St SE, Room 305  
Salem, OR 97301-3513

Enclosures:

cc: 1. Copy of original enforcement order.

COMPLIANCE SERVICES • 503-588-6421

555 Liberty St. SE / Room 305 • Salem, OR 97301-3513 • Fax (503) 315-2571

DB-2016-096819-CE00

1525 Lee St

**SENDER: COMPLETE THIS SECTION**

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MARION COUNTY TAX OFFICE  
 PO BOX 2511  
 MARION OR 97308



9590 9402 3723 7335 8190 34

2. Article Number (Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *M Engberg*

Agent

Addressee

B. Received by (Printed Name)

*M Engberg*

C. Date of Delivery

*4-30-18*

D. Is delivery address different from Item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

PS Form 38

7012 2920 0001 8253 3566 *BL*

Domestic Return Receipt



# NOTICE AND ASSESSMENT OF CIVIL PENALTY

|                  |   |                                   |
|------------------|---|-----------------------------------|
| CITY OF SALEM    | ) | CASE/PENALTY NO. 2016-096019-CE00 |
|                  | ) |                                   |
| COUNTY OF MARION | ) | INVOICE NO. 4104786               |
|                  | ) |                                   |
| STATE OF OREGON  | ) |                                   |

**TO:** Jerry Lee Rundgren  
1525 Lee St SE  
Salem, OR 97301

**RE:** Property located at:  
1525 Lee St SE  
Salem, OR 97301

**DATE:** December 1, 2017

|   |   |            |
|---|---|------------|
| <b>THE UNDERSIGNED CERTIFIES AND SAYS THAT THE FOLLOWING PERSON:</b>  |   |            |
| NAME: Jerry Lee Rundgren  | TELEPHONE NO: None                                  |            |
| MAILING ADDRESS: 1525 Lee St SE   |   |            |
| CITY: Salem   | STATE: OR   | ZIP: 97301 |
| <b>AT THE FOLLOWING PLACE WITHIN THE CORPORATE LIMITS OF THE CITY OF SALEM AND IN THE ABOVE-MENTIONED STATE AND COUNTY:</b> |   |            |
| ON OR ABOUT: December 28, 2017  | AT OR NEAR LOCATION: 1525 Lee St SE Salem, OR 97301 |            |

**DID THEN AND THERE:**

| 1. Violate SRC 56.195:<br>Prohibited Acts | Description of Violation: On September 14, 2017, the residential house was declared as a Dangerous Building and an Enforcement Order signed by the City Health Officer and the City Building Official stating that structural failure of the north exterior wall and roof had occurred due to a fire rendering the building dangerous was issued to the property owner. The Enforcement Order demanded that the building be repaired or demolished with permits obtained for either action to render it no longer dangerous. As of the date on this notice, no permits have been obtained and no work has been done to the residential house to abate the violations. | Amount of Civil Penalty:<br>\$ 2000.00 |
|---|---|--|
|   |   |  |

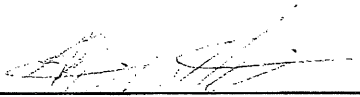
An Enforcement Order was issued to the above-named on September 14, 2017.

Correction of the above-stated Salem Revised Code violations was to be made by November 17, 2017. These corrections have not been made as of the date of this Notice.

**TOTAL AMOUNT OF CIVIL PENALTIES, BASED ON THE ATTACHED MATRIX, AND ASSESSED BY THIS NOTICE AND ASSESSMENT OF CIVIL PENALTY ARE: \$2000.00.**

I SWEAR/AFFIRM UNDER PENALTIES FOR FALSE SWEARING THAT I HAVE SUFFICIENT GROUNDS TO AND DO BELIEVE THAT THE ABOVE-MENTIONED PERSON COMMITTED THE ABOVE VIOLATION(S) AND FAILED TO CORRECT SAID VIOLATIONS WITHIN THE TIME LIMITS SET FORTH IN THE ENFORCEMENT ORDER ISSUED PREVIOUSLY AS SET FORTH ABOVE.

