

The award-winning
Beaver Tales



BEAVER STATE CHAPTER 3 – SINCE 1950

OREGON–SW WASHINGTON

Feb. 8, 2008 – Luncheon Meeting

>>>> JACKPOT IS NOW \$300 <<<<<

To be eligible for the **JACKPOT**, you must make a lunch reservation be a member and be present!!

ERNESTO's
8544 SW Apple Way
Portland, Oregon 97225

Take I-5 to 217, take Beaverton exit, east on
Beaverton Hillsdale Hwy (just west of AAA bldg)
then right into the shopping center. Lots of parking!!

Board Meeting: 10:30 am
Meeting: 12:00 noon
Speaker: 12:15 pm

Ernesto's request's that we not arrive until 10:30 AM

Ernesto's Italian Buffet
Pizza, Pasta, Fish, Veg-
gies, Salad Bar, and
Non-Alcoholic Beverage
\$11



**ELECTRONIC
MEETING
REMINDER**

Would you like an e-mail
reminder for the next
chapter meeting??

CONTACT

Meeting Coordinator
Monica Stafflund at
mastafflund@bpa.gov

February Speaker was: **Jacilyn Margeson**

TOPIC: Jacilyn Margeson, Assistant General Counsel for Corporate and Fish & Wildlife, discussed the recent Supreme Court decision, National Association of Home Builders v. Defenders of Wildlife issued on June 25, 2007. This case addresses the intersection of two independent statutes, the Clean Water Act (CWA) and the Endangered Species Act (ESA). This recent decision also whittled away at the Court's seminal decision, Tennessee Valley Authority v. Hill, involving the infamous snail darter, which was issued in 1978. Jaci discussed future implications for ESA consultations arising from this case.

**Meal Reservations due
Feb 6**

Clark Co: Pam Mason
(360) 397-6118 x4376
(360) 759-5284 fax

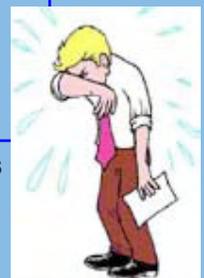
All Others: Monica Stafflund
(503) 393-8181
(503) 393-1629 fax
mastafflund@bpa.gov

**Marv McEldowney
lost \$275**

because he was not present for the Jack-
pot Drawing!



Carl Toland won the **Epic Land Solutions**
drawing for a free lunch.
Ernie Estes won the "Bob Jones" Bring a
Potential New Member free lunch.





THE PREZ SEZ

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S R / W A



IT'S FEBRUARY!

Punxsatawney Phil sez: "I'm not telling anyone whether I saw my shadow or not – those silly reporters poked and prodded me out of a perfectly Punxsatawney nap! You'll just have to go back to your science books to figure out when Spring will really begin!"

"Books?" sez Punxs-y Phil. Didn't I learn that stuff once? Maybe I didn't study that specific subject... Maybe I'm in a different place now... Looks like there's lots of things I need to learn or definitely brush up on! Property issues do keep changing... Well, after a lot of chatter – some from Phil, and some was just my teeth from the c-c-c-cold... But, little Phil was right: We must always be learning – It is a basic PRINCIPLE OF COMPETENCY.

Who are we?	So what else do we need to know?	(hmmm...)
L AW)	Is my subject knowledge complete?	(no ...
E NGINEER/ENVIRON...)	What more do I need to know?	(lots
A PPRAISAL))	Where can I learn more?	(Ch 3
R ELOCATION))	Who can I turn to for instruction?	(Ch 3
N EGOTIATION)	Is it worth my time and effort?	(Future?
S URVEY)	Who will pay for the [extra] education?	(you/me/boss

CHAPTER 3 of the IRWA is ALL about EDUCATION for us – the membership of the chapter! You will see in the next few pages a terrific slate of classes and fabulous instructors. For starters this year, we have Joe Pestinger and Dan Beardsley – Folks, (for those too new to know, or the uninformed) these two are tops! The “foodies” of the world would shout a Chef Emeril “Bam!” for one - but both gentlemen - !! Double-“B-Bam!!”

