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IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF DESCHUTES

ERNEST and ARLETTA HANNAN,

Plaintiffs,

v.

STATE OF OREGON, by and through the
Oregon Department of Land Conservation and
Development,

Defendant.

Case No. 06CV0401MA

STATE OF OREGON'S MOTION TO DISMISS
(MOOTNESS); MEMORANDUM OF POINTS
AND AUTHORITIES

INTRODUCTION

Plaintiffs Ernest and Arletta Hannan seek compensation under Ballot Measure 37 codified at ORS 197.352 ("Measure 37"). Plaintiffs allege that the State continues to enforce certain land use regulations enacted after plaintiffs acquired the private real property at issue. At the time the Complaint was filed the State's Final Order M 118516 maintained that plaintiffs acquired the property in 1986, while plaintiffs alleged they acquired the property in 1973. In light of new evidence, the State issued Amended Final Order M 118516 on January 19, 2007. The Amended Order determines that plaintiffs acquired the property in 1973. Thus, plaintiffs' Complaint no longer presents an actual dispute and plaintiffs' claim is moot. The State moves to dismiss.

MOTION TO DISMISS

The State moves to dismiss plaintiffs' Complaint on the grounds that this matter is now moot. In support of this Motion, the State relies upon the Complaint and Amended Answer,

1 Amended Final Order M 118516, ORCP 21A (1), ORS 197.352, the files and record of this case,
2 and the following Points and Authorities.

3 **POINTS AND AUTHORITIES**

4 **A. The State Granted Measure 37 “Waiver” Relief to Plaintiffs.**

5 On May 25, 2005, plaintiffs submitted a written demand to the State for compensation
6 pursuant to Measure 37 asserting that state land use regulations restricted them from subdividing
7 their 17.53 acre agricultural property into three separate parcels and developing a dwelling on
8 each parcel. Measure 37 permits owners of private real property to submit a written demand for
9 compensation if a reduction in fair market value of the property is caused by land use regulations
10 enacted after the claimants acquired the property. ORS 197.352 (1), (3) (E). The Department of
11 Land Conservation and Development (DLCD), the public entity charged with enforcing the land
12 use regulations at issue, reviewed plaintiffs’ demand.

13 The State found that plaintiffs’ demand was timely and valid. In lieu of compensation,
14 the State elected “not to apply” land use regulations to the extent necessary “to allow the owner
15 to use the property for a use permitted at the time the owner acquired the property.” ORS
16 197.352 (8); *see also* ORS 197.352 (10). The relief granted to plaintiffs is commonly referred to
17 as a Measure 37 “waiver.”

18 Based on the documentation submitted by plaintiffs and available to the agency during
19 the review process, DLCD determined that plaintiffs acquired the property on November 10,
20 1986 by warranty deed (Ex 1 hereto at p 6). DLCD also concluded that certain land use
21 regulations enacted after November 10, 1986 restricted plaintiffs’ desired use of the property (*id.*,
22 pp 7, 8) and to some extent reduced the property’s fair market value (*id.*, p 8). The State’s Final
23 Order M 118516 waived regulations enacted after November 10, 1986 but continued to enforce
24 land use regulations that were in effect as of November 10, 1986 (*id.*, p 1).

25

26

1 **B. Plaintiffs Alleged They Were Entitled to a Broader Waiver.**

2 Plaintiffs subsequently filed the instant suit alleging that the State incorrectly determined
3 plaintiffs' acquisition date (Compl, ¶¶ 3, 6). Plaintiffs asserted a claim for compensation for the
4 reduction in value of their property pursuant to Measure 37 (*id.*, ¶¶ 1-7). Plaintiffs alleged that
5 they were entitled to relief because the State continues to enforce certain land use regulations
6 enacted since 1973 more than 180 days after plaintiffs submitted their written demand (*id.*, ¶¶ 5,
7 6). At the time plaintiffs filed this lawsuit, the waiver granted by Final Order M 118516 did not
8 include applicable state land use regulations that had been enacted *prior* to November 10, 1986
9 because the State determined the plaintiffs acquired the property on that date. In the Complaint,
10 plaintiffs allege as their basis for relief that the State did not waive "all amendments to ORS
11 Chapter 215 regarding agricultural land, statewide planning goal 3 (agricultural lands) and OAR
12 660, division 33, enacted or adopted after April 25, 1973" (*id.*, ¶ 6).

13 **C. The State Extended the Waiver to 1973.**

14 On January 19, 2007, the State amended its order based solely on new evidence provided
15 by the plaintiffs in the course of the instant litigation (Ex 2 hereto at p 6). The State determined
16 that plaintiffs acquired the property on May 17, 1973¹ and therefore were entitled to a waiver of
17 certain land use regulations enacted or adopted after May 17, 1973. In other words, Amended
18 Final Order M 118516 extends the waiver granted to plaintiffs to regulations enacted between
19 May 17, 1973 and November 10, 1986, including land use regulations that prohibit owners of
20 agricultural property from subdividing and developing their property in the manner desired by
21 plaintiffs. In pertinent part, these land use regulations were first enacted or enforced after May
22 17, 1973.²

23 _____
24 ¹ It is of no consequence the State is not applying land use regulations enacted after May 17,
25 1973 instead of April 25, 1973. *See*, fn 2 *infra*.

26 ² Senate Bill 100 took effect on October 5, 1973. Pursuant to SB 100, ORS 215.515 established
the statewide applicability of the "interim goals," including the goal to preserve agricultural land.
The statewide land use planning goals, including Goal 3, took effect January 25, 1975.

1 In accordance with its new findings, the State issued Amended Final Order M 118516 to
2 reflect the May 17, 1973 acquisition date. The Amended Final Order states, in pertinent part:

3 In lieu of compensation under ORS 197.352, the State of Oregon will not apply
4 the following laws to Ernest and Arletta Hannan's division of the 17.53-acre
5 property into three parcels or to their development of a dwelling on each parcel:
6 applicable provisions of Goal 3, ORS 215 and OAR 660, division 33, enacted
7 after May 17, 1973. These land use regulations will not apply to the claimants
only to the extent necessary to allow them to use the subject property for the use
described in this report, and only to the extent that use was permitted when they
acquired the property on May 17, 1973.

8 Ex 2, p 1. The net result of the Amended Final Order is that the State is not enforcing land use
9 regulations as plaintiffs allege.

