



MARION COUNTY BOARD OF COMMISSIONERS

Board Session Agenda Review Form

Meeting date: June 15, 2016

Department: Finance Agenda Planning Date: June 9, 2016 Time required: 10 min

Audio/Visual aids

Contact: Caron Galvin-Price Phone: 503-373-4364

Department Head Signature: *Jeff D. White*

TITLE
Shall the Board of Commissioners consider the approval of the request to sell real property Tax ID #R71640 located at 1272 23rd St NE, Salem back to the prior owner and remove property from public auction scheduled for June 23, 2016.

Issue, Description & Background
Tax Account R71640 located at 1272 23rd St NE, Salem was deeded to Marion County in November 2015 through the tax foreclosure process. The property is a single family residence in Salem and it is on the list to be sold at our public auction on June 23, 2016.

ORS 275.180 and the county's Administrative Procedures #809B: Sale to Prior Owner of Record allow the county to sell and convey to the record owner any property acquired by the county for delinquent taxes for the amount of the taxes and interest accrued and additional fees. The prior owner of record for the property was Virginia Springer and Flossie Moore.

Legal Counsel received a call on May 20, 2016 from the family of Virginia Springer that Ms. Springer had just passed away and that they were unaware that the property had been foreclosed by the county. We have received a letter from the family that the Estate of Virginia Springer is requesting to purchase the property in accordance with our policy. This letter requesting to purchase the property is attached for your consideration. Additionally, Flossie Moore, another family member and the other named owner of record, had passed away years earlier leaving Ms. Springer the sole owner of the property.

In the letter requesting to purchase the property back, the Estate has requested that the county waive the county's administrative fees which can be done. ORS 275.180 states that the sale price can not be "less than the amount of taxes and interest accrued...". If this buy-back request is approved, staff will proceed with the sale and complete the required paperwork to be presented to the board for signature at a later date. Additionally, with the board's approval this property will be removed from the list of properties to be sold at auction on June 23, 2016.

Financial Impacts: The total amount received will be deposited into the Tax Title Fund and will await the yearly disbursement to the taxing districts.

Impacts to Department & External Agencies The County collects property taxes on behalf of the various taxing districts. The sales proceeds of this property and the revenues generated by getting the property back on the tax roll will benefit both the County and the taxing districts.

Options for Consideration:
1. Approve the sale of this property back to prior owner for the amount of taxes and interest accrued and the county fees and remove from the auction list.
2. Approve the sale back to prior owner for the amount of taxes and interest accrued without the county



MARION COUNTY BOARD OF COMMISSIONERS

Board Session Agenda Review Form

fees and remove from the auction list.
3. Deny the request to sell back this property to the prior owner and sell the property at auction on June 23, 2016.

Recommendation:

Staff recommends that the Board of Commissioners sell back the property Tax ID #R71640 located at 1272 23rd St NE, Salem back to the prior owner and to remove property from public auction scheduled for June 23, 2016. However, we recommend that the purchase price include the county's administrative fees. The purchase price with county fees is: \$21,702.49 and without the administrative fees is: \$19,145.60- a difference of \$2,556.89.

List of attachments:

Letter from Dayna Christian, Attorney for the Estate of Virginia Springer

Presenter:

Jeff White and Caron Galvin-Price

Copies of completed paperwork sent to the following: (Include names and e-mail addresses.)

Copies to:

Caron Galvin-Price, cgalvin-price@co.marion.or.us

BEFORE THE BOARD OF COMMISSIONERS
FOR MARION COUNTY, OREGON

In the Matter of the removal of)
a property from the real property)
public auction scheduled for)
Thursday, June 23, 2016.)

ORDER No. _____

This matter came before the Marion County Board of Commissioners at its regularly scheduled public meeting on June 15, 2016, to remove a property from the real property public auction scheduled for June 23, 2016; and

WHEREAS, the real property described as tax account number R71640, located at 1272 23rd St NE, Salem, Oregon is scheduled for public auction by Marion County on June 23, 2016 pursuant to order number 16-42 and the Board has determined that it is appropriate to remove the property from auction at this time;

NOW, THEREFORE, IT IS HEREBY ORDERED that the real property described as tax account number R71640, located at 1272 23rd St NE, Salem, Oregon be withdrawn from the real property auction scheduled for June 23, 2016.