We are so lucky, and Dan is offering to teach the Easement Law basics C-802, followed by Oregon & Washington state-specific classes of the pertinent laws around easements. If “ease” means “to fit or be easy” I do know that easements are mis-named, and should be called “diffi-ments.” They are not easy, and they don't fit a pattern, beyond the broad categories – they're just difficult and unique! So, unless you know it all, please join me in these great upcoming classes. Oh, and Phil also said, “Continuing education doesn't cost, it pays!” ☐

(There are ways to take these classes for free – but you have to ask – any of the board members!)

See you in class!

-Carol

Quotes from the quorum

Excerpts from Board Meeting Minutes for January 11, 2008

Call to Order: President Carol Judd called the meeting to order at 10:39 a.m. Secretary Carl Toland determined that a quorum was present.

Members Present at Board Meeting: Carol Judd SRWA President; Glen Bridger President Elect; Jaci Margeson ; Carl Toland SRWA Secretary; Jerry Swan SRWA; Eilene Gehrke SRWA; Monica Stafflund SRWA; John Hooson; Melissa Mallott SRWA; Evar Knudtson SRWA; Steve Maddoux; Teresa Wilson; Marta Goosey; Patti Denman. **T-COEF Trustee** Jim Collins was present.

Membership Report: Eilene presented three new member applicants and her own transfer of membership from Chapter 74 in Texas. **Steve Maddoux**, City of Portland; **Katherine Halpenny**, ODOT Region 1; and **Laura Slye** from Clark Co. Public Works All were approved for membership.

2008 Education Courses -- Jaci has arranged for prospective Course Coordinators to meet at the Woodburn library from 11:00 till 2:00 on Saturday the 12th to receive training. The Chapter will again present a combination of HQ courses and Chapter-developed seminars this year.

January 29 -- Course 103 Ethics in the Right of Way Profession.
February 21 -- Course 802 Legal aspects of Easements
February 22 -- Oregon Easement Law update by Beardsley
March 28 -- Washington Easement Law update by Dan Beardsley
April 21--25 -- Course 201 Communications
May 6-7 -- Course 900 Principals of Real Estate Engineering
May 9 -- Best Practices for Local Public Agencies
June 26 -27 -- Course 701 Asset/Property Management: Leasing
September 18, 19 – Course 800 principals of Real Estate Law
October 14 -- Course 600 Introduction to Environmental Issues
October 15 – Environmental Mini-Seminar
November – Course 501 Relocation Assistance

2008 Planning Session Results – On November 10/11, 2007, Jaci Margeson, Marta Goosey, Carol Judd, Melissa Mallott, Carl Toland, Evar Knudtson, Martin Goosey, Monica Stafflund, Eilene Gehrke met at Marta's Condo complex south of Lincoln City. The group went over the 2007 planning goals and found that most measures had been successfully implemented. Goals for 2008 were then discussed and several decisions were made.

- Chapter's relationship with International – move on.
- A course coordinator's training session will again be held this year to teach the Chapter's process. Coordinators will also take the HQ online program and test to qualify for the waived course fee.
- Chapter 3 will offer to hold the Fall Regional Forum in 2010 and will assist Chapter 4 as it hosts the International Conference in 2012. This will also be that chapter's 60th Anniversary.
- Marta will update and provide copies of the Chapter Manual early in 2008.
- An e-mail from The Chapter's Own Educational Foundation Trustees indicated that T-COEF for 2008 will continue to pay for anyone in the chapter who wishes to attend an instructor's clinic, attend the SR/WA refresher, and attend courses, as determined on an individual basis. The T-COEF Board is still working on the criteria and guidelines for a scholarship program. It will also subsidize attendance at Course 103 in 2008.
- Some measures were taken to lighten the load that Marta Goosey has been carrying over the years. Carl agreed to be the keeper of the laptop, computer projector, and flipchart in the future.

Carl also was to contact Francis Vandervelden to see if he wanted to start creating interactive course registration forms this year. Storage of historic chapter documents was discussed in a location other than Marta's garage or basement.