10 **D. There Is No Existing Controversy Between the Parties.**

11 Oregon courts are empowered to consider disputes that involve present facts and adverse
12 parties, but "judicial power does not include the authority to adjudicate cases in which there is no
13 existing controversy." *Yancy v. Shatzer*, 337 Or 345, 347 (2004). In *Yancy*, the plaintiff
14 challenged an order of exclusion from two Portland parks. The order expired before the circuit
15 court rendered its judgment. The Court of Appeals held that the case was moot and ordered that
16 the circuit court vacate the judgment. The Supreme Court affirmed.

17 When a case becomes moot, the issue presented is no longer justiciable because no actual
18 and substantial controversy exists between parties having adverse legal interests. *Id.*, 337 Or at
19 349; *see also Brown v. Oregon State Bar*, 293 Or 446, 449 (1982). Absent a justiciable
20 controversy, the court's decision produces no practical effect on the parties' rights. *Yancy*,
21 *supra*, 337 Or at 349; *see also Brumnett v. PSRB*, 315 Or 402, 406 (1993). In this case, the
22 parties agree that plaintiffs' acquisition date for purposes of waiver relief is 1973, and there is no
23 dispute that the State does not continue to enforce the regulations about which plaintiffs
24 complain. Consequently, there is no present controversy, and any determination by the court
25 would not alter the relief granted.

26


1 **CONCLUSION**

2 Plaintiffs' claims are moot because there is no present controversy, the parties are not
3 adverse, and the court cannot render a decision that will have any impact on plaintiffs' rights
4 under Measure 37. Plaintiffs' prayer for relief rests solely on their allegation that the State
5 continues to enforce certain land use regulations, but as of January 19, 2007, the State no longer
6 continues to enforce the land use regulations at issue. Plaintiffs' claims are therefore moot.

7 DATED this 15 day of February, 2007.

8 Respectfully submitted,

9 HARDY MYERS
10 Attorney General

11 
12 _____
13 DARSEE STALEY #87351
14 ERIKA HADLOCK #91297
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16 Trial Attorneys
17 Tel (503) 947-4700
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19 darsee.staley@doj.state.or.us
20 erika.jadlock@doj.state.or.us
21 Of Attorneys for State of Oregon
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23
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BEFORE THE DEPARTMENT OF ADMINISTRATIVE SERVICES,
THE DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT OF
THE STATE OF OREGON

IN THE MATTER OF THE CLAIM FOR) FINAL ORDER
COMPENSATION UNDER ORS 197 352) CLAIM NO. M118516
(BALLOT MEASURE 37) OF)
Ernest and Arletta Hannan, CLAIMANTS)

Claimants: Ernest and Arletta Hannan (the Claimants)

Property: Tax Lot 900, Township 15S, Range 12E, Section 25, Deschutes County
(the Property)

Claim: The demand for compensation and any supporting information received from the
Claimants by the State of Oregon (the Claim)

Claimants submitted the Claim to the State of Oregon under ORS 197 352 Under OAR 125-145-0010 *et seq.*, the Department of Administrative Services (DAS) referred the Claim to the Department of Land Conservation and Development (DLCD) as the regulating entity. This order is based on the record herein, including the Findings and Conclusions set forth in the Final Staff Report and Recommendation of DLCD (the DLCD Report) attached to and by this reference incorporated into this order

ORDER

The Claim is approved as to laws administered by DLCD and the Land Conservation and Development Commission (LCDC) for the reasons set forth in the DLCD Report, and subject to the following terms:

1 In lieu of compensation under ORS 197.352, the State of Oregon will not apply the following laws to Ernest and Arletta Hannan's division of the 17 53-acre property into three parcels or to their development of a dwelling on each parcel: applicable provisions of Goal 3, ORS 215 and OAR 660, division 33, enacted or adopted after November 10, 1986. These land use regulations will not apply to the claimants only to the extent necessary to allow them to use the subject property for the use described in this report, and only to the extent that use was permitted when they acquired the property on November 10, 1986.

2 The action by the State of Oregon provides the state's authorization to the claimants to use the subject property for the use described in this report, subject to the standards in effect on November 10, 1986. On that date, the property was subject to applicable provisions of Goal 3, ORS 215 and OAR 660, division 5

3 To the extent that any law, order, deed, agreement or other legally enforceable public or private requirement provides that the subject property may not be used without a permit, license or other form of authorization or consent, the order will not authorize the use of the property

FINAL ORDER

Page 1 of 3

unless the claimants first obtain that permit, license or other form of authorization or consent. Such requirements may include, but are not limited to: a building permit, a land use decision, a "permit" as defined in ORS 215.402 or 227.160, other permits or authorizations from local, state or federal agencies and restrictions on the use of the subject property imposed by private parties.

4 Any use of the subject property by the claimants under the terms of the order will remain subject to the following laws: (a) those laws not specified in Condition 1 above; (b) any laws enacted or enforced by a public entity other than the Commission or the department; and (c) those laws not subject to ORS 197.352 including, without limitation, those laws exempted under ORS 197.352(3).

5 Without limiting the generality of the foregoing terms and conditions, in order for the claimants to use the subject property, it may be necessary for them to obtain a decision under ORS 197.352 from a city and/or county and/or metropolitan service district that enforces land use regulations applicable to the property. Nothing in this order relieves the claimants from the necessity of obtaining a decision under ORS 197.352 from a local public entity that has jurisdiction to enforce a land use regulation applicable to a use of the subject property by the claimants.

This Order is entered by the Deputy Director of the DLCD as a final order of DLCD and the Land Conservation and Development Commission under ORS 197.352, OAR 660-002-0010(8), and OAR 125, division 145, and by the Deputy Administrator for the State Services Division of the DAS as a final order of DAS under ORS 197.352, OAR 125, division 145, and ORS 293

FOR DLCD AND THE LAND CONSERVATION
AND DEVELOPMENT COMMISSION:

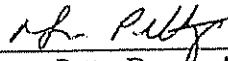
Lane Shetterly, Director



George Naughton, Deputy Director
DLCD

Dated this 4th day of April, 2006

FOR the DEPARTMENT OF ADMINISTRATIVE
SERVICES:



Dugan Petty, Deputy Administrator
DAS, State Services Division

Dated this 4th day of April, 2006

NOTICE OF RIGHT TO APPEAL OR OTHER JUDICIAL RELIEF

You are entitled, or may be entitled, to judicial remedies including the following:

1. Judicial review under ORS 183.484: Judicial review under ORS 183.484 may be obtained by filing a petition for review within 60 days from the service of this order. A petition for judicial review under ORS 183.484 may be filed in the Circuit Court for Marion County or the Circuit Court in the county in which you reside

2. A cause of action under ORS 197.352 (Measure 37 (2004)): If a land use regulation continues to apply to the subject property more than 180 days after the present owner of the property has made written demand for compensation under ORS 197.352¹, the present owner of the property, or any interest therein, shall have a cause of action in the circuit court in which the real property is located

(Copies of the documents that comprise the record are available for review at the Department's office at 635 Capitol Street NE, Suite 150, Salem, Oregon 97301-2540)

FOR INFORMATION ONLY

The Oregon Department of Justice has advised the Department of Land Conservation and Development that "[i]f the current owner of the real property conveys the property before the new use allowed by the public entity is established, then the entitlement to relief will be lost"

¹ By order of the Marion County Circuit Court, "all time lines under Measure 37 [were] suspended indefinitely" on October 25, 2005. This suspension was lifted on March 13, 2006 by the court. As a result, a period of 139 days (the number of days the time lines were suspended) has been added to the 180-day time period under ORS 197.352(6) for claims that were pending with the state on October 25, 2005.

**BALLOT MEASURE 37 (ORS 197.352)
CLAIM FOR COMPENSATION**

**OREGON DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
Final Staff Report and Recommendation**

April 4, 2006

STATE CLAIM NUMBER: M118516
NAMES OF CLAIMANTS: Ernest and Arletta Hannan
MAILING ADDRESS: 4178 Southwest 58th Street
Redmond Oregon 97756
PROPERTY IDENTIFICATION: Township 15S, Range 12E, Section 25
Tax Lot 900
Deschutes County
DATE RECEIVED BY DAS: May 26, 2005
180-DAY DEADLINE: April 13, 2006¹

I. SUMMARY OF CLAIM

The claimants, Ernest and Arletta Hannan, seek compensation in the amount of \$225,000 for the reduction in fair market value as a result of certain land use regulations that are alleged to restrict the use of certain private real property. The claimants desire compensation or the right to divide the 17.53-acre property into three parcels, and to develop a dwelling on each parcel. The subject property is located at 4178 SW 58th Street, near Redmond, in Deschutes County. (See claim.)

II. SUMMARY OF STAFF RECOMMENDATION

Based on the findings and conclusions set forth below, the Department of Land Conservation and Development (the department) has determined that the claim is valid. Department staff recommends that, in lieu of compensation, the requirements of the following state laws enforced by the Land Conservation and Development Commission (the Commission) or the department not apply to Ernest and Arletta Hannan's division of the 17.53-acre property into three parcels and to their development of a dwelling on each parcel: applicable provisions of Statewide Planning Goal 3 (Agricultural Lands), ORS 215 and Oregon Administrative Rules (OAR) 660, division 33, enacted or adopted after November 10, 1986. These laws will not apply to the claimants only to the extent necessary to allow them to use the subject property for the use

¹ This date reflects 180 days from the date the claim was submitted as extended by the 139 days enforcement of Ballot Measure 37 was suspended during the pendency of the appeal of *MacPherson v. DAS*. *MacPherson v. Dept. of Admin. Svcs.*, 340 Or ___, 2006 Ore. Lexis 104 (Feb. 21, 2006).

described in this report, and only to the extent that use was permitted they acquired the property on November 10, 1986. (See the complete recommendation in Section VI of this report.)

III. COMMENTS ON THE CLAIM

Comments Received

On August 24, 2005, pursuant to OAR 125-145-0080, the Oregon Department of Administrative Services (DAS) provided written notice to the owners of surrounding properties. According to DAS, one written comment was received in response to the 10-day notice. The comment is relevant to whether the restriction of the claimants' use of the subject property reduces the fair market value of the property. The comment has been considered by the department in preparing this report.

IV. TIMELINESS OF CLAIM

Requirement

ORS 197.352(5) requires that a written demand for compensation be made:

1 For claims arising from land use regulations enacted prior to the effective date of Ballot Measure 37 (December 2, 2004), within two years of that effective date or the date the public entity applies the land use regulation as an approval criterion to an application submitted by the owner, whichever is later; or

2 For claims arising from land use regulations enacted after the effective date of Ballot Measure 37 (December 2, 2004), within two years of the enactment of the land use regulation, or the date the owner of the property submits a land use application in which the land use regulation is an approval criterion, whichever is later

Findings of Fact

This claim was submitted to DAS on May 26, 2005, for processing under OAR 125, division 145. The claim identifies "all statewide regulations and ordinances restricting the ability of the applicant to divide the land" as the basis for the claim. Only laws that were enacted or adopted prior to December 2, 2004, are the basis for this claim.

Conclusions

The claim has been submitted within two years of the effective date of Ballot Measure 37 (December 2, 2004), based on land use regulations enacted or adopted prior to December 2, 2004, and is therefore timely filed.

V. ANALYSIS OF CLAIM

1. Ownership

ORS 197 352 provides for payment of compensation or relief from specific laws for “owners” as that term is defined in ORS 197 352. ORS 197 352(11)(C) defines “owner” as “the present owner of the property, or any interest therein ”

Findings of Fact

The claimants, Ernest and Arletta Hannan, acquired the subject property on November 10, 1986, as reflected by a special warranty deed included with the claim. A 2005 Deschutes County tax statement submitted with the claim establishes the claimants’ current ownership

The claim includes an unsigned contract of sale, indicating that Earnest Hannan’s parents, Alva and Pearl Hannan may have acquired an interest in the subject property on October 11, 1971. The claim also includes a 1973 earnest money receipt indicating the claimants’ intent to purchase the subject property. Neither an unsigned contract nor an earnest money receipt is sufficient to establish ownership for the purposes of ORS 197 352.²

Conclusions

The claimants, Ernest and Arletta Hannan, are “owners” of the subject property, as that term is defined by ORS 197 352(11)(C), as of November 10, 1986

2. The Laws That are the Basis for This Claim

In order to establish a valid claim, ORS 197.352(1) requires, in part, that a law must restrict the claimants’ use of private real property in a manner that reduces the fair market value of the property relative to how the property could have been used at the time the claimants or a family member acquired the property

Findings of Fact

The claim states, “All statewide land use regulations and ordinances restricting the ability of the applicant to divide the land . . . [restrict] ability of applicant to divide and develop land ” Conversation with the claimants indicates that state laws have restricted the property so that it cannot be divided into two 5-acre parcels and one 7.53-acre parcel for residential development.