DATED this 15th day of June 2016.

MARION COUNTY BOARD OF COMMISSIONERS



Immixon Law Group PC
TRUSTED LEGAL ADVISORS

Dayna J. Christian
Telephone: (503) 802-5537
E-mail: dayna.christian@immixonlaw.com

June 7, 2016

Via E-mail and U.S. Mail

Marion County Board of Commissioners
PO Box 14500
Salem, OR 97309

Re: *Buy-Back Request for 1272 23rd Street NE, Salem, Oregon on behalf of the Estate of Virginia Springer*

Dear Board of Commissioners,

This law firm represents Richard A. Springer, the Personal Representative for the Estate of Virginia Springer. Mr. Springer was appointed as the Personal Representative by the Marion County Probate Court as stated in the enclosed Letters Testamentary. This letter seeks your consent to the Estate buying back the previously foreclosed upon home of Virginia Springer located at 1272 23rd Street NE in Salem, Oregon.

Mr. Springer is Virginia Springer's brother and sole heir. Mr. Springer is my father, and I am Virginia's niece. I write to the Board in my capacity as Mr. Springer's attorney and also personally, on behalf of my aunt's Estate.

In 1983, Virginia and her grandmother, Flossie Moore, purchased their home at 1272 23rd Street NE in Salem, Oregon. The deed for this purchase is enclosed. Virginia and Flossie owned the home as tenants in common, with right of survivorship, and lived there together for many years. Flossie passed away in 2003, leaving Virginia with full title to the house. Flossie's death certificate is enclosed.

In 2011, Virginia's father, Arnold Springer, died and she inherited his residence at 5422 Portland Road NE, Space 107E, in Salem, Oregon. His death certificate is enclosed. My family was aware that Virginia moved into her father's residence when he passed away.

Virginia died on May 6, 2016. We learned of her death on May 16, 2016 when we were contacted by Greg J. Goller, Estates Analyst for the Oregon Department of State Lands. At the

time of her death, she was living at the home on Portland Road, but we did not know that she had not been tending to her home on 23rd Street NE for some time.

Upon learning of her death, we also learned that her home on 23rd Street NE was now titled to Marion County. We researched the transaction and learned that Marion County instituted a foreclosure action against the home in 2013 for Virginia's failure to pay Marion County property taxes dating back to 2009. The foreclosure action was successful and the Marion County Tax Collector conveyed title to the 23rd Street NE home to Marion County on October 26, 2015. The deed for that transaction is enclosed.

We immediately contacted Scott Norris, Marion County Counsel, and he kindly assisted us with this procedure to seek the buy-back of Virginia's home to include it in her probate assets. The home is in extremely poor condition and the interior is severely damaged by garbage and left behind personal possessions. Pictures of the home are enclosed and additional photos can be viewed at <http://www.co.marion.or.us/FIN/Pages/propertyinfo.aspx>.

Since the death of her father, Virginia was increasingly disconnected from her family and became reclusive. She pulled away from society and we are learning that she abandoned her 23rd Street NE home as well as other obligations. She had sufficient funds to pay the taxes, but we suspect that her emotional instability prevented her from keeping up her home. Virginia's home has significant sentimental value to my family. We wish to buy-back the home so that we can rehabilitate the home back to the condition that we remember when Virginia was healthy and happy.

We have been advised that the following fees and interest are owed on the home through June 15, 2016:

Total past taxes due: \$12,867.93

Total interest: \$6,277.67

Foreclosure fee for Assessor's office: \$583.95

Foreclosure fee for Finance office: \$1,972.94

We request that the Estate be allowed to buy-back the home for the price of the back taxes and interest as authorized by Oregon law.¹ It is our understanding that the administrative fees are imposed pursuant to Marion County policy and that this Board has the authority to waive those fees. We ask that the fees be waived.