- Jaci informed those present that HQ had decided to just make a policy decision to let the At-Large Memberships go forward without asking the membership for a vote.
- Outreach to those outside the current membership -- eg. a Eugene meeting. Monica has been in contact with Emmy Jenson on this issue for May or June.

Discuss Relocation of Ch. 3 historical records to storage – Marta suggested that with the lowering in cost of multi-sheet-feed scanners, she is considering purchasing one if the chapter will share the cost. We could, with electronic recordings, mitigate the cost of paper storage of our historical records, the cost of which is thought be at least 50 dollars per month.

T-COEF -- Jim Collins, Trustee, announced that T-COEF will pay the registration fee for anyone who can get their employer to provide meeting space in which to hold educational courses. T-COEF also will pay the costs for presenting the SRWA review course when it is scheduled.

Budget Issues – Jerry moved, Melissa seconded the motion to adopt the 2007 budget until the 2008 budget is approved. Motion passed.

The budget planning session will take place on Feb. 9th and 10th at Marta's condo at the beach. Those who will be helping with this project should notify Marta asap so that space can be provided for overnight.

CONGRATULATIONS

Chapter 3 would like to congratulate Valerie Fries on her recent engagement.

For those who haven't met her,
Valerie is the person in charge of the Education Program at HQ.



*SOME VIEWS JUST SPEAK
FOR THEMSELVES!!!*

LOOKING AHEAD



FEBRUARY 2008

February 8
Chapter Meeting
Ernesto's
mastafflund@bpa.gov

February 21
C-802
Legal Aspects of
Easements
Red Lion on the River
pam.mason@clark.wa.gov

February 22
OR Easemnt Law
Red Lion on the River
pam.mason@clark.wa.gov

MARCH 2008
March 28
WA Easement Law
Red Lion on the River
pam.mason@clark.wa.gov

APRIL 2008

April 21-25
C-201
Communications
Portlander
[eilene.gehrke@trans.
ci.portland.or.us](mailto:eilene.gehrke@trans.ci.portland.or.us)

MAY 2008

May 6-7
C-900
Principals of Real Estate
Engineering
Portlander
[Emmy.R.JENSON@ci.eugene.
or.us](mailto:Emmy.R.JENSON@ci.eugene.or.us)

May 9
Best Practices for LPAs
Portlander
ed.margeson@comcast.net

JUNE 2008

June 26-27
C-701
Property / Asset Mgt: Leasing
Portlander
[Emmy.R.JENSON@ci.eugene.
or.us](mailto:Emmy.R.JENSON@ci.eugene.or.us)

SEPTEMBER 2008

September 18-19
C-800
Principals of Real Estate Law
Portlander
MartysSpot@comcast.net

OCTOBER 2008

October 14
C-600
Intro to Environmental
Issues
Portlander
[Emmy.R.JENSON@ci.eugene.
or.us](mailto:Emmy.R.JENSON@ci.eugene.or.us)

October 15
Environmental Mini-Seminar
Portlander
[magdalena_campuzano@
co.washington.or.us](mailto:magdalena_campuzano@co.washington.or.us)

October
SR/WA Review
Portlander
dmdosert@bpa.gov

NOVEMBER 2008

C-501
Relocation Assistance
Portlander
[magdalena_campuzano@
co.washington.or.us](mailto:magdalena_campuzano@co.washington.or.us)

DECEMBER 2008

Holiday Party
Past President's Night
Installation of Officers
GBridger@teleport.com



Jerry Swan forwarded these pictures to share with the rest of you. This is an example of tag team plowing by our fine friends at ODOT.



My thanks to ODOT for allowing me to share these pictures with everyone.

