



Jeffrey Keeney



PARTNER

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LEGAL SERVICES

Real Estate & Land Use Law

EDUCATION

J.D., *cum laude*, Northwestern School of Law at Lewis and Clark College, 1983

B.A. University of Vermont, 1980
Phi Beta Kappa

BAR & COURT ADMISSIONS

Oregon State Bar

AWARDS & RECOGNITION

The Best Lawyers in America
2010-2022, Real Estate Law

Chambers USA: America's Leading Lawyers
2007-2019, Real Estate

PROFESSIONAL MEMBERSHIPS

Multnomah Bar Association
American Bar Association

COMMUNITY INVOLVEMENT & ACTIVITIES

The LaSalle Foundation
Board Member

Peninsula Children's Center
Former Volunteer Lawyer

The Wetlands Conservancy
Former Board Member

Oregon State Bar
Executive Committee of Real Estate and Land Use Section, Former Member

Jeff's real estate practice includes acquisitions and sales, financing, commercial leasing, and land use permitting. He represents local, regional, and national property owners and developers in a wide range of transactional matters and assists clients in land use proceedings before local governments.

Jeff also represents sustainable energy clients, including wind project developers, in all aspects of development including land acquisition, title curative work, and financing. His real estate experience includes structuring, negotiating, and closing sensitive, high-value transactions for clients seeking to lease, acquire, or sell office, retail, and industrial real estate.

Clients appreciate Jeff's timely, efficient, and straightforward approach to their real estate needs. Jeff joined Tonkon Torp immediately following his graduation from Lewis & Clark Law School in 1983. He has specialized in real estate throughout his tenure with the firm.

Representative Matters

Costco Wholesale Corporation — Represented Costco in the acquisition and development of all of Costco's Oregon membership warehouses, including its recent acquisition of a 22 acre parcel of real property in Washington County, Oregon. In connection with such acquisitions, Jeff has represented Costco in complex land-use hearings before local governments.

Medical Management International, Inc. — Represents Banfield Pet Hospital in the negotiation of all of Banfield's "stand-alone" pet hospitals in the United States.

United States Bakery / Springfield Facility — Represented United States Bakery in its acquisition of approximately 20 acres of real property in Springfield, Oregon and construction of a 160,000 square foot manufacturing and distribution facility. This complex tax-deferred transaction

involved an IRS Section 1033 exchange and negotiation of numerous rail-access agreements.

Acura of Reno — Led negotiations for Acura of Reno, an affiliate of the Ron Tonkin family of automobile dealerships, for a long-term ground lease and financing for a new Acura dealership on land owned by the Reno Sparks Indian Colony in Reno, Nevada. This transaction involved the negotiation of multiple levels of agreements and resolution of complex title matters due to the tribal ownership of the underlying land.

Westgate Shopping Center LLC / Salem Center — Guided Westgate in all aspects of the complete redevelopment of their shopping center in Salem. Counsel included negotiation of major tenant leases with Walgreen's and Panda Express and obtaining both construction and permanent financing.

Presentations & Publications

A frequent speaker on real estate issues, Jeff is the original author of the Oregon State Bar's Model

Earnest Money Agreement form, "Documentation of Real Estate Transactions."