¹ ORS 275.180(1) "The governing body of a county may at any time, without the publication of any notice, sell and convey by deed to the record owner or the contract purchaser of record, any property acquired by the county for delinquent taxes for not less than the amount of taxes and interest accrued and charged against such property at the time of purchase by the county with interest thereon at the rate of six percent per annum from the date of such purchase."

Marion County
Board of Commissioners
June 7, 2016
Page 3 of 3

The past taxes plus interest total \$19,145.60 and payment in full is required to avoid public auction. As of June 15, 2016, the taxes and interest will increase. We are prepared to pay that sum before June 15, 2016, but the additional fees of \$2,556.89 presents a hardship for my family. The cost of rehabilitating the home for the benefit of the neighborhood and the County could exceed \$50,000. Estimates for remediation of just the garbage and hazards on the property exceed \$8,000. The greater the costs, the more time that it will take my family to save the funds necessary to complete the clean-up and restoration of the property. Please consider waiving these fees so that we may focus our attention on a quick rehabilitation of the home.

The home is scheduled to be auctioned off on June 23, 2016. To avoid losing the house at auction, we understand that we must act quickly to complete this transaction. We look forward to your decision. Should you have any questions or concerns, please feel free to contact me at dayna.christian@immixlaw.com or (503) 802-5537.

Very Truly Yours,



Dayna J. Christian

_ Verified Correct Copy of Original 5/26/2016 _

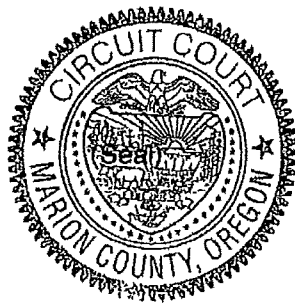
IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF MARION
Probate Department

LETTERS TESTAMENTARY

No. **16PB03379**

THIS CERTIFIES that the will of **VIRGINIA A. SPRINGER**, deceased, has been proved and **RICHARD SPRINGER** has been appointed and is at the date hereof the duly appointed, qualified and acting personal representative of the will and estate of the decedent. The following restrictions have been placed on the personal representative: **NONE**

IN WITNESS WHEREOF, I, as Trial Court Administrator of the Circuit Court of the State of Oregon for the County of Marion, in which proceedings for the administration upon the estate are pending, do hereby subscribe my name and affix the seal of the court this 26th day of May, 2016.



TRIAL COURT ADMINISTRATOR

By: *[Handwritten Signature]*

State of Oregon)
) ss.
County of Marion)

I certify that the above copy that the foregoing copy of **LETTERS TESTAMENTARY** is a correct copy of the original that is on file in my office, and that the letters are now in effect. I further certify that the Letters are now in full force and effect.

IN TESTIMONY WHEREOF, I have subscribed my name and affixed the seal of the court at my office on _____, 201__.

TRIAL COURT ADMINISTRATOR

By: _____

(Seal)

16PB03379
LYTM
Letter - Testamentary
4888652



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3. The Personal Representative is not required to file a bond, and Letters Testamentary shall be issued forthwith to the Personal Representative in the manner provided by law.

Signed 6/26/2016 11:05 AM



Angela M. Keffer, Probate Commissioner

PETITIONER:

Richard A. Springer
13502 NE 341st Circle
Battle Ground, WA 98604
Telephone: (503) 267-3372

ATTORNEYS FOR PETITIONER:

Dayna J. Christian, OSB No. 973360
Jeffery Demland, OSB No. 140767
IMMIX LAW GROUP PC
121 SW Salmon Street, Suite 1000
Portland, OR 97204
Telephone: (503) 802-5533
Facsimile: (503) 802-5351
E-Mail: dayna.christian@immixlaw.com
E-Mail: jeff.demland@immixlaw.com

CERTIFICATE OF COMPLIANCE WITH UTCR 5.100

The undersigned counsel for Richard A. Springer hereby certifies as follows with respect to the Limited Judgment Admitting Will to Probate and Appointing Personal Representative with Full Powers, filed herewith:

(a) Richard A. Springer, heir to the Decedent and Petitioner seeking appointment requested notice in this proceeding. He has been provided notice of the filing of the Limited Judgment Admitting Will to Probate and Appointing Personal Representative.

