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cautioned residents considering the long-term leases. “There are companies, especially out of state companies, that have been moving into Oregon and buying up parks – 55 and older parks, generally – and they try to pressure residents tenants into signing long term rent agreements with built in rent increases.”

Manufactured home owners who live in parks like Wildwood pay rent on the space where their homes sit. It leaves them subject to market pressures when property values rise and the temptation to lock in rates can be strong. However remote, there is always the possibility of the market winds shifting and putting the home owner in a more solid position than the land owner.

“If you are month-to-month, it’s easier adjust to the fluctuating market,” Shepard said. If a tenant commits to a long-term lease, “Trial court judges generally don’t want to get into these issues and if there’s a long-term lease, they

will hold the tenants to the signed contract.” While the long-term leases would lock in an \$825-a-month rate and an annual increase of at least 4 percent, there is no discount for signing up for a 25-year term over a 15-year term. Accounting for just the base rent of \$825, that means a tenant with a 15-year lease would pay \$148,000 of the life of the lease for property they have no prospect of owning. With each additional five years, the cost jumps nearly \$50,000.

In addition to the smokescreen of locking in rents, the contracts being promoted to other residents are loaded with other questionable language.

Topping the list is that the contract put signers on the hook for paying a share of any capital improvements that take place within the park. Shepard doesn’t believe such language would hold up in Oregon courts, but there is no court case that’s challenged it as of yet.

“I think the landlord would have a great deal of difficulty enforcing that but a trial court judge might say the tenant signed it,” Shepard said.

police scanner

MONDAY, JUNE 3

11:51 a.m. - Traffic accident in the 3000 block of River Road N.
1:03 a.m. - Failure to perform duties of a driver to injured person(s) in the 5000 block of River Road N.
6:54 p.m. - Traffic accident resulting in injury at the intersection of Rivercrest Drive N and Marino Drive N.
10:20 p.m. - Arrest for criminal trespassing in the 4000 block of River Road N.

TUESDAY, JUNE 4

2:10 a.m. - Arrest on warrant at the intersection of Cherry Avenue NE and Cade Street NE.
7:39 a.m. - Arrest for parole violation in the 4000 block of River Road N.
8 a.m. - Criminal mischief and vandalism in the 1000 block of Lockhaven Drive NE.
9 a.m. - Scam by internet/telephone and theft under false pretenses in the 1000 block of Meadowlark Drive NE.
9:05 a.m. - Arrest for probation violation, minor in possession of alcoholic liquor, unlawful attempt to

purchase or possess marijuana, possession of tobacco products or inhalant delivery systems by person under 18 years of age in the 4000 block of River Road N.
10:18 a.m. - Identity theft in the 500 block of Rose Park Lane NE.
11:17 a.m. - Traffic accident in the 4000 block of River Road N.
6:30 p.m. - Arrest on warrant at the intersection of Cherry Avenue NE and Sam Orcutt Way NE.
8:30 p.m. - Theft from motor vehicle in the 200 block of Lakepoint Place N.
9:20 p.m. - Arrest for criminal trespassing, disorderly conduct and parole violation in the 4000 block of River Road N.

WEDNESDAY, JUNE 5

8:42 a.m. - Arrest on warrant in the 900 block of Chemawa Road NE.
9:50 a.m. - Menacing threats or intimidation in the 4000 block of Rickman Road NE.

THURSDAY, JUNE 6

9:37 a.m. - Arrest on warrant in the 1000 block of

Given that park owners cannot require existing tenants to sign the new leases, there is no mechanism for divvying up such costs either. If there are 100 homes in a park, but only 30 of the leases signed, it might mean those 30 residents will be the ones paying for the improvements.

The only such capital costs that park owners in Oregon are legally allowed to saddle tenants with is the cost of adding submetering stations to determine how much water or electric a specific home is using, he said.

Park owners would also be able to dictate improvements tenants must make regardless of whether they own the space. There are even lines in the contract left blank to be filled in at park owners’ whims. Shepard said this is in line with what is happening in other parks.

“The park owners legally possess things like carpools in the rental spaces and they don’t want to fix them up when they deteriorate,” Shepard said. “Landlords come in and try to transfer title or maintenance responsibility of carpools and sheds to the tenants.”