12/1/2017  
DATE ISSUED

  
Anthony Hinkle, Code Compliance Officer  
ENFORCEMENT OFFICER OF THE CITY OF SALEM

**YOU HAVE THE RIGHT TO APPEAL THIS NOTICE AND ASSESSMENT OF CIVIL PENALTY TO THE CITY'S HEARINGS OFFICER**

---

### PAYMENT PROCEDURE / RIGHT TO APPEAL

#### 1. PAYMENT: PAYMENT IS DUE WITHIN THIRTY (30) BUSINESS DAYS.

Payment in full of the total amount of all civil penalties assessed must be made by delivering payment, within thirty (30) business days of the date this Notice and Assessment of Civil Penalty was issued, to the following address:

CITY OF SALEM  
ADMINISTRATIVE SERVICES  
FINANCE DIVISION  
555 LIBERTY STREET SE, ROOM 230  
SALEM, OR 97301-3503

#### 2. APPEAL RIGHTS AND PROCEDURE:

You have the right to appeal this Notice of Civil Penalty to the City of Salem's Hearings Officer. A notice of appeal must be filed with the City Recorder **within fifteen (15) business days** after receiving this Notice. The notice of appeal shall contain:

- (1) The name and address of the appellant;
- (2) A copy of this Notice and Assessment of Civil Penalty; and
- (3) The basis for the appeal, stating with specificity:
  - (A) Why the imposition of the civil penalty is in error as the violation(s) were corrected within the time stated in the enforcement order; or
  - (B) Why the amount of the civil penalty is not supported by a factual basis based on the criteria set forth in SRC 20J.150.

The notice of appeal SHALL be accompanied by an appeal fee, as established by resolution of the Salem City Council. The appeal fee is not refundable unless the Hearings Officer finds that this Notice and Assessment of Civil Penalty was not well founded in law or fact, in which case the appeal fee shall be refunded in full.

**ANY NOTICE OF APPEAL FILED AFTER THE TIME PERIOD SET FORTH ABOVE SHALL BE DISMISSED BY THE HEARINGS OFFICER AS UNTIMELY. FAILURE TO FILE A NOTICE OF APPEAL SHALL BE A WAIVER OF ALL RIGHT TO REVIEW THE IMPOSITION OR AMOUNT OF THE CIVIL PENALTY.**

#### 3. HEARING ON APPEAL:

Upon the filing of a notice of appeal, the Hearings Officer shall set a time, date, and place for a hearing. The hearing date shall be set not less than twenty (20) business days nor more than sixty (60) business days after the date the notice of appeal is filed, unless continued with the consent of all parties or upon the motion of any party for good cause shown.

**4. FINALITY OF CIVIL PENALTY:**

This Notice and Assessment of Civil Penalty shall become final upon the expiration of the time for filing an appeal. If a notice of appeal is timely filed, the civil penalty shall become final upon the issuance of the Hearing Officer's decision affirming the civil penalty.

**5. QUESTIONS:**

If you have any questions about this Notice and Assessment of Civil Penalty, you may contact the Community Development Department at following address or telephone number:

**DEPARTMENT OF COMMUNITY DEVELOPMENT  
CODE COMPLIANCE DIVISION  
555 LIBERTY STREET SE, ROOM 305  
SALEM, OREGON 97301-3503  
TELEPHONE NUMBER: (503) 588-6421**

**Penalty Matrix SRC 20J.150**  
**CSD # 2016-096019-CE00 Invoice # 4104786**  
**Violation of SRC 56.195: Prohibited Acts**

**Gravity or Magnitude of Violation/s**  
**Potential for Harm or Impact to the Community**

| Other Factors<br>Total | <u>Minor</u> | <u>Moderate</u> | <u>Major</u>      |
|------------------------|--------------|-----------------|-------------------|
| 0 - .5                 | \$ 50.00     | \$ 100.00       | \$ 200.00         |
| 1 - 1.5                | \$150.00     | \$ 300.00       | \$ 600.00         |
| 2 - 2.5                | \$250.00     | \$ 500.00       | \$1,000.00        |
| 3 - 3.5                | \$375.00     | \$ 750.00       | \$1,500.00        |
| 4 +                    | \$500.00     | \$1,000.00      | <b>\$2,000.00</b> |

To use matrix for one time penalty, assign a value to each of the four following mitigating factors. Total the four values assigned and find row that matches numerically. Then select the column that best fits the nature of the violation.

|                     |                            |                               |                        |                                  |
|---------------------|----------------------------|-------------------------------|------------------------|----------------------------------|
| <b>Intent:</b>      | Accidental Violation (0)   | Negligent Act (.5)            | <u>Knowing Act (1)</u> | Intentional Act (1.5)            |
| <b>Cooperation:</b> | Cooperative (0)            | Indifferent Cooperation (.5)  |                        | <u>Un-Cooperative (1)</u>        |
| <b>Mitigation:</b>  | Steps Taken to Correct (0) | Some Action (.5)              |                        | <u>Refusal to Take Steps (1)</u> |
| <b>History:</b>     | No Prior Violations (0)    | Prior Related Violations (.5) |                        | <u>Prior Same Violation (1)</u>  |

For daily penalty applications, follow the same steps, and use 25% of the result. Administrator may, at his or her option, impose a penalty greater than 25% of the result of this table should specific circumstances warrant.