The claim is based generally on Deschutes County’s current Exclusive Farm Use (EFU) zone and the applicable provisions of state law that require such zoning. The claimants’ property is zoned EFU as required by Goal 3 in accordance with ORS 215 and OAR 660, division 33,

² Department staff has made several attempts to obtain additional ownership information from the claimants. However, claimants have not produced additional information documenting family ownership as of 1971 or claimants’ ownership as of 1973

because the claimants' property is "agricultural land" as defined by Goal 3.³ Goal 3 became effective on January 25, 1975, and required that agricultural land as defined by the goal be zoned EFU pursuant to ORS 215.

Current land use regulations, particularly ORS 215 263, 215 284 and 215 780 and OAR 660, division 33, enacted or adopted pursuant to Goal 3, prohibit the division of EFU-zoned land into parcels less than 80 acres and establish standards for development of dwellings on existing or proposed parcels on that land

ORS 215 780 establishes an 80-acre minimum size for the creation of new lots or parcels in EFU zones and became effective on November 4, 1993 (Chapter 792, Oregon Laws 1993)
ORS 215 263 (2005 edition) establishes standards for the creation of new parcels for non-farm uses and dwellings allowed in an EFU zone

OAR 660-033-0135 (applicable to farm dwellings) became effective on March 1, 1994, and interprets the statutory standard for a primary dwelling in an EFU zone under ORS 215.283(1)(f). OAR 660-033-0130(4) (applicable to non-farm dwellings) became effective on August 7, 1993, and was amended to comply with ORS 215 284(4) on March 1, 1994. The Commission subsequently adopted amendments to comply with House Bill 3326 (Chapter 704, Oregon Laws 2001, effective on January 1, 2002), which were effective on May 22, 2002. (See administrative rule history for OAR 660-033-0100, -0130 and -0135)

The claimants acquired the subject property on November 10, 1986. At that time, the property was subject to Deschutes County's EFU zone, which was acknowledged by the Commission for compliance with Goal 3 on May 11, 1981. When the claimants acquired the subject property, the desired division and development of the property would have been governed by the county's EFU zone and the applicable provisions of ORS 215 and OAR, division 5, then in effect

Conclusions

The current zoning requirements, minimum lot size and dwelling standards established by applicable provisions of Goal 3, ORS 215 and OAR 660, division 33, were all enacted or adopted after the claimants acquired the subject property in 1986 and do not allow the desired division or residential development of the property. However, the claim does not establish whether or to what extent the claimants' desired use of the subject property complies with the standards for land divisions and development, as provided in the Deschutes County's EFU zone and comprehensive plan, in effect when the claimants acquired the subject property on November 10, 1986

This report addresses only those state laws that are identified in the claim, or that the department is certain apply to the subject property based on the uses that the claimants have identified. There may be other laws that currently apply to the claimants' use of the subject property, and that may continue to apply to the claimants' use of the property, that have not been identified in the claim. In some cases, it will not be possible to know which laws apply to a use of subject property until there is a specific proposal for that use. When the claimants seek a building or

³ The claimants' property is "agricultural land" because it contains Natural Resources Conservation Service Class I-IV soils

development permit to carry out a specific use, it may become evident that other state laws apply to that use

3. Effect of Regulations on Fair Market Value

In order to establish a valid claim, ORS 197.352(1) requires that any land use regulation described in Section V 2 of this report must have "the effect of reducing the fair market value of the property, or any interest therein."

Findings of Fact

The claim includes an estimate of \$225,000 as the reduction in the subject property's fair market value due to current regulations. This amount is based on the claimants' estimate of the market value of five-acre parcels recently sold on a neighboring property. The claimants estimate the value of the property under current regulations to be approximately \$375,000, yielding an estimated reduction in value of \$225,000.

Conclusions

As explained in Section V.1 of this report, the claimants are Ernest and Arletta Hannan who acquired the subject property on November 10, 1986. Under ORS 197.352, the claimants are due compensation for land use regulations that restrict the use of the subject property in a manner that reduces its fair market value. Based on the findings and conclusions in Section V 2 of this report, laws enacted or adopted since the claimants acquired the subject property may restrict the desired division and development of the property. The claimants estimate the reduction in value due to the restrictions to be \$225,000.

Without an appraisal or other documentation, and without verification of whether or the extent to which the claimants' desired use of the property was allowed under the standards in effect when they acquired it in 1986, it is not possible to substantiate the specific dollar amount the claimants demand for compensation. Nevertheless, based on the submitted information, the department determines that it is more likely than not that the fair market value of the subject property has been reduced to some extent as a result of land use regulations enforced by the Commission or the department since the claimants acquired the property.

4. Exemptions Under ORS 197.352(3)

ORS 197.352 does not apply to certain land use regulations. In addition, under ORS 197.352(3), certain types of laws are exempt from ORS 197.352.

Findings of Fact

The claim is based on state land use regulations that restrict the use of the subject property, including applicable provisions of Goal 3, ORS 215 and OAR 660, division 33, which Deschutes County has implemented through its current EFU zone. OAR 660, division 33, was adopted after the claimants acquired the property. Goal 3 and ORS 215 were in effect when the claimants acquired the property.

Conclusions

Without a specific development proposal for the subject property, it is not possible for the department to determine all the laws that may apply to a particular use of the property, or whether those laws may fall under one or more of the exemptions under ORS 197.352. It appears that the general statutory, goal and rule restrictions on residential development and use of farm land apply to the claimants' use of the subject property, and these laws are not exempt under ORS 197.352(3)(E) to the extent they were enacted or adopted after the claimants acquired the property on November 10, 1986. Provisions of Goal 3 and ORS 215 in effect when the claimants acquired the subject property in 1986 are exempt under ORS 197.352(E) and will continue to apply to the subject property.

Other laws in effect when the claimants acquired the subject property are also exempt under ORS 197.352(3)(E), and will continue to apply to the claimants' use of the property. There may be other laws that continue to apply to the claimants' use of the subject property that have not been identified in the claim. In some cases, it will not be possible to know which laws apply to a use of the subject property until there is a specific proposal for that use. When the claimants seek a building or development permit to carry out a specific use, it may become evident that other state laws apply to that use. In some cases, some of these laws may be exempt under ORS 197.352(3)(A) to (D).