(b) This proposed order or judgment is ready for judicial signature because:

- 1. [] Each opposing party affected by this order or judgment has stipulated to the order or judgment, as shown by each opposing party's signature on the document being submitted.
2. [] Each opposing party affected by this order or judgment has approved the order or judgment, as shown by signature on the document being submitted or by written confirmation of approval sent to me.
3. [] I have served a copy of this order or judgment on all parties entitled to service and:
a. [] No objection has been served on me.
b. [] I received objections that I could not resolve with the opposing party despite reasonable efforts to do so. I have filled a copy of the objections I received and indicated which objections remain unresolved.
c. [] After conferring about objections, _____ agreed to independently file any remaining objection.
4. [] The relief sought is against an opposing party who has been found in default.
5. [] An order of default is being requested with this proposed judgment.
6. [X] Services is not required pursuant to subsection (3) of UTCR 5.100, or by statute, rule, or otherwise.
7. [] This is a proposed judgment that includes an award of punitive damages and notice has been served on the Director of the Crime Victims' Assistance Section as required by subsection (4) of this rule.

DATED: May 20, 2016

IMMIX LAW GROUP, PC
/s/ Dayna J. Christian
Dayna J. Christian, OSB #97336
Attorneys for Petitioner

PETITIONER:
Richard A. Springer
13502 NE 341st Circle
Battle Ground, WA 98604
Telephone: (503) 267-3372

ATTORNEYS FOR PETITIONER:
Dayna J. Christian, OSB No. 973360
Jeffery Demland, OSB No. 140767
IMMIX LAW GROUP PC
121 SW Salmon Street, Suite 1000
Portland, OR 97204
Telephone: (503) 802-5533
Facsimile: (503) 802-5351
E-Mail: dayna.christian@immixlaw.com
E-Mail: jeff.demland@immixlaw.com

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ASSIGNMENT OF CONTRACT

The undersigned, ALAN J. WILSON and SUSAN B. WILSON, husband and wife, hereinafter called "Assignors," for the consideration hereinafter stated, have sold and assigned and do hereby grant, bargain, sell, assign, and set over unto VIRGINIA A. SPRINGER and FLOSSIE A. MOORE, each as to an undivided one-half interest as tenants in common with right of survivorship, hereinafter called "Assignees," and unto Assignees' heirs, successors, and assigns, all of the Assignors' right, title, and interest in and to that certain contract for the sale of real estate dated July 21, 1978, between Otto J. Wilson, Personal Representative of the Estate of Merta M. Siegmund, Deceased, as seller, and Alan J. Wilson and Susan B. Wilson, husband and wife as buyers, a memorandum of such contract was recorded on July 24, 1978, in Reel 132, page 1492, Marion County, Oregon, Records; together with all the right, title, and interest of the Assignors in and to the real estate described therein; the Assignors hereby expressly covenant with and warrant to the Assignees that the Assignors are the owners of the buyers' interest in the real estate described in said contract of sale and that the unpaid balance of the purchase price thereof is not more than \$20,966.57, with interest paid thereon to September 1, 1983; further, upon compliance by said Assignees with the terms of said contract, the Assignors direct that conveyance of said real estate be made and delivered to the order of said Assignees.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$24,113.65; however the actual consideration includes other property, which is part of the total consideration.

IN WITNESS WHEREOF, the Assignors have caused this assignment to be executed this 22 day of September, 1983.