**Minor Violation** – Has no or low risk to public health, safety, or welfare.

**Moderate Violation** – Has potential or limited risk to public health, safety, or welfare.

**Major Violation** – Has definite risk to public health, safety, or welfare.

Date Issued: December 1, 2017

  
 \_\_\_\_\_  
 Anthony Hinkle, Code Compliance Officer  
 ENFORCEMENT OFFICER OF THE CITY OF SALEM

# INVOICE

City of Salem Miscellaneous Receivables

|              |       |
|--------------|-------|
| Customer#    | 76110 |
| Address Code | 99152 |

|                       |           |
|-----------------------|-----------|
| Invoice#              | 4104786   |
| Original Invoice Date | 02-DEC-17 |
| Payment Due By        | 19-JAN-18 |

**Bill To:**  
RUNDGREN, JERRY LEE  
1525 LEE STREET SE  
SALEM, OR 97301

**Billing for:**  
COMPLIANCE SERVICES  
CODE COMPLIANCE CIVIL PENALTY  
1525 LEE ST SE  
CODE COMPLIANCE CASE  
#2016-096019-CE00

You may now pay online at <http://www.cityofsalem.net/payments> OR Dial 800-430-1685 to pay by phone.

|   | Description              | Quantity | Unit Cost               | Total             |
|---|--------------------------|----------|-------------------------|-------------------|
| 1 | BUILDING CODE PROCEDURES | 1        | \$2,000.00              | \$2,000.00        |
|   |                          |          | Please Pay This Amount: | <b>\$2,000.00</b> |

Telephone: 503-588-6210

**Please Put Invoice# 4104786 On Your Check**

Make Checks Payable To: City of Salem

Retain This Portion for your Records

Please Return This Portion With Payment



FINANCE DEPARTMENT  
City Hall / Room 230  
555 Liberty St. SE  
Salem, OR 97301-3503

**Payment Due: 19-JAN-18**

|           |            |                      |
|-----------|------------|----------------------|
| Invoice # | Amount Due | Amount Paid          |
| 4104786   | \$2,000.00 | <input type="text"/> |

Customer #: 76110  
Address Code: 99152  
RUNDGREN, JERRY LEE

CITY OF SALEM  
ACCOUNTS RECEIVABLE  
PO BOX 3256  
PORTLAND, OR 97208-3256

010000100041047860076110000009915200002000008

*Salem Community Development Department  
Compliance Services*

555 Liberty Street SE, Room 305, Salem, Oregon 97301

Office: (503) 588-6421 Fax: (503) 315-2571

[www.cityofsalem.net](http://www.cityofsalem.net)

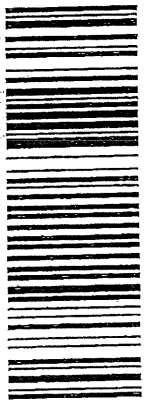
**ATTACHMENT A: SALEM REVISED CODE INFORMATION**

| <b>Violation</b>  | <b>Description</b>  |
|-------------------|---|
| 56.195 VIOLATIONS | <p>(a) No person shall make a connection to or from an energy, fuel or power supply or any equipment regulated by the Building Code that has been disconnected or ordered disconnected by the Building Official, until the Building Official specifically authorizes the reconnection or use of such equipment.</p> <p>(b) No owner shall allow any building, or any part thereof, to be in an unsafe or unsanitary condition, or to allow any devices or safeguards which are required by the Building Code to be maintained in a manner not in conformance with the Building Code in effect on the date when installed.</p> <p>(c) No person shall perform or cause to be performed work for which a building permit is required under any provision of the Building Code without first obtaining a permit.</p> <p>(d) No person applying for a building permit required by the Building Code shall knowingly make any false, incomplete, or misleading statements on the application.</p> <p>(e) No person shall violate any provision of the Building Code.</p> <p>(f) No person shall disobey any lawful notice or order of the Building Official.</p> <p>(g) A violation of this section is subject to a civil penalty.</p> |

CERTIFIED MAIL



AT YOUR SERVICE  
Compliance Services • 503-588-6491  
555 Liberty St SE / Room 305  
Salem, OR 97301-3513



7006 1300 0000 6979 4815

JERRY LEE RUNDGREN  
1525 LEE ST SE  
SALEM OR 97301

Handwritten: 2-4-17

USA POSTAGE & METS PAYABLE  
ZIP 97301 \$006.77  
00013666101101017

NIXIE 970 DE 1 0012/26/17  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

9400922489360150 ST00281025 4815 973013513  
BC: 97301351355 \*0529-03055-01-46

# NOTICE AND ASSESSMENT OF CIVIL PENALTY

|                  |   |                                     |
|------------------|---|-------------------------------------|
| CITY OF SALEM    | ) | CASE/PENALTY NO. 2016-096019-CE00-B |
| COUNTY OF MARION | ) | INVOICE NO. 4105006                 |
| STATE OF OREGON  | ) |                                     |