This report addresses only those state laws that are identified in the claim, or that the department is certain apply to the subject property based on the uses that the claimants have identified. Similarly, this report only addresses the exemptions provided for under ORS 197.352(3) that are clearly applicable, given the information provided to the department in the claim. The claimants should be aware that the less information they have provided to the department in the claim, the greater the possibility that there may be additional laws that will later be determined to continue to apply to their use of the subject property.

VI. FORM OF RELIEF

ORS 197.352(1) provides for payment of compensation to an owner of private real property if the Commission or the department has enforced one or more laws that restrict the use of the property in a manner that reduces its fair market value. In lieu of compensation, the department may choose to not apply the law in order to allow the present owner to carry out a use of the property permitted at the time the current owner acquired the property. The Commission, by rule, has directed that if the department determines a claim is valid, the director of the department must provide only non-monetary relief unless and until funds are appropriated by the legislature to pay claims.

Findings of Fact

Based on the findings and conclusions set forth in this report, laws enforced by the Commission or the department restrict the claimants' ability to divide the 17.53-acre property into three parcels and to develop a dwelling on each parcel. The claim asserts that the laws enforced by the Commission or the department reduce the fair market value of the subject property by \$225,000. However, because the claim does not provide an appraisal or other specific documentation establishing how the specified restrictions reduce the fair market value of the subject property,

and without verification of whether or the extent to which the claimants' desired use of the property was allowed under the standards in effect when they acquired the property, a specific amount of compensation cannot be determined. Nevertheless, based on the record for this claim, the department acknowledges that the laws on which the claim is based likely have reduced the fair market value of the subject property to some extent

No funds have been appropriated at this time for the payment of claims. In lieu of payment of compensation, ORS 197.352 authorizes the department to modify, remove or not apply all or parts of certain land use regulations to allow Ernest and Arletta Hannan to use the subject property for a use permitted at the time they acquired the property on November 10, 1986

Conclusions

Based on the record, the department recommends that the claim be approved, subject to the following terms:

1. In lieu of compensation under ORS 197.352, the State of Oregon will not apply the following laws to Ernest and Arletta Hannan's division of the 17.53-acre property into three parcels or to their development of a dwelling on each parcel: applicable provisions of Goal 3, ORS 215 and OAR 660, division 33, enacted or adopted after November 10, 1986. These land use regulations will not apply to the claimants only to the extent necessary to allow them to use the subject property for the use described in this report, and only to the extent that use was permitted when they acquired the property on November 10, 1986
2. The action by the State of Oregon provides the state's authorization to the claimants to use the subject property for the use described in this report, subject to the standards in effect on November 10, 1986. On that date, the property was subject to applicable provisions of Goal 3, ORS 215 and OAR 660, division 5
3. To the extent that any law, order, deed, agreement or other legally enforceable public or private requirement provides that the subject property may not be used without a permit, license or other form of authorization or consent, the order will not authorize the use of the property unless the claimants first obtain that permit, license or other form of authorization or consent. Such requirements may include, but are not limited to: a building permit, a land use decision, a "permit" as defined in ORS 215.402 or 227.160, other permits or authorizations from local, state or federal agencies and restrictions on the use of the subject property imposed by private parties
4. Any use of the subject property by the claimants under the terms of the order will remain subject to the following laws: (a) those laws not specified in Condition 1 above; (b) any laws enacted or enforced by a public entity other than the Commission or the department; and (c) those laws not subject to ORS 197.352 including, without limitation, those laws exempted under ORS 197.352(3)
5. Without limiting the generality of the foregoing terms and conditions, in order for the claimants to use the subject property, it may be necessary for them to obtain a decision under ORS 197.352 from a city and/or county and/or metropolitan service district that enforces land use regulations applicable to the property. Nothing in this order relieves the claimants from the necessity of obtaining a decision under ORS 197.352 from a local public entity that has

jurisdiction to enforce a land use regulation applicable to a use of the subject property by the claimants

VII. COMMENTS ON THE DRAFT STAFF REPORT

The department issued its draft staff report on this claim on March 20, 2006 OAR 125-145-0100(3), provided an opportunity for the claimant or the claimant's authorized agent and any third parties who submitted comments under OAR 125-145-0080 to submit written comments, evidence and information in response to the draft staff report and recommendation. Comments received have been taken into account by the department in the issuance of this final report

BEFORE THE DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
AND THE DEPARTMENT OF ADMINISTRATIVE SERVICES OF THE STATE OF
OREGON

IN THE MATTER OF THE CLAIM) AMENDED FINAL ORDER
FOR COMPENSATION UNDER) CLAIM NO. M118516
ORS 197.352 OF ERNEST AND)
ARLETTA HANNAN,)
CLAIMANTS)

Claimant(s): Ernest and Arletta Hannan (the Claimants)

Property: Tax lot 900, T15S, R12E, section 25 WM, Deschutes County (the Property)

Claim: The demand for compensation and any supporting information received from the Claimants by the State of Oregon (the Claim).

Claimants submitted the Claim under ORS 197.352 and OAR 125-145-0010 *et seq.* to the State of Oregon. Under OAR 125-145-0100 *et seq.* DAS referred the Claim to the Department of Land Conservation and Development (DLCD) as the regulating entity. This order is based on the record herein, including the Findings and Conclusions set forth in the Final Staff Report and Recommendation of DLCD (the DLCD Report) attached to and by this reference incorporated into this order.

ORDER

The claim is approved as to state land use regulations administered by DLCD and the Land Conservation and Development Commission (LCDC) for the reasons set forth in the DLCD report, and subject to the following terms:

1. In lieu of compensation under ORS 197.352, the State of Oregon will not apply the following laws to Ernest and Arletta Hannan's division of the 17.53-acre property into three parcels or to their development of a dwelling on each parcel: applicable provisions of Goal 3, ORS 215 and OAR 660, division 33, enacted after May 17, 1973. These land use regulations will not apply to the claimants only to the extent necessary to allow them to use the subject property for the use described in this report, and only to the extent that use was permitted when they acquired the property on May 17, 1973.
2. The action by the State of Oregon provides the state's authorization to the claimants to use the subject property for the use described in this report, subject to the standards in effect on May 17, 1973.
3. To the extent that any law, order, deed, agreement or other legally enforceable public or private requirement provides that the subject property may not be used without a permit, license or other form of authorization or consent, the order will not authorize the use of the property unless the claimants first obtain that permit, license or other form of


authorization or consent. Such requirements may include, but are not limited to: a building permit, a land use decision, a "permit" as defined in ORS 215.402 or 227.160, other permits or authorizations from local, state or federal agencies and restrictions on the use of the subject property imposed by private parties.