Tenants could challenge some of these stipulations in court, but it’s likely only the

landlords would have the resources to see it all the way through an appeals process. The longer it’s drawn out, the more the outcome favors the landlord, but even there the new contract reviewed by *Keizertimes* binds signers to arbitration rather than the seeking justice through the courts.

Shepard said the one piece of better news in this area is that new rent controls enacted by the Oregon Legislature will force park owners to more carefully forecast maintenance and improvement costs in the future.

Perhaps most ironically of all, the long-term contracts establish a first right of refusal for park owners when a home in the park is sold. That means when a current tenant decides to sell their home, the park owner gets first crack at buying it and only has to meet offers made by outside parties. A first right of refusal that went the other way – allowing homeowners the first chance band together to purchase parks when they come of for sale – would be one of the strongest ways to protect the low income and elderly tenants that most frequently find themselves residing in such homes.

Candlewood Drive NE.
9:53 a.m. - Theft in the 5000 block of River Road N.
1 p.m. - Traffic accident resulting in injury in the 1000 block of Alder Drive NE.
4 p.m. - Criminal mischief and vandalism in the 1000 block of Lockhaven Drive NE.

FRIDAY, JUNE 7

9 a.m. - Theft and scam by internet or telephone in the 7000 block of Shadowwood Court NE.
12:25 p.m. - Theft from a building in the 2000 block of Jorie Lane NE.
4:36 p.m. - Physical harassment in the 700 block of James Street NE.
6 p.m. - Theft from motor vehicle in the 4000 block of Elizabeth Street N.
7:08 p.m. - Theft from a motor vehicle, unlawful entry to vehicle with the intent to commit theft in the 1000 block of Chemawa Road N.
7:14 p.m. - Fraudulent use of a credit card in the 1000 block of McGee Court NE.
9 p.m. - Theft of motor vehicle parts and accessories in the 1000 block of Chelan Street NE.

9:16 p.m. - Arrest on warrant for unlawful possession of methamphetamine 3000 block of River Road N.
11:30 a.m. - Arrest on warrant in the 3000 block of Cherry Avenue NE.

SATURDAY, JUNE 8

12:17 a.m. - Arrest on warrant at the intersection of Churchdale Avenue N and Elizabeth Street N.
5:07 p.m. - Physical harassment in the 5000 block of River Road N.
5:28 p.m. - Criminal mischief and vandalism in the 7000 block of June Reid Place NE.
6:40 p.m. - Criminal trespassing in the 5000 block of Verda Lane NE.
9:34 p.m. - Criminal trespassing in the 500 block of Chemawa Road N.

SUNDAY, JUNE 9

1:40 a.m. - Criminal trespassing in the 600 block of Lockhaven Drive NE.
12:04 p.m. - Unlawfully application of graffiti and vandalism in the 3000 block of River Road N.
10:54 p.m. - Arrest on warrant in the 5000 block of River Road N.

public notices

STORAGE AUCTION

Self-Storage Public Sale
Chemawa Rd. Mini Storage
5015 Windsor Island Rd.
Keizer Or 97303
Saturday June 22nd 18th
2019 @ 11:00 am

#170 Thomas Enghauser
#013 Jesus Madrigal

Sale Subject To Cancellation
Chemawa Rd. Mini Storage
reserves the Right to refuse
any and all bids.

6/7, 6/14

NOTICE TO INTERESTED PERSONS

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

Case No. 18PB09589

NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of
RICHARD C. MILLER,
Deceased.

NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative. All persons having claims against the estate are required to present them, with vouchers attached, to the personal representative at the office of Jossi Davidson, Attorney at Law, 6198 Cascade Highway NE, PO Box 565, Silverton, Oregon 97381, within four (4) months after the date of first publication of this notice, or the claims may be barred.

All persons whose rights may be affected by the proceedings may obtain additional information from the records of the court, the personal representative, or the attorney for the personal representative.
Dated and first published: June 7, 2019.

Nolan R. Gillespie
Personal Representative

Jossi Davidson
Attorney for the Personal Representative
6198 Cascade Highway NE
PO Box 565
Silverton, Oregon 97381

6/7, 6/14, 6/21

NOTICE TO INTERESTED PERSONS

IN THE CIRCUIT COURT OF
THE STATE OF OREGON
FOR THE COUNTY
OF MARION
Probate Department

Case No. 19PB03820

NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of
MAX ALLEN WHITAKER,

Decedent.