TO: Jerry Lee Rundgren  
1525 Lee St SE  
Salem, OR 97301

PO Box 20084  
Keizer, OR 97307

RE: Property located at:  
1525 Lee St SE  
Salem, OR 97301

DATE: January 25, 2018

|   |   |            |
|---|---|------------|
| <b>THE UNDERSIGNED CERTIFIES AND SAYS THAT THE FOLLOWING PERSON:</b>  |   |            |
| NAME: Jerry Lee Rundgren  | TELEPHONE NO: None                                  |            |
| MAILING ADDRESS: PO Box 20084   |   |            |
| CITY: Keizer  | STATE: OR   | ZIP: 97307 |
| <b>AT THE FOLLOWING PLACE WITHIN THE CORPORATE LIMITS OF THE CITY OF SALEM AND IN THE ABOVE-MENTIONED STATE AND COUNTY:</b> |   |            |
| ON OR ABOUT: January 22, 2018   | AT OR NEAR LOCATION: 1525 Lee St SE Salem, OR 97301 |            |

**DID THEN AND THERE:**

|  |   |   |
|--|---|---|
| <p>1. Violate SRC 56.195:<br/><b>Prohibited Acts</b></p> | <p>Description of Violation: <b>On September 14, 2017, the residential house was declared as a Dangerous Building and an Enforcement Order signed by the City Health Officer and the City Building Official stating that structural failure of the north exterior wall and roof had occurred due to a fire rendering the building dangerous was issued to the property owner. The Enforcement Order demanded that the building be repaired or demolished with permits obtained for either action to render it no longer dangerous. As of the date on this notice, no permits have been obtained and no work has been done to the residential house to abate the violations.</b></p> | <p>Amount of Civil Penalty:<br/><b>\$ 2000.00</b></p> |
|--|---|---|

An Enforcement Order was issued to the above-named on September 14, 2017.

Correction of the above-stated Salem Revised Code violations was to be made by November 17, 2017. These corrections have not been made as of the date of this Notice.



TOTAL AMOUNT OF CIVIL PENALTIES, BASED ON THE ATTACHED MATRIX, AND ASSESSED BY THIS NOTICE AND ASSESSMENT OF CIVIL PENALTY ARE: \$2000.00.

I SWEAR/AFFIRM UNDER PENALTIES FOR FALSE SWEARING THAT I HAVE SUFFICIENT GROUNDS TO AND DO BELIEVE THAT THE ABOVE-MENTIONED PERSON COMMITTED THE ABOVE VIOLATION(S) AND FAILED TO CORRECT SAID VIOLATIONS WITHIN THE TIME LIMITS SET FORTH IN THE ENFORCEMENT ORDER ISSUED PREVIOUSLY AS SET FORTH ABOVE.

1/25/2018  
DATE ISSUED

  
Anthony Hinkle, Code Compliance Officer  
ENFORCEMENT OFFICER OF THE CITY OF SALEM

YOU HAVE THE RIGHT TO APPEAL THIS NOTICE AND ASSESSMENT OF CIVIL PENALTY TO THE CITY'S HEARINGS OFFICER

---

**PAYMENT PROCEDURE / RIGHT TO APPEAL**

**1. PAYMENT: PAYMENT IS DUE WITHIN THIRTY (30) BUSINESS DAYS.**

Payment in full of the total amount of all civil penalties assessed must be made by delivering payment, within thirty (30) business days of the date this Notice and Assessment of Civil Penalty was issued, to the following address:

CITY OF SALEM  
ADMINISTRATIVE SERVICES  
FINANCE DIVISION  
555 LIBERTY STREET SE, ROOM 230  
SALEM, OR 97301-3503

**2. APPEAL RIGHTS AND PROCEDURE:**

You have the right to appeal this Notice of Civil Penalty to the City of Salem's Hearings Officer. A notice of appeal must be filed with the City Recorder **within fifteen (15) business days** after receiving this Notice. The notice of appeal shall contain:

- (1) The name and address of the appellant;
- (2) A copy of this Notice and Assessment of Civil Penalty; and
- (3) The basis for the appeal, stating with specificity:
  - (A) Why the imposition of the civil penalty is in error as the violation(s) were corrected within the time stated in the enforcement order; or
  - (B) Why the amount of the civil penalty is not supported by a factual basis based on the criteria set forth in SRC 20J.150.

