

Rules: Hearings start March 2

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a special place to live, and that's why people are coming here," Crespin said.

Because Portland's ordinance is retroactive 89 days, Crespin said she could either receive relocation costs from her landlord or work out a new rental agreement with the company.

There are at least two iterations of both no-cause evictions legislation and rent control bills that have been proposed in the Legislature.

Lifts ban on rent control

Housing advocate groups, such as Stable Homes for Oregon Families, are pushing for passage of House Bill 2004. That legislation both lifts the ban on rent control and requires landlords to pay relocation costs for no-cause evictions.

Senate President Peter Courtney, D-Salem, has signaled he may lack the votes necessary to pass that legislation in the Senate.

The Portland ordinance already faces a challenge by Multifamily Northwest.

Portland's ordinance requires landlords to pay relocation costs of \$2,900 to \$4,500 when they evict someone without cause, or if a tenant has to move because rent increased by 10 percent or

more in a year.

The provision related to rent increases violates the state's ban on rent control, said John DiLorenzo, who represents the association of property owners and managers.

DeLorenzo Richards, who manages about 150 units in Astoria through KD Properties with her husband, Ken, said that in many cases, a no-cause eviction is the only protection a landlord has to get rid of a problem tenant.

"I don't think much of it," she said of the proposal to have landlords pay moving costs after no-cause evictions. "Any time you cost the landlords money, the tenants are going to pay for it, not the landlord."

Usually counterproductive

Economists largely agree that such policies are usually counterproductive to efforts to increase the supply of housing and decrease rents. An inadequate number of units is the main cause of the state's housing crisis, affecting both price and availability, state economists have said.

"What we are hoping to do for this bill is return the tool to local jurisdictions so they can explore this for themselves," said Rep. Karin Power, D-Milwaukie, a co-sponsor of House Bill 2004. "We've heard anecdotes about it working and not working in some circumstances around the country, but Portland is a little bit different, and what works for Portland might not work for another city."

The Portland ordinance gives exemptions to landlords who own only one dwelling, rent out a property weekly, rent rooms in their living space, and when a property owner plans to return to a home after a less than three-year absence.

Unlike the Portland ordinance, House Bill 2004 does not specify a limit on how much landlords can raise rent. The legislation simply allows cities to impose rent control. The bill prohibits no-cause evictions except in certain circumstances and requires the landlord to pay relocation costs to the tenant. The bill exempts property owners who are renting out rooms on the property of their primary residence.

However, homeowners who want to move back into a dwelling they were renting out are not exempt from paying relocation costs to the tenant.

Hearings on the bills start March 2, said Rep. Keny-Guyer of the housing committee.

Edward Stratton contributed to this report. The Capital Bureau is a collaboration between EO Media Group and Pamplin Media Group.

Jobs: The North Coast hasn't fully recovered from recession

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However, McMullen said those gains haven't been felt equally by all regions of the state.

The Portland metropolitan area has seen the strongest recovery, with the number of jobs now 9 percent higher than before the recession.

There are now 7.5 percent more jobs in the Columbia Gorge, 6.8 percent more jobs in central Oregon and 3.3 percent more jobs in the Willamette Valley.

Jobs in southern Oregon contracted by roughly 12 percent during the recession but the region now has 0.3 percent more jobs than before the crisis.

Northeast Oregon and the North Coast haven't yet fully recovered, but the number of jobs is less than a half-percent lower than before the recession.

Southeast Oregon still has 4.7 percent fewer jobs from the pre-recession peak, while the South Coast has 6.1 percent fewer jobs. These regions have seen worse times, though

— both have recovered roughly half the jobs they lost during the recession.

Some counties are still seriously reeling from the downturn. Gilliam County has recovered only 10 percent of the jobs it lost during the recession, while Crook and Grant counties have recovered fewer than 30 percent.

Gaining jobs

The good news is that nearly all Oregon counties are now gaining jobs rather than losing them, McMullen said.

The lone exception — Morrow County — is actually an economic success story, but has recently lost some jobs due to the completion of major construction projects, he said.

Oregon now has about two unemployed people per job opening, down from 11 people per open position in late 2009.

In terms of income, the top 20 percent of Oregon households are now making 6.7 percent more money than they were a decade ago, adjusted for inflation, he said. Inflation-adjusted

incomes are about 1 percent lower among the middle 20 percent of households and 7 percent lower among the bottom 20 percent.

Oregon is the 12th most trade-dependent state in the U.S., he said. Computer and electronic equipment lead in the way in exports, followed by heavy manufactured products such as metal and machinery, then agricultural goods and forestry products.

China is the major destination for Oregon exports, followed by Canada, Malaysia, Japan and South Korea.

Exports from Oregon are now facing a headwind due to the high value of the U.S. dollar compared to other currencies, which makes the state's products more expensive in foreign markets.

"It hasn't been this strong since 2000," McMullen said. "It's putting downward pressure on the demand for our exports."

The Capital Bureau is a collaboration between EO Media Group and Pamplin Media Group.

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LEGAL NOTICES

AB6123 IN THE CIRCUIT COURT FOR THE STATE OF OREGON IN AND FOR THE COUNTY OF CLATSOP

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2004-4, ASSET-BACKED CERTIFICATES, SERIES 2004-4, its successors in interest and/or assigns,

Plaintiff,
v.