Alan J. Wilson
Alan J. Wilson

Susan B. Wilson
Susan B. Wilson

AFTER RECORDING RETURN TO:

STATE OF OREGON

CERTIFICATION OF VITAL RECORD

TYPE OF PRINT OR PERMANENT BLACK INK		388219		OREGON DEPARTMENT OF HUMAN SERVICES HEALTH DIVISION CENTER FOR HEALTH STATISTICS CERTIFICATE OF DEATH		03-005309	
I.D. TAG NO. 000505		Local File Number		136		State File Number	
1. PRECEDENT'S NAME: Florence Alma MOORE		2. SEX: Female		3. DATE OF DEATH (Month, Day, Year): March 4, 2003			
4. SOCIAL SECURITY NUMBER: 543-09-2378		5. AGE LAST BIRTHDAY (Years, Mos., Days): 100		6. BIRTHPLACE (City and State or Foreign Country): Pea Ridge, Arkansas		7. DATE OF BIRTH (Month, Day, Year): November 8, 1902	
8. WAS DECEDENT EVER IN U.S. ARMY OR NAVY?		9. PLACE OF DEATH (Check any one): <input checked="" type="checkbox"/> Hospital <input type="checkbox"/> Home <input type="checkbox"/> Other		10. COUNTY OF DEATH: Marion			
11. FACILITY NAME: Salem Hospital		12. CITY, TOWN, OR LOCATION OF DEATH: Salem		13. COUNTY OF DEATH: Marion			
14. DECEDENT'S USUAL OCCUPATION: Homemaker		15. KIND OF BUSINESS/INDUSTRY: Own Home		16. MARITAL STATUS: Widowed		17. SPOUSE (If Married, If Widowed, Divorced, Separated): Samuel B.	
18. RESIDENCE STATE: Oregon		19. COUNTY: Marion		20. CITY, TOWN OR LOCATION: Salem		21. STREET AND NUMBER: 1272 23rd St. NE	
22. INSURE CITY LIMITS: City of		23. ZIP CODE: 97301		24. RACE (American Indian, Black, White, etc.): White		25. DECEDENT'S EDUCATION (Specify only highest grade completed): 12	
26. FATHER: NAME, first, middle, last: Samuel Cox		27. MOTHER: NAME, first, middle, maiden: Laurie Jones		28. INFORMANT: NAME and relationship to decedent: Ginger Springer Granddaughter			
29. METHOD OF DISPOSITION: <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Cremation <input type="checkbox"/> Removal from State <input type="checkbox"/> Donation <input type="checkbox"/> Other (Specify)		30. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place): Idlewilde Crematory		31. LOCATION - City or Town, State: Hood River, Oregon			
32. SIGNATURE OF OREGON FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH: <i>Mary J. Zwassch</i>		33. OREGON LICENSE NO. (If licensee): 3483		34. NAME, ADDRESS AND ZIP OF FACILITY: Howell-Edwards-Doerkgen w/Rigdon Ransom 1350 Commercial St SE, Salem OR 97302			
35. DATE FILED (Month, Day, Year): Mar 12 2003		36. REGISTRAR'S SIGNATURE: <i>Sherry J.</i>					
RESERVED FOR REGISTRAR'S USE							
37. TIME OF DEATH: 1:45 P.M. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
38. TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE TIME, DATE, PLACE AND CAUSE AS LISTED AND MANNE STATED: <i>Fred J. Baker</i>							
39. DATE SIGNED (Month, Day, Year): 3/10/03							
40. NAME, TITLE, ADDRESS AND ZIP OF CERTIFYING MEDICAL EXAMINER (Type or Print): Dr. Joseph Thaler, M.D., 5050 Skyline Village Loop S., Salem, Oregon 97306							
41. NAME OF ATTENDING PHYSICIAN (Type or Print):							
42. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c). Do not enter mode of death, e.g. Cancer or Degenerative Heart, etc.)							
PART (a) IMMEDIATE CAUSE: Connective Heart Failure		INTERVAL BETWEEN ONSET AND DEATH: 2 weeks		PART (b) IMMEDIATE CAUSE: Coronary Atherosclerotic Heart Disease			
DUE TO, OR AS A CONSEQUENCE OF:		INTERVAL BETWEEN ONSET AND DEATH:		DUE TO, OR AS A CONSEQUENCE OF:			
PART (c) OTHER SIGNIFICANT CONDITIONS: Renal Insufficiency		INTERVAL BETWEEN ONSET AND DEATH:		DUE TO, OR AS A CONSEQUENCE OF:			
43. MANNER OF DEATH: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Accident <input type="checkbox"/> Undetermined <input type="checkbox"/> Suicide <input type="checkbox"/> Homicide <input type="checkbox"/> Legal Intervention <input type="checkbox"/> Other		44. DATE OF BIRTH (Month, Day, Year):		45. TIME OF BIRTH:		46. PLACE OF BIRTH:	
47. Did ischemic issue contribute to the injury? <input type="checkbox"/> Yes <input type="checkbox"/> Probably <input checked="" type="checkbox"/> No		48. AUTOPTIC: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		49. YES (Was foreign considered in determining cause of death?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A		50. DESCRIBE HOW INJURY OCCURRED:	
51. PLACE OF INJURY - At home, farm, street, factory, office, building, etc. (Specify):		52. LOCATION (Street and Number or Rural Route Number, City or Town, State):					
RESERVED FOR REGISTRAR'S USE							