4 Any use of the subject property by the claimants under the terms of the order will remain subject to the following laws: (a) those laws not specified in Condition 1 above; (b) any laws enacted or enforced by a public entity other than the Commission or the department; and (c) those laws not subject to ORS 197.352 including, without limitation, those laws exempted under ORS 197.352(3).


5 Without limiting the generality of the foregoing terms and conditions, in order for the claimants to use the subject property, it may be necessary for them to obtain a decision under ORS 197.352 from a city and/or county and/or metropolitan service district that enforces land use regulations applicable to the property. Nothing in this order relieves the claimants from the necessity of obtaining a decision under ORS 197.352 from a local public entity that has jurisdiction to enforce a land use regulation applicable to a use of the subject property by the claimants.

This Order is entered by the Director of DLCD as a final order of DLCD and LCDC under ORS 197.352, OAR 660-002-0010(8), and OAR 125-145, and by Administrator for the State Services Division of the DAS as a final order of DAS under ORS 197.352, OAR 125-145, and ORS 293.

FOR DLCD AND THE LAND
CONSERVATION AND
DEVELOPMENT COMMISSION:
Lane Shetterly, Director


Cora R. Parker, Deputy Director
DLCD
Dated this 19th day of January, 2007.

FOR the DEPARTMENT OF
ADMINISTRATIVE SERVICES:


David Hartwig, Administrator
DAS, State Services Division
Dated this 19th day of January, 2007.

NOTICE OF RIGHT TO APPEAL OR OTHER JUDICIAL RELIEF

You are entitled, or may be entitled, to the following judicial remedies:

1. Judicial review under ORS 183.484: Judicial review under ORS 183.484 may be obtained by filing a petition for review within 60 days from the service of this order. A petition for judicial review under ORS 183.484 may be filed in the Circuit Court for Marion County and the Circuit Court in the county in which you reside.

2. A cause of action under Oregon Laws 2005, chapter 1 (Measure 37 (2004)): A present owner of the property, or any interest therein, may file a cause of action in the Circuit Court for the county where the property is located, if a land use regulation continues to apply to the subject property more than 180 days after the present owner made a written demand for compensation.

(Copies of the documents that comprise the record are available for review at the Department's office at 1225 Ferry Street SE, Salem, Oregon 97301-4282)

**BALLOT MEASURE 37 (ORS 197.352)
CLAIM FOR COMPENSATION**

**OREGON DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
Amended Final Staff Report and Recommendation**

January 19, 2007

STATE CLAIM NUMBER: M118516
NAMES OF CLAIMANTS: Ernest and Arletta Hannan
MAILING ADDRESS: 4178 SW 58th Street
Redmond OR 97756
PROPERTY IDENTIFICATION: Township 15S, Range 12E, Section 25
Tax Lot 900
Deschutes County
DATE RECEIVED BY DAS: May 26, 2005
180-DAY DEADLINE: April 13, 2006¹

I. SUMMARY OF CLAIM

The claimants, Ernest and Arletta Hannan, seek compensation in the amount of \$225,000 for the reduction in fair market value as a result of certain land use regulations that are alleged to restrict the use of certain private real property. The claimants desire compensation or the right to divide the 17.53-acre property into three parcels, and to develop a dwelling on each parcel. The subject property is located at 4178 SW 58th Street, near Redmond in Deschutes County. (See claim)

II. SUMMARY OF STAFF RECOMMENDATION

Based on the preliminary findings and conclusions set forth below, the Department of Land Conservation and Development (the department) has determined that the claim is valid. Department staff recommends that, in lieu of compensation, the requirements of the following state laws enforced by the Land Conservation and Development Commission (the Commission) or the department not apply to Ernest and Arletta Hannan's division of the 17.53-acre property into three parcels and to their development of a dwelling on each parcel: applicable provisions of Statewide Planning Goal 3 (Agricultural Lands), ORS 215 and Oregon Administrative Rules (OAR) 660, division 33 enacted or adopted after May 17, 1973. These laws will not apply to the claimants only to the extent necessary to allow them to use the subject property for the use

¹ This date reflects 180 days from the date the claim was submitted as extended by the 139 days enforcement of 2005 Oregon Laws, Chapter 1 was suspended during the pendency of the appeal of *MacPherson v. DAS* *MacPherson v Dept of Admin Svcs*, 340 Or ___, 2006 Ore. Lexis 104 (Feb 21, 2006)

described in this report, and only to the extent that use was permitted they acquired an interest in the property on May 17, 1973. (See the complete recommendation in Section VI of this report.)

III. COMMENTS ON THE CLAIM

Comments Received

On August 24, 2005, pursuant to OAR 125-145-0080, the Oregon Department of Administrative Services (DAS) provided written notice to the owners of surrounding properties. According to DAS, one written comment was received in response to the 10-day notice. The comment is relevant to whether the restriction of the claimants' use of the subject property reduces the fair market value of the property. The comment has been considered by the department in preparing this report.

IV. TIMELINESS OF CLAIM

Requirement

ORS 197.352(5) requires that a written demand for compensation be made:

1. For claims arising from land use regulations enacted prior to the effective date of 2005 Oregon Laws, Chapter 1 (December 2, 2004), within two years of that effective date or the date the public entity applies the land use regulation as an approval criterion to an application submitted by the owner, whichever is later; or
2. For claims arising from land use regulations enacted after the effective date of 2005 Oregon Laws, Chapter 1 (December 2, 2004), within two years of the enactment of the land use regulation, or the date the owner of the property submits a land use application in which the land use regulation is an approval criterion, whichever is later.

Findings of Fact

This claim was submitted to DAS on May 26, 2005, for processing under OAR 125, division 145. The claim identifies "all statewide regulations and ordinances restricting the ability of the applicant to divide the land" as the basis for the claim. Only laws that were enacted prior to December 2, 2004, are the basis for this claim.

Conclusions

The claim has been submitted within two years of December 2, 2004, the effective date of 2005 Oregon Laws, Chapter 1, based on land use regulations enacted prior to December 2, 2004, and is therefore timely filed.