Marty

BEAVER STATE CHAPTER 3

COURSE 802

Legal Aspects of Easements

February 21, 2008

8:00 am - 5:00 pm

This class gives the background theory and rationale of easements using examples and exercises. Students learn the definition of easement, two types of easements, who or what is entitled to the benefit of easements, difference between dominant and servient tenement, primary factor analyzed in the interpretation of an easement, definition of a license, types of ambiguous grants of interests, ways an easement may be created, similarity between an implied grant and implied easement, requirements for an implied reservation and an easement by necessity, easements created by estoppel, easement by prescription, termination of easements, release of easement, definition of merger, termination by estoppel, effect of foreclosure on an easement

INSTRUCTOR

Daniel W. Beardsley, SR/WA, graduated from the University of Florida with a BSBA in Real Estate and is a r/w consultant and attorney. A former r/w agent for AK DOT, he has been active in the r/w field since 1973, purchasing r/w for highways, pipelines, transmission lines, airports, and other public facilities. Dan has been an IRWA instructor since 1979. He lectures extensively on real estate and easement law, and has authored numerous courses. He is a past International President of IRWA.

REGISTRATION

Register ONLY to Course Registrar, as shown below. Advance payment not required. You will receive a confirmation if you provide an email address. **\$25 late fee for registration on day of course (full course materials may not be available).**

Register early: course may be cancelled if there are insufficient registrants 21 days before start date.

CANCELLATION

Written cancellation notice required. Full refund if received by Course Registrar 15 days before start of course. 75% refund if received less than 15 days before start of course. No refund after start of course, but your printed course materials will be available upon request.

LOCATION

[Red Lion at Jantzen Beach](#)
909 N. Hayden Island Drive
Portland, OR 97217
800 733-5466

ACCOMMODATIONS

contact facility directly; mention IRWA

**SR/WA & Recertification Credit
1 day (8 hours)**

**For course information, contact
Coordinator Pam Mason
360 397-6118, x4376
Pam.Mason@clark.wa.gov**

Name, Last	First	Member	\$265	\$
Company		Non-member	\$330	\$
Address		Facility Fee*	\$35	\$
City	State	ZIP	Total Enclosed	\$
Membership Number			*Facility Fee is mandatory *	
Phone		Email		

Beaver State Chapter 3 (TIN 93-6023076) is a non-profit organization

To Register, click

or form and mail to

Course Registrar
139 Barker Avenue
Oregon City, OR 97045

Method of Payment

Check enclosed	Bill me
M/C	Exp Date
Card No.	
Name on Card	

OREGON EASEMENT LAW

February 22, 2008

8:00 am - 5:00 pm

A one day seminar on Oregon law as it applies to easements and rights of way, the seminar will focus on precedent-setting cases decided by the Oregon Supreme and Appellate Courts. Applicable statutory citations will be incorporated. The primary topics are: Significant Cases of General Interest; a synopsis of significant Oregon cases emphasizing creation, termination, location and rights to use easements; Highway Rights of Way; a discussion of the land interests within highway rights of way, methods of creation including RS 2477 grants across federal lands, and the permitted incidental uses of highway rights of way; Railroad Rights of Way; a review of the various cases interpreting railroad rights of way; Utility Easements; Particular utility easement issues decided by the Oregon Courts; Street Dedications; the impacts of plat dedications and the rights of the abutters upon vacation.

INSTRUCTOR

Daniel W. Beardsley, SR/WA, of Anchorage, Alaska, is R/W Manager for Dryden & LaRue, Inc. and a member of the Alaska Bar. With over 30 years experience in the R/W and legal fields, Mr. Beardsley is author of the International R/W Association's Course 802, Legal Aspects of Easements, and a number of title and easement courses including Easement and R/W Law in Oregon, Washington, Montana and California as well as Alaska Easement Law. He has lectured and taught extensively throughout the west on Easements, Real Property Law and Land Title issues.

REGISTRATION

Register ONLY to Course Registrar, as shown below. Advance payment not required. You will receive a confirmation if you provide an email address. **\$25 late fee for registration on day of course (full course materials may not be available).**

Register early: course may be cancelled if there are insufficient registrants 21 days before start date.