The notice of appeal SHALL be accompanied by an appeal fee, as established by resolution of the Salem City Council. The appeal fee is not refundable unless the Hearings Officer finds that this Notice and Assessment of Civil Penalty was not well founded in law or fact, in which case the appeal fee shall be refunded in full.

**ANY NOTICE OF APPEAL FILED AFTER THE TIME PERIOD SET FORTH ABOVE SHALL BE DISMISSED BY THE HEARINGS OFFICER AS UNTIMELY. FAILURE TO FILE A NOTICE OF APPEAL SHALL BE A WAIVER OF ALL RIGHT TO REVIEW THE IMPOSITION OR AMOUNT OF THE CIVIL PENALTY.**

**3. HEARING ON APPEAL:**

Upon the filing of a notice of appeal, the Hearings Officer shall set a time, date, and place for a hearing. The hearing date shall be set not less than twenty (20) business days nor more than sixty (60) business days after the

date the notice of appeal is filed, unless continued with the consent of all parties or upon the motion of any party for good cause shown.

**4. FINALITY OF CIVIL PENALTY:**

This Notice and Assessment of Civil Penalty shall become final upon the expiration of the time for filing an appeal. If a notice of appeal is timely filed, the civil penalty shall become final upon the issuance of the Hearing Officer's decision affirming the civil penalty.

**5. QUESTIONS:**

If you have any questions about this Notice and Assessment of Civil Penalty, you may contact the Community Development Department at following address or telephone number:

**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
CODE COMPLIANCE DIVISION  
555 LIBERTY STREET SE, ROOM 305  
SALEM, OREGON 97301-3503  
TELEPHONE NUMBER: (503) 588-6421

**Penalty Matrix SRC 20J.150**  
**CSD # 2016-096019-CE00-B Invoice # 4105006**  
**Violation of SRC 56.195: Prohibited Acts**

**Gravity or Magnitude of Violation/s**  
**Potential for Harm or Impact to the Community**

| Other Factors<br>Total | <u>Minor</u> | <u>Moderate</u> | <u>Major</u>      |
|------------------------|--------------|-----------------|-------------------|
| 0 - .5                 | \$ 50.00     | \$ 100.00       | \$ 200.00         |
| 1 - 1.5                | \$150.00     | \$ 300.00       | \$ 600.00         |
| 2 - 2.5                | \$250.00     | \$ 500.00       | \$1,000.00        |
| 3 - 3.5                | \$375.00     | \$ 750.00       | \$1,500.00        |
| 4 +                    | \$500.00     | \$1,000.00      | <b>\$2,000.00</b> |

To use matrix for one time penalty, assign a value to each of the four following mitigating factors. Total the four values assigned and find row that matches numerically. Then select the column that best fits the nature of the violation.

|                     |                            |                               |                        |                                  |
|---------------------|----------------------------|-------------------------------|------------------------|----------------------------------|
| <b>Intent:</b>      | Accidental Violation (0)   | Negligent Act (.5)            | <u>Knowing Act (1)</u> | Intentional Act (1.5)            |
| <b>Cooperation:</b> | Cooperative (0)            | Indifferent Cooperation (.5)  |                        | <u>Un-Cooperative (1)</u>        |
| <b>Mitigation:</b>  | Steps Taken to Correct (0) | Some Action (.5)              |                        | <u>Refusal to Take Steps (1)</u> |
| <b>History:</b>     | No Prior Violations (0)    | Prior Related Violations (.5) |                        | <u>Prior Same Violation (1)</u>  |

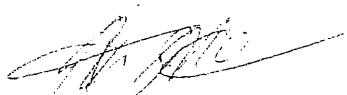
For daily penalty applications, follow the same steps, and use 25% of the result. Administrator may, at his or her option, impose a penalty greater than 25% of the result of this table should specific circumstances warrant.

**Minor Violation** – Has no or low risk to public health, safety, or welfare.

**Moderate Violation** – Has potential or limited risk to public health, safety, or welfare.

**Major Violation** – Has definite risk to public health, safety, or welfare.

Date Issued: January 25, 2018



\_\_\_\_\_  
 Anthony Hinkle, Code Compliance Officer  
 ENFORCEMENT OFFICER OF THE CITY OF SALEM

# INVOICE

City of Salem Miscellaneous Receivables

|              |       |
|--------------|-------|
| Customer#    | 76110 |
| Address Code | 99152 |

|                       |           |
|-----------------------|-----------|
| Invoice#              | 4105006   |
| Original Invoice Date | 28-JAN-18 |
| Payment Due By        | 14-MAR-18 |