Notice is hereby given that Oran B. Whitaker has been appointed personal representative. All persons having claims against the estate are required to present them, with proper vouchers attached, to the personal representative or his attorney, DONALD M. KELLEY, at law offices of KELLEY-KELLEY, 110 North Second Street, Silverton, OR 97381, within four months after the date of first publication of this notice, or the claims may be barred.

All persons whose rights may be affected by the proceedings may obtain additional information from the records of the court, the personal representative or the attorney for the personal representative.
Dated and first published on June 7, 2019.

Oran B. Whitaker
Personal Representative

6/7, 6/14, 6/21

STORAGE AUCTION

Self-Storage Public Sale
Turner Road Storage
4555 Turner Rd SE
Salem, Oregon 97317
Saturday 06/22/2019
@ 9:30am

G16 Abby Horn
D12 Amber D Roth
A03 Gaspar Salas
E05 Gaspar Salas
RV060 Jake W Westphal

Sale Subject To Cancellation
Turner Road Storage
reserves the Right to refuse
any and all bids

6/7, 6/14

NOTICE TO INTERESTED PERSONS

NOTICE TO INTERESTED PERSONS
IN THE Circuit Court of the State of Oregon for the County of Marion

Case No. 19PB04181
In the Matter of the Estate of Margaret Iris Armantrout, Deceased.

Notice is hereby given that Margret Iris Armantrout died March 24, 2019, and that by order of the above entitled Court, the undersigned has been appointed Personal Representative.

All persons having claims against the Estate are required to present them to the Personal Representative at 693 Chemeketa Street NE, Post Office Box 2247, Salem, Oregon 97308-2247, within four months after the date of first publication of this notice or said claims may be barred.
All persons whose rights may be affected by this proceeding are advised

that additional information may be obtained from the records of the Court, the Personal Representative, or the attorneys for the Personal Representative.

George L. Armantrout
Personal Representative

Sherman, Sherman, Johnnie & Hoyt, LLP
Attorneys for Personal Representative
693 Chemeketa Street
Post Office Box 2247
Salem, Oregon 97308-2247

Date of first publication: June 7, 2019

Second and third publication: June 14, 2019, June 21, 2019

6/7, 6/14, 6/21

NOTICE TO INTERESTED PERSONS

In the Matter of the Estate of Richard William Crowe Marion County Circuit Court Case No. 19PB03499

All persons having claims against the above-identified estate must present them, within four months after the date of the first publication of the notice to the personal representative at the address designated in the notice for the presentation of claims or they may be barred.

Tom Larimer,
Personal Representative
570 Liberty St. SE,
Suite 240
Salem, Oregon 97301

All persons whose rights may be affected by the proceeding may obtain additional information from the records of the court, the personal representative, or the attorney for the personal representative.
This notice was first published on June 7, 2019.

6/7, 6/14, 6/21

NOTICE TO INTERESTED PERSONS

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

Case No.: 19PB04269
NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of: CHERYL LYNN MAUER, Deceased.

NOTICE IS HEREBY GIVEN that Thomas Harley Mauer has been appointed personal representative of the estate of Cheryl Lynn Mauer. All persons having claims against the estate are required to present them, with vouchers attached, to the undersigned personal representative at: David L. Carlson, P.C. PO Box 13066 Salem, Oregon 97309

within four months after the date of first publication of this notice, or the claims may be barred.

All persons whose rights may be affected by the proceedings may obtain additional information from the records of the court, the personal representative, or the attorneys for the personal representative, David L. Carlson, P.C., PO Box 13066 Salem, Oregon 97309.

Dated and first published: June 14, 2019.

6/14, 6/21, 6/28

STORAGE AUCTION

Notice of Self Storage Sale

Please take notice Absolute Storage LLC – Salem located at 2605 Hawthorne Ave. NE, Salem, OR 97301 intends to hold 2 sales to sell the property stored at the Facility by the below list of Occupants which are in default at an Auction. The sale will occur as an online auction via www.bid13.com. **6/28/2019 at 12:00PM Auction:** Sheila CrazyBull unit #126. **6/29/2019 at 12:00PM Auction:** Robin L. Morat unit #218; Erick G Lira unit #303; Felix T. Salas Jr. unit #431; Jonathan R. Roy unit #1012; Cindy Negrette unit #1014; Shannon M. Wendlandt unit #1046; Samuel Atran unit #1054. This sale may be withdrawn at any time without notice. Certain terms and conditions apply.

