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February 11, 2015

House Committee on
Consumer Protection and Government Effectiveness

RE: HB 2780

Chairperson Representative Fagan
Committee Members

As the Legislative Liaison for the Oregon Escrow Council, I have polled our directors regarding HB 2780.

It is our hope that members of The Committee have a better understanding of Escrow than the authors of this Bill.

While we, like you, are concerned with Elder abuse in Real Estate transactions, it is not at the Closing Desk that it should be dealt with.

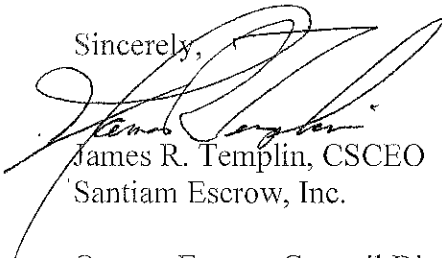
First, the Closer or Settlement Agent is not aware of the age of the Principals in a transaction until identification is provided at signing or the Realtor has provided special circumstances.

Second, the Closing Documents do not include Appraisals, Assessed Values or an explanation of circumstances surrounding the sale.

This information is in the hands of the Real Estate Professionals and the responsibilities proposed in 696.581(b)(A)(B)(C) and (D) should be included in their governing ORS.

Thank you for your consideration.

Sincerely,



James R. Templin, CSCEO
Santiam Escrow, Inc.

Oregon Escrow Council Director