**Bill To:**  
RUNDGREN, JERRY LEE  
1525 LEE STREET SE  
SALEM, OR 97301

**Billing for:**  
COMPLIANCE SERVICES  
BUILDING CODE PROCEDURES  
CASE # 2016-096019-CE00-B  
1525 LEE STREET SE, SALEM, OR 97301

You may now pay online at <http://www.cityofsalem.net/payments> OR Dial 800-430-1685 to pay by phone.

|   | Description              | Quantity | Unit Cost               | Total             |
|---|--------------------------|----------|-------------------------|-------------------|
| 1 | BUILDING CODE PROCEDURES | 1        | \$2,000.00              | \$2,000.00        |
|   |                          |          | Please Pay This Amount: | <b>\$2,000.00</b> |

Telephone: 503-588-6210

**Please Put Invoice# 4105006 On Your Check**  
Make Checks Payable To: City of Salem

Retain This Portion for your Records

Please Return This Portion With Payment



FINANCE DEPARTMENT  
City Hall / Room 230  
555 Liberty St. SE  
Salem, OR 97301-3503

**Payment Due: 14-MAR-18**

|           |                   |                      |
|-----------|-------------------|----------------------|
| Invoice # | Amount Due        | Amount Paid          |
| 4105006   | <b>\$2,000.00</b> | <input type="text"/> |

Customer #: 76110  
Address Code: 99152  
RUNDGREN, JERRY LEE

CITY OF SALEM  
ACCOUNTS RECEIVABLE  
PO BOX 3256  
PORTLAND, OR 97208-3256

010000100041050060076110000009915200002000009

*Salem Community Development Department*  
*Compliance Services*  
555 Liberty Street SE, Room 305, Salem, Oregon 97301  
Office: (503) 588-6421 Fax: (503) 315-2571  
[www.cityofsalem.net](http://www.cityofsalem.net)

**ATTACHMENT A: SALEM REVISED CODE INFORMATION**

| <b>Violation</b>  | <b>Description</b>  |
|-------------------|---|
| 56.195 VIOLATIONS | <p>(a) No person shall make a connection to or from an energy, fuel or power supply or any equipment regulated by the Building Code that has been disconnected or ordered disconnected by the Building Official, until the Building Official specifically authorizes the reconnection or use of such equipment.</p> <p>(b) No owner shall allow any building, or any part thereof, to be in an unsafe or unsanitary condition, or to allow any devices or safeguards which are required by the Building Code to be maintained in a manner not in conformance with the Building Code in effect on the date when installed.</p> <p>(c) No person shall perform or cause to be performed work for which a building permit is required under any provision of the Building Code without first obtaining a permit.</p> <p>(d) No person applying for a building permit required by the Building Code shall knowingly make any false, incomplete, or misleading statements on the application.</p> <p>(e) No person shall violate any provision of the Building Code.</p> <p>(f) No person shall disobey any lawful notice or order of the Building Official.</p> <p>(g) A violation of this section is subject to a civil penalty.</p> |

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

2016-09-09-0600-2

1525 Lee St SE

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JERRY LEE RUNDEGREN  
 1525 LEE ST SE  
 SALEM OR 97301

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

Agent  
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type

- Certified Mail®
- Registered
- Insured Mail
- Restricted Delivery? (Extra Fee)  Yes
- Priority Mail Express™
- Return Receipt for Merchandise
- Collect on Delivery

2. Article Number

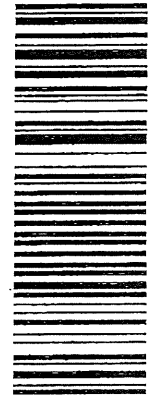
(Transfer from service label)

7008 1300 0000 6979 4143 AA

PS Form 3811, July 2013

Domestic Return Receipt

CERTIFIED MAIL™

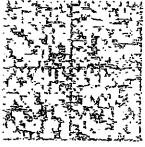


7008 1300 0000 6979 4143

CITY OF Salem AT YOUR SERVICE

Compliance Services • 503-588-6421  
555 Liberty St. SE / Room 305  
Salem, OR 97301-3513

U.S. POSTAGE & PHONE SERVICE  
FIRST CLASS PERMIT NO. 1000 SALEM, OR  
ZIP 97301 \$006.88  
02 1W  
600 155-6676 SALEM, OR 97301



JERRY LEE RUNDEGREN  
1525 MIXIE  
SALEM

POSTAGE WILL BE PAID BY ADDRESSEE

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

ANK BC: 97301351355 \*0129-04242-25-45

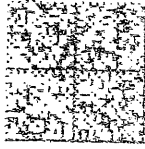


*Handwritten notes:*  
N-18  
7-2-22  
3-6



Compliance Services • 503-588-6421  
555 Liberty St. SE / Room 305  
Salem, OR 97301-3513