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LOCATION

[Red Lion at Jantzen Beach](#)
909 N. Hayden Island Drive
Portland, OR 97217
800 733-5466

ACCOMMODATIONS

contact facility directly; mention IRWA

SR/WA & Recertification Credit Pending

State Bar Association Education Credit: Pending

For course information, contact Coordinator Pam Mason 360 397-6118, x4376 Pam.Mason@clark.wa.gov

Name, Last	First	Member	\$200	\$
Company		Non-member	\$250	\$
Address		Facility Fee*	\$35	\$
City	State	ZIP	Total Enclosed	\$
Membership Number			*Facility Fee is mandatory *	
Phone		Email		

Beaver State Chapter 3 (TIN 93-6023076) is a non-profit organization

To Register, click

Method of Payment

or form and mail to

Check enclosed

Bill me

Marta Goosey, Course Registrar

M/C Visa

Exp Date

139 Barker Avenue

Card No.

Oregon City, OR 97045

Name on Card

WASHINGTON EASEMENT LAW

March 28, 2008 8:00 am - 5:00 pm

A one-day seminar on Washington law as it applies to easements and rights of way. The seminar will focus on precedent-setting cases decided by the Washington Supreme and Appellate Courts. Applicable statutory citations will be incorporated. The primary topics are: **Significant Cases of General Interest:** a synopsis of significant Washington cases emphasizing creation, termination, location, and rights to use easements; **Highway Rights of Way:** a discussion of the land interests within highway rights of way, methods of creation including RS 2477, franchises, and the permitted incidental uses of highway rights of way; **Railroad Rights of Way;** a review of the various cases interpreting railroad rights of way; **Utility Easements:** Particular utility easement issues decided by the Washington Courts; **Street Dedications:** the impacts of plat dedications and the rights of the abutters upon vacation.

INSTRUCTOR

Daniel W. Beardsley, SR/WA, of Anchorage, Alaska, is R/W Manager for Dryden & LaRue, Inc. and a member of the Alaska Bar. With over 30 years experience in the R/W and legal fields, Mr. Beardsley is author of the International R/W Association's Course 802, Legal Aspects of Easements, and a number of title and easement courses including Easement and R/W Law in Oregon, Washington, Montana and California as well as Alaska Easement Law. He has lectured and taught extensively throughout the west on Easements, Real Property Law and Land Title issues.

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LOCATION

[Red Lion at Jantzen Beach](#)
909 N. Hayden Island Drive
Portland, OR 97217
800 733-5466

ACCOMMODATIONS

contact facility directly; mention IRWA

SR/WA & Recertification Credit pending

State Bar Association
Education Credit: Pending

For course information, contact
Coordinator Pam Mason
360 397-6118, x4376
Pam.Mason@clark.wa.gov

Name, Last	First	Member	\$200	\$
Company		Non-member	\$250	\$
Address		Facility Fee*	\$35	\$
City	State	ZIP	Total Enclosed	\$
Membership Number			*Facility Fee is mandatory *	
Phone		Email		

Beaver State Chapter 3 (TIN 93-6023076) is a non-profit organization

To Register, click or form and mail to Marta Goosey, Course Registrar 139 Barker Avenue Oregon City, OR 97045	Method of Payment	
	Check enclosed M/C Card No. Name on Card	Bill me Exp Date Visa

BEAVER STATE CHAPTER 3

COURSE 201

Communications in R/W

April 21-23, 2008

8:00 am - 5:00 pm

Developed specifically to train professionals in the communications and negotiation skills used in the r/w profession, this course offers extensive individual participation in self-learning exercises and role-playing sessions. Using video cameras, the students simulate actual acquisition interviews, allowing the students to see themselves "in action." Students can experiment with application of the concepts and skills presented and discussed, and to receive feedback that helps students know what they are doing effectively and what they may need to work on. The acquisition interview is presented in a step-by-step approach: how to start, how to develop trust, how to handle problems and objections, and how to close. These are the steps the student will practice before the video cameras. This class teaches skills required to problem-solve.

INSTRUCTOR

Joachim Pestinger, SR/WA, is principal partner in A Better Way—Mediation and has 30+ years of experience in the r/w field. The retired Director of Real Estate, WS DOT, Joe set policy and oversaw all facets of state r/w programs as well as other state and local public agencies. He has served on IRWA's International Transportation, Property Management and Education Committees and is lead author of IRWA's revised Land Titles & Intro to Property Management courses. Joe is qualified as an expert valuation witness for Washington State Superior courts.