UNKNOWN HEIRS OF BRUCE R. ROGERS AKA BRUCE ROSS ROGERS; JENNIFER LIVINGSTON AKA JENNIFER ANN LIVINGSTON; JPMORGAN CHASE BANK, N.A., AS SUCCESSOR THROUGH THE FDIC TO WASHINGTON MUTUAL BANK, N.A., AS SUCCESSOR BY MERGER TO LONG BEACH MORTGAGE COMPANY; KARI I. ROGERS; GARRET L. ROGERS; STATE OF OREGON; MIDLAND FUNDING, LLC; ASSET RECOVERY GROUP, INC.; COMMERCIAL ADJUSTMENT COMPANY; QUICK COLLECT, INC.; TLC FEDERAL CREDIT UNION; CHARLES E. ASHLEY; SHARLET J. ASHLEY; UNIFUND CCR PARTNERS; HUDSON & KEYSE, LLC; AND OCCUPANTS OF THE PREMISES,

Defendants.

Case No. 16CV25828

SUMMONS BY PUBLICATION

TO THE DEFENDANTS: UNKNOWN HEIRS OF BRUCE R. ROGERS AKA BRUCE ROSS ROGERS; JENNIFER LIVINGSTON AKA JENNIFER ANN LIVINGSTON; GARRET L. ROGERS; AND SHARLET J. ASHLEY:

In the name of the State of Oregon, you are hereby required to appear and answer the complaint filed against you in the above-entitled Court and cause on or before the expiration of 30 days from the date of the first publication of this summons. The date of first publication in this matter is January 24, 2017. If you fail timely to appear and answer, plaintiff will apply to the above-entitled court for the relief prayed for in its complaint. This is a judicial foreclosure of a deed of trust in which the plaintiff requests that the plaintiff be allowed to foreclose your interest in the following described real property: LOT 18, LYGSTAD HEIGHTS, IN THE COUNTY OF CLATSOP, STATE OF OREGON.

Commonly known as: 35272 Lyngstad Heights Lane, Astoria, Oregon 97103.

NOTICE TO DEFENDANTS: READ THESE PAPERS CAREFULLY!

A lawsuit has been started against you in the above-entitled court by Deutsche Bank National Trust Company, as Trustee, in trust for registered holders of Long Beach Mortgage Loan Trust 2004-4, Asset-Backed Certificates, Series 2004-4, plaintiff. Plaintiff's claims are stated in the written complaint, a copy of which was filed with the above-entitled Court.

You must "appear" in this case or the other side will win automatically. To "appear" you must file with the court a legal document called a "motion" or "answer." The "motion" or "answer" (or "reply") must be given to the court clerk or administrator within 30 days of the date of first publication specified herein along with the required filing fee. It must be in proper form and have proof of service on the plaintiff's attorney or, if the plaintiff does not have an attorney, proof of service on the plaintiff. If you have any questions, you should see an attorney immediately. If you need help in finding an attorney, you may contact the Oregon State Bar's Lawyer Referral Service online at www.oregonstatebar.org or by calling (503) 684-3763 (in the Portland metropolitan area) or toll-free elsewhere in Oregon at (800) 452-7636.

This summons is issued pursuant to ORCP 7.

RCO LEGAL, P.C.
Calvin Knickerbocker III, OSB #050110
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Attorneys for Plaintiff
511 SW 10th Ave., Ste. 400
Portland, OR 97205
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Published: January 24th, 31st, February 7th and 14th, 2017.

LEGAL NOTICES

AB6088 IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF CLATSOP

Case No. 16CV27939

SUMMONS
THE ESTATE OF MANFRED BEIL; THE UNKNOWN HEIRS AND ASSIGNS OF MANFRED BEIL; THE UNKNOWN DEVISEES OF MANFRED BEIL; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1339 NW WARRENTON DRIVE, WARRENTON, OR 97146

WELLS FARGO BANK, N.A.,
Plaintiff,

v.
THE ESTATE OF MANFRED BEIL; THE UNKNOWN HEIRS AND ASSIGNS OF MANFRED BEIL; THE UNKNOWN DEVISEES OF MANFRED BEIL; DAGMAR E. BEIL; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; STATE OF OREGON, DEPARTMENT OF HUMAN SERVICES (ESTATE ADMINISTRATION UNIT); and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1339 NW WARRENTON DRIVE, WARRENTON, OR 97146,
Defendant.

This is an action for Judicial Foreclosure of real property commonly known as 1339 NW Warrenton Drive, Warrenton, OR 97146. A motion or answer must be given to the court clerk or administrator within 30 days of the date of the first publication specified herein along with the required filing fee.

TO DEFENDANTS THE ESTATE OF MANFRED BEIL; THE UNKNOWN HEIRS AND ASSIGNS OF MANFRED BEIL; THE UNKNOWN DEVISEES OF MANFRED BEIL; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1339 NW WARRENTON DRIVE, WARRENTON, OR 97146:

IN THE NAME OF THE STATE OF OREGON: You are hereby required to appear and defend the action filed against you in the above-entitled cause within 30 days from the date of service of this Summons upon you; and if you fail to appear and defend, for want thereof, the Plaintiff will apply to the court for the relief demanded therein.

NOTICE TO DEFENDANT/DEFENDANTS READ THESE PAPERS CAREFULLY

You must "appear" in this case or the other side will win automatically. To "appear" you must file with the court a legal paper called a "motion" or "answer." The "motion" or "answer" must be given to the court clerk or administrator within 30 days (or 60 days for Defendant United States or State of Oregon Department of Revenue) along with the required filing fee. It must be in proper form and have proof of service on the plaintiff's attorney or, if the plaintiff does not have an attorney, proof of service on the plaintiff.

If you have questions, you should see an attorney immediately. If you need help in finding an attorney, you may contact the Oregon State Bar's Lawyer Referral Service online at www.oregonstatebar.org or by calling (503) 684-3763 (in the Portland metropolitan area) or toll-free elsewhere in Oregon at (800) 452-7636.

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