POST CLASS



U.S. POSTAGE  
ZIP 97301 \$ 000.68  
02 1W  
000136675 481 25 7018

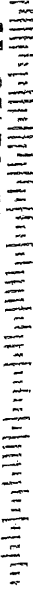
JERRY LEE RUNDEGREN  
1525 LEE ST SE  
SALEM OR 97301

W/CDPE 1800003/23/18  
RETURN TO SENDER  
RUNDEGREN

MOVED LEFT NO ADDRESS  
UNABLE TO FORWARD  
RETURN TO SENDER

FWD 8C: 97301351355  
97301351355

\*0129-01420-25-45





**CITY OF Salem**  
AT YOUR SERVICE  
Compliance Services • 503-588-6442  
555 Liberty St. SE / Room 305  
Salem, OR 97301-3513

**CERTIFIED MAIL**



7006 1300 0000 6979 4105

U.S. POSTAGE PITNEY BOWES  
ZIP 97301 \$006.88  
02 1W  
0001366670 JAN 25 2018

*Handwritten initials: JLA*

JERRY LEE RUNDEGREN  
PO BOX 20084  
KEIZER OR 97307

NIXIE 970 FE 1 0001/31/15  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

POSTNET 97301351355 \*0129-04628-25-45  
POSTNET 97301351355

216-096019-CEN-3

1525 LEE ST SG

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

  
**MARY LEE RUNDEGREN**  
 PO BOX 20084  
 KEIZER OR 97307

2. Article Number

(Transfer from service label)

7008 1300 0000 6979 4105 AH

PS Form 3811, July 2013

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes

If YES, enter delivery address below:  No

3. Service Type

Certified Mail®

Registered

Insured Mail

Priority Mail Express™

Return Receipt for Merchandise

Collect on Delivery

4. Restricted Delivery? (Extra Fee)  Yes





April 26, 2018

Jerry Rundgren  
1525 Lee St SE  
Salem, OR 97301

**SUBJECT: 1525 Lee Street SE  
Dangerous Building Case DB-2016-096019-CE00**

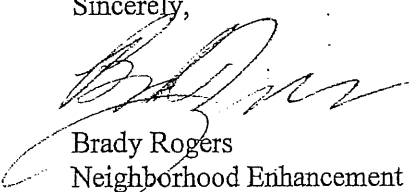
Dear Mr. Rundgren:

This letter is to inform you that the building at 1525 Lee Street SE was declared dangerous on September 13, 2017 by the City of Salem. The Dangerous Building notice posted and served to you, the lawfully listed owner of the property on Marion County Assessor's Record and specified a compliance date of November 17, 2017. No action has been taken to demolish or repair the structure as required in the notice. The property is considered to be in compliance when it has been repaired to the City's satisfaction or demolished.

This letter is also to advise you that failure to demolish or repair the structure within the next 30 (thirty) days shall result in the scheduling of a public hearing to obtain a demolition order for the property pursuant to Salem Revised Code 56.255. You will be advised when and where this demolition hearing will take place. We will re-evaluate the structure on May 29, 2018.

Please feel free to contact me with any questions at 503-540-2408, at [jbrogers@cityofsalem.net](mailto:jbrogers@cityofsalem.net), or at my mailing address listed below.

Sincerely,



Brady Rogers  
Neighborhood Enhancement Division Administrator  
Community Development Department  
555 Liberty St SE, Room 305  
Salem, OR 97301-3513

Enclosures:

cc: 1. Copy of original enforcement order.

April 26, 2018



Jerry Rundgren  
PO Box 20084  
Keizer, OR 97307

**SUBJECT: 1525 Lee Street SE  
Dangerous Building Case DB-2016-096019-CE00**

Dear Mr. Rundgren:

This letter is to inform you that the building at 1525 Lee Street SE was declared dangerous on September 13, 2017 by the City of Salem. The Dangerous Building notice posted and served to you, the lawfully listed owner of the property on Marion County Assessor's Record and specified a compliance date of November 17, 2017. No action has been taken to demolish or repair the structure as required in the notice. The property is considered to be in compliance when it has been repaired to the City's satisfaction or demolished.

This letter is also to advise you that failure to demolish or repair the structure within the next 30 (thirty) days shall result in the scheduling of a public hearing to obtain a demolition order for the property pursuant to Salem Revised Code 56.255. You will be advised when and where this demolition hearing will take place. We will re-evaluate the structure on May 29, 2018.