V: ANALYSIS OF CLAIM

1. Ownership

ORS 197.352 provides for payment of compensation or relief from specific laws for "owners" as that term is defined in ORS 197.352. ORS 197.352(11)(C) defines "owner" as "the present owner of the property, or any interest therein."

Findings of Fact

The claimants, Ernest and Arletta Hannan, acquired an interest in the subject property on May 17, 1973 by assignment of a land sale contract between Ernest Hannan's parents, Alva and Pearl Hannan and Willis C. Carpenter and Edith A. Carpenter. However, as originally submitted, the claim did not include copies of the executed contract or the assignment, and the department determined that the documents submitted, an unsigned copy of the contract and an earnest money receipt, did not demonstrate ownership for purposes of ORS 197.352. As a result, the department determined in its original decision that the claimants acquired an interest in the property on November 10, 1986, as reflected by the special warranty deed included with the claim

Following issuance of the final decision and order, in December, 2006, the claimants provided a Chain of Title that included copies of the executed land sale contract, establishing that Alva and Pearl Hannan acquired an ownership interest in the property on October 11, 1971, and the assignment of contract, which established that the claimants acquired an ownership interest in the property from Ernest Hannan's parents, as of May 17, 1973.

A 2005 Deschutes County tax statement submitted with the claim establishes the claimants' current ownership.

Conclusions

The claimants, Ernest and Arletta Hannan are "owners" of the subject property, as that term is defined by ORS 197.352(11)(C), as of May 17, 1973. Ernest Hannan's parents, Alva and Pearl Hannan, are "family members" as that term is defined in ORS 197.352(11)(A) and acquired an interest in the property on October 11, 1971.

2. The Laws That are the Basis for This Claim

In order to establish a valid claim, ORS 197.352(1) requires, in part, that a law must restrict the claimants' use of private real property in a manner that reduces the fair market value of the property relative to how the property could have been used at the time the claimants or a family member acquired the property

Findings of Fact

The claim states, "All statewide land use regulations and ordinances restricting the ability of the applicant to divide the land . . . (restrict) ability of applicant to divide and develop land "

Conversation with the claimants indicates that state laws have restricted the property so that it cannot be divided into two 5-acre parcels and one 7.53-acre parcel for residential development.

The claim is based generally on Deschutes County's current EFU zone and the applicable provisions of state law that require such zoning. The claimants' property is zoned EFU as required by Goal 3 in accordance with ORS 215 and OAR 660, division 33, because the claimants' property is "agricultural land" as defined by Goal 3.² Goal 3 became effective on January 25, 1975, and required that agricultural land as defined by the goal be zoned Exclusive Farm Use (EFU) pursuant to ORS 215.

Current land use regulations, particularly ORS 215.263, 215.284 and 215.780 and OAR 660, division 33, enacted pursuant to Goal 3, prohibit the division of EFU-zoned land into parcels less than 80 acres and establish standards for development of dwellings on existing or proposed parcels on that land.

ORS 215.780 establishes an 80-acre minimum size for the creation of new lots or parcels in EFU zones and became effective on November 4, 1993 (Chapter 792, Oregon Laws 1993). ORS 215.263 (2003 edition) establishes standards for the creation of new parcels for non-farm uses and dwellings allowed in an EFU zone.

OAR 660-033-0135 (applicable to farm dwellings) became effective on March 1, 1994, and interprets the statutory standard for a primary dwelling in an EFU zone under ORS 215.283(1)(f). OAR 660-033-0130(4) (applicable to non-farm dwellings) became effective on August 7, 1993, and was amended to comply with ORS 215.284(4) on March 1, 1994. The Commission subsequently enacted amendments to comply with House Bill 3326, (Chapter 704, Oregon Laws 2001, effective January 1, 2002), which were effective on May 22, 2002. (See administrative rule history for OAR 660-033-0100, -0130 and -0135.)

The claimants' family members acquired the subject property on October 11, 1971, and the claimants acquired an interest in the subject property on May 17, 1973, before the property was subject to any of the state land use regulations described above that restrict the claimants' desired use of the property.

Conclusions

The current zoning requirements, minimum lot size and dwelling standards established by applicable provisions of Goal 3, ORS 215 and OAR 660, division 33, were all enacted after the claimants' family members acquired the subject property on October 11, 1971, and after the claimants acquired the subject property on May 17, 1973, and do not allow the desired division or residential development of the property.

This report addresses only those state laws that are identified in the claim, or that the department is certain apply to the subject property based on the uses that the claimants have identified. There may be other laws that currently apply to the claimants' use of the subject property, and that may continue to apply to the claimants' use of the property, that have not been identified in

² The claimants' property is "agricultural land" because it contains Natural Resources Conservation Service (NRCS) Class I-IV soils.

the claim. In some cases it will not be possible to know which laws apply to a use of subject property until there is a specific proposal for that use. When the claimants seek a building or development permit to carry out a specific use, it may become evident that other state laws apply to that use.

3. Effect of Regulations on Fair Market Value

In order to establish a valid claim, ORS 197.352(1) requires that any land use regulation described in Section V.2 of this report must have "the effect of reducing the fair market value of the property, or any interest therein."

Findings of Fact

The claim includes an estimate of \$225,000 as the reduction in the subject property's fair market value due to current regulations. This amount is based on the claimants' estimate of the market value of five-acre parcels recently sold on a neighboring property. The claimants estimate the value of the property under current regulations to be approximately \$375,000, yielding an estimated reduction in value of \$225,000.

Conclusions

As explained in Section V.1 of this report, the claimants are Ernest and Arletta Hannan, whose family members acquired the property on October 11, 1971. Under ORS 197.352, the claimants are due compensation for land use regulations that restrict the use of the subject property in a manner that reduces its fair market value. Based on the findings and conclusions in Section V.2 of this report, laws enacted since the claimants acquired the subject property may restrict the desired division and development of the property. The claimants estimate the reduction in value due to the restrictions to be \$225,000.

Without an appraisal or other documentation, and without verification of whether or the extent to which the claimants' desired use of the property was allowed under the standards in effect when their family members acquired it on October 11, 1971, it is not possible to substantiate the specific dollar amount the claimants demand for compensation. Nevertheless, based on the submitted information, the department determines that it is more likely than not that the fair market value of the subject property has been reduced to some extent as a result of land use regulations enforced by the Commission or the department since the claimants acquired the property.