I CERTIFY THAT THIS IS A TRUE, FULL AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE OR THE VITAL RECORD FACTS ON FILE IN THE VITAL RECORDS UNIT OF THE OREGON CENTER FOR HEALTH STATISTICS.

DATE ISSUED: **MAY 31 2016**

Jennifer A. Woodward
JENNIFER A. WOODWARD, Ph.D.
STATE REGISTRAR

THIS COPY IS NOT VALID WITHOUT OFFICIAL VITAL RECORD FLAG WATERMARK AND HOLOGRAPHIC SEALS.

STATE OF OREGON

CERTIFICATION OF VITAL RECORD

OREGON HEALTH AUTHORITY CENTER FOR HEALTH STATISTICS CERTIFICATE OF DEATH

560112
I.D. TAG NO.

136-2011-020112

STATE FILE NUMBER

TO BE COMPLETED BY FUNERAL FACILITY	Legal Name First: Arnold, Middle: Martin, Last: Springer, Suffix:			Death Date August 13, 2011		
	Sex Male	Age 87 years	Social Security Number 544-14-4389		County of Death Marion	
	Birthdate April 12, 1924		Birthplace Wyndmere, North Dakota		Was Decedent Ever in U.S. Armed Forces? No	
	Residence 540 S Main Street			City/Town Mount Angel		
	Residence County Marion		State or Foreign Country Oregon	Zip Code + 4 97362	Inside City Limits? Yes	
	Marital Status at Time of Death Widowed		Spouse's Name Prior to First Marriage Marion H. Hansen			
	Father's Name Elmer Springer			Mother's Name Prior to First Marriage Mary Nash		
	Informant's Name Virginia Springer		Telephone Number Not Available	Relationship to Decedent Daughter	Mailing Address 1272 23rd Street NE, Salem, OR 97301	
	Place of Death Nursing Facility			Facility Name Providence Benedictine Nursing Center		
	Location of Death 540 S Main St			City/Town or Location of Death Mount Angel	State Oregon	Zip Code + 4 97362
	Method of Disposition Cremation		Place of Disposition Cascade Cremation Center		Location (City/Town and State) Tualatin, Oregon	
	Name and Complete Address of Funeral Facility Crown Memorial Center, Cremation & Burial - Salem 412 Lancaster Drive NE, Salem, Oregon 97301					
	Date of Disposition TBD	Funeral Director's Signature Timothy Z Boje		Electronically Signed	OR License Number CO-3788	
	Registrar's Signature /s/ Richard Sherman			Date Received August 26, 2011	Local File Number 111691	
	Amendment					
Was case referred to Medical Examiner? No		Autopsy? No	Were autopsy findings available to complete the cause of death?		Time of Death 0157	
CAUSE OF DEATH					Approximate Interval Onset to Death	
IMMEDIATE CAUSE a. Failure to Thrive					3-18-11	
Due to (or as a consequence of) b. Vascular Dementia					7-21-11	
Due to (or as a consequence of) c. Cerebrovascular Disease					Not stated	
Due to (or as a consequence of) d.						
Other significant conditions contributing to death DM 2 with Renal Manifestations; CKD, Stage 4						
Manner of Death Natural			If Female		Did tobacco use contribute to death? No	
Date of Injury	Time of Injury	Place of Injury		Injury at Work?		
Location of Injury						
Describe how injury occurred				If transportation injury, specify		
Name and Address of Certifier Ginny L. Laferriere 2701 NW Vaughn Street 140, Portland, Oregon 97210						
Name and Title of Attending Physician if Other than Certifier				Date Signed August 22, 2011		
Medical Certifier /s/ Ginny L. Laferriere			Title of Certifier N.P.	License Number 079043585N3		
Amendment						