Please feel free to contact me with any questions at 503-540-2408, at [jbrogers@cityofsalem.net](mailto:jbrogers@cityofsalem.net), or at my mailing address listed below.

Sincerely,

A handwritten signature in black ink, appearing to read "Brady Rogers", is written over a faint, larger version of the same signature.

Brady Rogers  
Neighborhood Enhancement Division Administrator  
Community Development Department  
555 Liberty St SE, Room 305  
Salem, OR 97301-3513

Enclosures:

cc: 1. Copy of original enforcement order.

DB-2016-076019-09

1525 LEE ST SE

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JERRY RUNDGREN  
1525 LEE ST SE  
SALEM OR 97301



9590 9402 3723 7335 8190 41

2. Article Number (Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
 39342 MCSO 5/12/18

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

4000 Aumsville Hwy  
Salem, OR 97317

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®                    | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                           | <input checked="" type="checkbox"/> Signature Confirmation™         |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

PS Form 3811, July 7012 2920 0001 8253 3580 BR Domestic Return Receipt

DB-2016-076019-09

1525 LEE ST SE

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JERRY RUNDGREN  
PO-BOX 20084  
KEIZER OR 97307



9590 9402 3723 7335 8200 09

2. Article Number (Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
 39342 MCSO 5/12/18

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

4000 Aumsville Hwy  
Salem, OR 97317

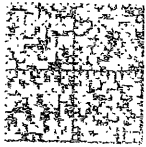
3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®                    | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                           | <input checked="" type="checkbox"/> Signature Confirmation™         |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

PS Form 7012 2920 0001 8253 3573 BR Domestic Return Receipt

CITY OF Salem  
AT YOUR SERVICE

Compliance Services • 503-588-6421  
555 Liberty St. SE / Room 305  
Salem, OR 97301-3513

FIRST CLASS



U.S. POSTAGE & PITNEY BOWES  
ZIP 97301 \$000.470  
02 1W  
0001366670 APR 26 2018

JERRY RUNDGREN  
1525 LEE ST SE  
SALEM OR 97301

RETURN TO SENDER  
RUNDGREN  
MOVED LEFT NO ADDRESS  
UNABLE TO FORWARD  
RETURN TO SENDER  
BC: 97301351355  
0329-01746-26-45

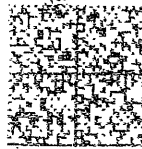
7012 2920 0001 8253 3580

CERTIFIED MAIL™



7012 2920 0001 8253 3580

CITY OF Salem  
AT YOUR SERVICE  
Compliance Services • 503-588-6421  
555 Liberty St. SE / Room 305  
Salem, OR 97301-3513



U.S. POSTAGE & PITNEY BOWES  
ZIP 97301 \$006.670  
02 1W  
0001366670 APR 26 2018

JERRY RUNDGREN  
1525 LEE ST SE  
SALEM OR 97301

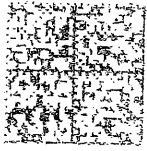
RETURN TO SENDER  
RUNDGREN  
MOVED LEFT NO ADDRESS  
UNABLE TO FORWARD  
RETURN TO SENDER  
BC: 97301351355  
1629-08665-26-41

7012 2920 0001 8253 3580



Compliance Services • 503-588-6421  
555 Liberty St SE / Room 305  
Salem, OR 97301-3513

FIRST CLASS



USE POSTAGE & METRE SERVICE  
FIRST CLASS PERMIT NO. 1000 SALEM, OR  
ZIP 97301 \$000.47  
NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

JERRY RUNDGREN  
PO BOX 20084  
KEIZER OR 97307

MAIL

97307

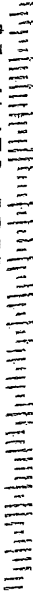
0529-01747-26-45

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

973075886421

BC: 973075886421

\*0529-01747-26-45





# DANGEROUS BUILDING

UNSAFE TO OCCUPY  
DO NOT OCCUPY OR ENTER

It is a misdemeanor to occupy this building, remove or deface  
this notice. SRC 56.200 —.270

City of Salem Building Official \_\_\_\_\_ Date \_\_\_\_\_

Violators shall be arrested and prosecuted.

City of Salem, Community Development Department



---

# EDIFICIO PELIGROSO INSEGURO PARA OCUPAR NO PUEDE OCUPAR O ENTRAR

Es un delito ocupar este edificio, remover o dañar este aviso.

SRC 56.200 —.270

Ciudad de Salem Oficial de Edificios \_\_\_\_\_ Fecha \_\_\_\_\_

Violadores serán arrestados y procesados.

Ciudad de Salem, Departamento de Desarrollo de La Comunidad