4. Exemptions Under ORS 197.352(3)

ORS 197.352 does not apply to certain land use regulations. In addition, under ORS 197.352(3), certain types of laws are exempt from ORS 197.352.

Findings of Fact

The claim is based on state land use regulations that restrict the use of the subject property, including applicable provisions of Goal 3, ORS 215 and OAR 660, division 33, which Deschutes County has implemented through its current EFU zone. Goal 3, most provisions of ORS 215, and

OAR 660, division 33 were adopted after the claimants' family members and the claimants acquired the property

Conclusions

Without a specific development proposal for the subject property, it is not possible for the department to determine all the laws that may apply to a particular use of the property, or whether those laws may fall under one or more of the exemptions under ORS 197.352. It appears that the general statutory, goal and rule restrictions on residential development and use of farm land apply to the claimants' use of the subject property, and these laws are not exempt under ORS 197.352(3)(E) to the extent they were enacted after the claimants' family members acquired the property on October 11, 1971 and after the claimants acquired the property on May 17, 1973. Provisions of ORS in effect when the claimants acquired the subject property in 1973 are exempt under ORS 197.352(E) and will continue to apply to the subject property.

Other laws in effect when the claimants and their family members acquired the subject property are also exempt under ORS 197.352(3)(E), and will continue to apply to the claimants' use of the property. There may be other laws that continue to apply to the claimants' use of the subject property that have not been identified in the claim. In some cases it will not be possible to know which laws apply to a use of the subject property until there is a specific proposal for that use. When the claimants seek a building or development permit to carry out a specific use, it may become evident that other state laws apply to that use. In some cases, some of these laws may be exempt under ORS 197.352(3)(A) to (D).

This report addresses only those state laws that are identified in the claim, or that the department is certain apply to the subject property based on the uses that the claimants have identified. Similarly, this report only addresses the exemptions provided for under ORS 197.352(3) that are clearly applicable, given the information provided to the department in the claim. The claimants should be aware that the less information they have provided to the department in the claim, the greater the possibility that there may be additional laws that will later be determined to continue to apply to their use of the subject property.

VI. FORM OF RELIEF

Section 1 of ORS 197.352 provides for payment of compensation to an owner of private real property if the Commission or the department has enforced one or more laws that restrict the use of the property in a manner that reduces its fair market value. In lieu of compensation, the department may choose to not apply the law in order to allow the present owner to carry out a use of the property permitted at the time the current owner acquired the property. The Commission, by rule, has directed that if the department determines a claim is valid, the director of the department must provide only non-monetary relief unless and until funds are appropriated by the legislature to pay claims.

Findings of Fact

Based on the findings and conclusions set forth in this report, laws enforced by the Commission or the department restrict the claimants' ability to divide the 17.53-acre property into three parcels and to develop a dwelling on each parcel. The claim asserts that the laws enforced by the

Commission or the department reduce the fair market value of the subject property by \$225,000. However, because the claim does not provide an appraisal or other specific documentation establishing how the specified restrictions reduce the fair market value of the subject property, and without verification of whether or the extent to which the claimants' desired use of the property was allowed under the standards in effect when they acquired the property, a specific amount of compensation cannot be determined. Nevertheless, based on the record for this claim, the department acknowledges that the laws on which the claim is based likely have reduced the fair market value of the subject property to some extent.

No funds have been appropriated at this time for the payment of claims. In lieu of payment of compensation, ORS 197.352 authorizes the department to modify, remove or not apply all or parts of certain land use regulations to allow Ernest and Arletta Hannan to use the subject property for a use permitted at the time they acquired the property on May 17, 1973.

Conclusions

Based on the record, the department recommends that the claim be approved, subject to the following terms:

1. In lieu of compensation under ORS 197.352, the State of Oregon will not apply the following laws to Ernest and Arletta Hannan's division of the 17.53-acre property into three parcels or to their development of a dwelling on each parcel: applicable provisions of Goal 3, ORS 215 and OAR 660, division 33, enacted after May 17, 1973. These land use regulations will not apply to the claimants only to the extent necessary to allow them to use the subject property for the use described in this report, and only to the extent that use was permitted when they acquired the property on May 17, 1973.
2. The action by the State of Oregon provides the state's authorization to the claimants to use the subject property for the use described in this report, subject to the standards in effect on May 17, 1973.
3. To the extent that any law, order, deed, agreement or other legally enforceable public or private requirement provides that the subject property may not be used without a permit, license or other form of authorization or consent, the order will not authorize the use of the property unless the claimants first obtain that permit, license or other form of authorization or consent. Such requirements may include, but are not limited to: a building permit, a land use decision, a "permit" as defined in ORS 215.402 or 227.160, other permits or authorizations from local, state or federal agencies and restrictions on the use of the subject property imposed by private parties.
4. Any use of the subject property by the claimants under the terms of the order will remain subject to the following laws: (a) those laws not specified in Condition 1 above; (b) any laws enacted or enforced by a public entity other than the Commission or the department; and (c) those laws not subject to ORS 197.352 including, without limitation, those laws exempted under ORS 197.352(3)
5. Without limiting the generality of the foregoing terms and conditions, in order for the claimants to use the subject property, it may be necessary for them to obtain a decision under ORS 197.352 from a city and/or county and/or metropolitan service district that enforces land

use regulations applicable to the property. Nothing in this order relieves the claimants from the necessity of obtaining a decision under ORS 197.352 from a local public entity that has jurisdiction to enforce a land use regulation applicable to a use of the subject property by the claimants.

VII. COMMENTS ON THE DRAFT STAFF REPORT


The department issued its draft staff report on this claim on March 20, 2006. OAR 125-145-0100(3), provided an opportunity for the claimants or the claimants' authorized agent and any third parties who submitted comments under OAR 125-145-0080 to submit written comments, evidence and information in response to the draft staff report and recommendation. Comments received have been considered in this amended final report.

1 **CERTIFICATE OF SERVICE**

2 I certify that on February 15, 2007, I served the foregoing *State of Oregon's Motion to*
3 *Dismiss (Mootness); Memorandum of Points and Authorities* upon the parties hereto by the
4 method indicated below, and addressed to the following:

5 Edward Fitch
6 Bryant, Emerson & Fitch, LLP
7 888 SW Evergreen Avenue
8 PO Box 457
9 Redmond, OR 97756-0103

- HAND DELIVERY
- MAIL DELIVERY
- OVERNIGHT MAIL
- TELECOPY (FAX)

10 
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