TO BE COMPLETED BY MEDICAL CERTIFIER



46-2CC (01/06)

I CERTIFY THAT THIS IS A TRUE, FULL AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE OR THE VITAL RECORD FACTS ON FILE IN THE VITAL RECORDS UNIT OF THE OREGON CENTER FOR HEALTH STATISTICS.

DATE ISSUED: May 31, 2016

JENNIFER A. WOODWARD, PH.D.
STATE REGISTRAR

THIS COPY IS NOT VALID WITHOUT OFFICIAL VITAL RECORD FLAG WATERMARK AND HOLOGRAPHIC SEALS.



DEED

THIS DEED, made this 26th day of OCTOBER 2015, between Rex Weisner, Tax Collector, Marion County, State of Oregon ("Grantor"), and Marion County, a political subdivision of the State of Oregon ("Grantee"),

WITNESSETH

WHEREAS, pursuant to the General Judgment of the Circuit Court of the State of Oregon, in and for the County of Marion, duly made and entered on the 10th day of October, 2013, in a suit wherein Marion County, Oregon, was plaintiff, and 10055 Peaceful Ln LLC, et al., were defendants, the real properties hereinafter described were, by that General Judgment, sold to Marion County, Oregon, subject to redemption; and

WHEREAS, the real properties have been held by Marion County, Oregon for the period of two (2) years from and after the date of the General Judgment of Foreclosure, and no redemption has been made; and notice of expiration of redemption period has been given in the Woodburn Independent, a newspaper of general circulation published in Marion County, Oregon, no more than 30 days and not less than 10 days prior to the date of expiration of the redemption period, proof of which notice is attached hereto as Exhibit A, and incorporated herein by this reference; and

WHEREAS, in pursuance of the laws of the State of Oregon and for and in consideration of the General Judgment, Order and Sale as aforesaid, I have this day executed this deed conveying to Marion County, a political subdivision of the State of Oregon, the real properties described in Exhibit B, attached hereto and incorporated herein by this reference;

AFTER RECORDING RETURN TO:
Marion County
Attn.: Finance
PO Box 14500
Salem, OR 97309

NOW, THEREFORE, I, Rex Welsner, as Grantor, in consideration of the premises, and by virtue of the statutes of the State of Oregon, in such cases made and provided, do hereby grant, bargain, sell, and convey unto Marion County, Oregon, as Grantee, and its assigns forever, the parcels of real property described in Exhibit B as fully and completely as Grantor can by virtue of the premises convey the same.

GIVEN UNDER MY HAND OFFICIALLY THIS 26th DAY OF October 2015.

Rex Welsner
Rex Welsner
Marion County Tax Collector

STATE OF OREGON)
) ss.
County of Marion)

On this 26th day of October 2015, before me, the undersigned, a Notary Public in and for said County and State, the within named Rex Welsner, Tax Collector of Marion County, Oregon, who executed the above Instrument, personally appeared and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I hereunto set my hand and official seal the day and year above-written.

Joanna K. Ritchie
Notary Public for Oregon
My commission expires: 12-18-15