6/14, 6/21

STORAGE AUCTION

NOTICE OF SALE OF PERSONAL PROPERTY UNDER LANDLORDS POSSESSORY LIEN.

Personal property left in the following units have been seized for non-payment of rent and will be sold by Public Sale to the highest bidder at **The Storage Depot, 831 Railway St., Silverton, OR. 97381** on **June 25, 2019, at 12 PM.** The contents of the following units will be sold; Erica LuteD0287, Katie Munson C0200, Shannon K Murray C0262.

6/14, 6/21

NOTICE TO INTERESTED PERSONS

IN THE CIRCUIT COURT OF
THE STATE OF OREGON
FOR THE COUNTY
OF MARION
PROBATE DEPARTMENT

Case No. 19PB04342
NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of

SCOTT HUMPHREYS,
Deceased.

NOTICE IS HEREBY GIVEN that Lynne Christensen has been appointed personal representative of the Estate of Scott Humphreys in the above proceeding. All persons having claims against the estate are required to present the claims to the personal representative at c/o Heather O. Gilmore, P.C. 1855 Fairgrounds Road NE, Salem, OR 97301, within four months after the date of first publication of this notice, or the claims may be barred.

All persons whose rights may be affected by the proceedings may obtain additional information from the records of the court, the personal representative, or the attorney for the personal representative, Heather O. Gilmore, P.C. 1855 Fairgrounds Road NE, Salem, OR 97301.

Dated and first published June 14, 2019.

Personal Representative
Lynne Christensen
By and through her attorney, Heather O. Gilmore

6/14, 6/21, 6/28

STORAGE AUCTION

PUBLIC NOTICE

Warehouse lien Auction
Oral Auction to be held
June 29th 2019 At 10:00 A.M.
At
Claxter Road Storage
2688 Claxter Road NE
Salem, Oregon 97301
503-393-4189

6/14, 6/21, 6/28, 7/5

STORAGE AUCTION

Unit
A-20 - Eileen Padilla
A-26 - Silvanna Galvin
B-21 - Stacy Bohl
C-7 - Donna Templeton

Sold as a whole unit.
Claxter Road Storage reserves the right to refuse any and all offers.

6/14, 6/21

NOTICE OF SHERIFF'S SALE

On 16th day of July, 2019, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4985 Summer Wind Court NE, Salem, in the case of WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE F/K/A NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR AMORTIZING RESIDENTIAL COLLATERAL TRUST, 2002-

6/14, 6/21, 6/28, 7/5

BC9, Plaintiff, vs. KIRK H. STROHMAN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PAUL A. NYE, APRIL URQUHART, MELISA NYE, OREGON DEPARTMENT OF REVENUE, THE UNITED STATES OF AMERICA, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 4985 SUMMER WIND COURT NE, SALEM, OR 97305, Defendant(s). For more information go to <http://oregonsheriffssales.org>

6/14, 6/21, 6/28, 7/5

NOTICE OF SHERIFF'S SALE

On 16th day of July, 2019, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 1252 Mandarin Street NE, Keizer, in the case of WELLS FARGO BANK, N.A., Plaintiff, vs. KRISTOPHER A. KLASSEN, OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1252 MANDARIN STREET NE, KEIZER, OREGON 97303, Defendant(s). For more information go to <http://oregonsheriffssales.org>

6/14, 6/21, 6/28, 7/5

NOTICE OF SHERIFF'S SALE

On 16th day of July, 2019, at 10:00 AM, at the main entrance of the Marion Co. Courthouse, in Salem, OR, I will sell the following real property: 4917 38th Place NE, Salem, in the case of QUICKEN LOANS INC., Plaintiff, vs. MICHAEL DAVID JAMESON, MICHAEL DAVID JAMESON AS AFFIANT AND CLAIMING SUCCESSOR FOR THE SMALL ESTATE OF ALICE PEARL WHITE, DEBRA LEE JAMESON, QUICK COLLECT, ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 4917 38TH PL NE, SALEM, OREGON 97305, Defendant(s). For more information go to <http://oregonsheriffssales.org>

6/14, 6/21, 6/28, 7/5