REGISTRATION

Register ONLY to Course Registrar, as shown below. Advance payment not required. You will receive a confirmation if you provide an email address. \$25 late fee for registration on day of course (full course materials may not be available).

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LOCATION

Portland Bldg, Room B (2nd floor)
1120 SW Fifth Avenue
Portland, OR 97201

ACCOMMODATIONS

contact course coordinator for info on accommodations, parking, transportation

SR/WA & Recertification Credit
3 days (24 hours)

Bring an example of an actual acquisition that has been or will soon be conducted — needed on the first day of class.

For course information, contact Coordinator Eilene Gehrke
503 823-7933

Eilene.Gehrke@trans.ci.Portland.or.us

Name, Last First Member \$545 \$
Company Non-member \$690 \$
Address Facility Fee* \$15 \$
City State ZIP Total Enclosed \$
Membership Number *Facility Fee is mandatory *
Phone Email

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To Register, click Method of Payment
or form and mail to
Marta Goosey, Course Registrar
139 Barker Avenue
Oregon City, OR 97045
Check enclosed Bill me
M/C Visa Exp Date
Card No.
Name on Card

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Roger D. Hanna

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(503) 297-9588, Fax (503) 297-2835

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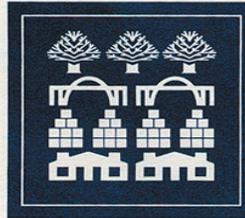
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Cell | 503.720.1584
Fax | 503.644.7400
david@rowainc.com

R. David Feinauer
President



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Beaverton, OR 97005
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Fax | 503.644.7400
www.rowainc.com
shannon@rowainc.com

Shannon L. Fish
Project Coordinator

Epic Land Solutions, Inc.

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Casey Overcamp

9600 S.W. Oak Street
Suite 570
Portland, OR 97223
CaseyOvercamp@epicland.com
www.epicland.com

Phone: 503-244-0626
Direct: 503-244-0628
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- Due Diligence

Peter G. Arvidson, SRA, SRPA
Certified General Appraiser

Arvidson & Associates, Inc.

Real Estate Appraisal & Consulting Services
4535 SW 96th Avenue, Suite 130
Beaverton, Oregon 97005

Tel.: 503/469.9200
FAX: 503/352.0402
petearvidson@yahoo.com



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ORTING WA 98360-1227

Bus: 360-893-2689
Home: 360-893-6617
Cell: 253-820-0283
EMAIL: PESTINGER@EARTHLINK.NET

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rhickok@irr.com
rgreene@irr.com

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E-MAIL: david@mulliganandassociates.com

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carol.k.judd@state.or.us
503 945-8248

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Glenn Bridger
gbridger@teleport.com
503 245-0729

Vice President

TBA

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caseyovercamp@epicland.com
360-619-6415

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CVToland@aol.com
503 297-8342

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MartaGo@comcast.net
503 656-5030

Liason to T-COEF

Pam Mason, Chair
pam.mason@clark.wa.gov
360 397-6118 x4376
360 759-5284 Fax

Committee Chairs & Co-Chairs – 2008**Acquisition/Negotiation****Awards/Recognition**

Evar Knudtson, SR/WA, Chair
EvarKnudtson@comcast.net
503 357-8301

Education

Jaci Margeson, Chair
jrmargeson@bpa.gov
503-230-4020

Environment

John Hooson, Chair
landsolutions@comcast.net
503 439-9423

Historian

Evar Knudtson, SR/WA, Chair
EvarKnudtson@comcast.net
503 357-8301

Liaison

Rod Bliss, Chair
rod_bliss@co.washingto.or.us
503 846-7879

Local Public Agency

Rod Bliss, Chair
rod_bliss@co.washingto.or.us
503 846-7879

Meeting Coordinator

Monica Stafflund, Chair
mastafflund@bpa.gov
503 393-8181
503 393-1629 fax

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Eilene Gehrke, Chair
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**Had an address change?
Missing your BeaverTales?**

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