



MARION COUNTY BOARD OF COMMISSIONERS

Board Session Agenda Review Form

Meeting date: February 22, 2017

Department: Finance Agenda Planning Date: 2/16/2017 Time required: Consent

Audio/Visual aids

Contact: Jeff White, Chief Financial Officer Phone: Ext. #4433

Department Head Signature: [Handwritten Signature]

TITLE Shall The Board of Commissioners consider the approval of a quitclaim deed to convey Real Property Tax ID #R23190 located at 4395 Sunnyview Rd NE, Salem, to T S West, LLC.

Issue, Description & Background Tax Account R23190 located at 4395 Sunnyview Rd NE, Salem, Oregon was deeded to Marion County in October 2014 through the tax foreclosure process. On April 30, 2015, the property was sold at auction and the buyer, T S West, LLC, entered into a contract with Marion County to purchase the property. T S West, LLC in the process of selling the property and the quitclaim deed will be given to First American Title and placed in escrow until payment is received by Marion County. The payoff for this contract is calculated to be \$77,742.49.

Financial Impacts: The money from the payoff 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 sale of this property will provide revenue to taxing districts.

Options for Consideration: 1. Approve the transfer of title by Quitclaim Deed. 2. Deny the request. 3. Postpone the decision until a later date.

Recommendation: Staff recommends that the Board of Commissioners approve and transfer title of Tax ID #R23190 by quitclaim deed.

List of attachments: Quitclaim Deed - #R23190

Presenter: Jeff White, Chief Financial Officer

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

Copies to: Jeff White JDWhite@co.marion.or.us

Grantor's Name:

Marion County

After recording return and send all tax statements to:

T S West, LLC

PO Box 436

Mt Angel, OR 97362

### QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **MARION COUNTY, a Political Subdivision of the State of Oregon**, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto, **T S West, LLC**, hereinafter called grantee and unto grantee's heirs, successors and assigns all of the grantor's right, title, and interest in that certain real property with the tenements, hereditaments and appurtenances there unto belonging or in any way appertaining, situated in the **County of Marion**, State of Oregon, as described:

Tax ID #R23190

Beginning at the 3/4" iron pipe which is South 89° 45' West, 444.30 feet and North 0° 37' 30" East, 42.00 feet from the Southeast corner of the John Savage Donation Land Claim No. 41, in Township 7 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence South 89° 45' West, 80.00 feet to a 3/4" iron pipe; thence North 0° 37' 30" East, 116 feet to a 3/4" iron pipe; thence North 89° 45' East, 80.00 feet to a 3/4" iron pipe; thence South 0° 37' 30" West, 116.00 feet to the place of beginning.

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$77,742.49**

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this \_\_\_\_ day of \_\_\_\_\_ 2017; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized thereto by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER THE ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY CONTAIN ENVIRONMENTAL HAZARDS, CONTAMINATION, AND/OR WETLANDS. SELLER ASSUMES NO RESPONSIBILITY AND IS IN NO WAY LIABLE FOR ANY CLEANUP, ABATEMENT, MITIGATION, REMEDIATION OR OTHER ACTIONS IN CONNECTION WITH THESE POSSIBLE CONDITIONS.

MARION COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
COMMISSIONER

\_\_\_\_\_  
COMMISSIONER

STATE OF OREGON )  
                                  ) ss  
County of Marion )

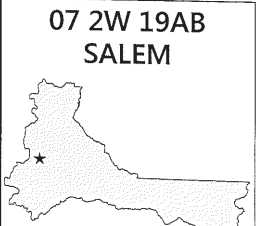
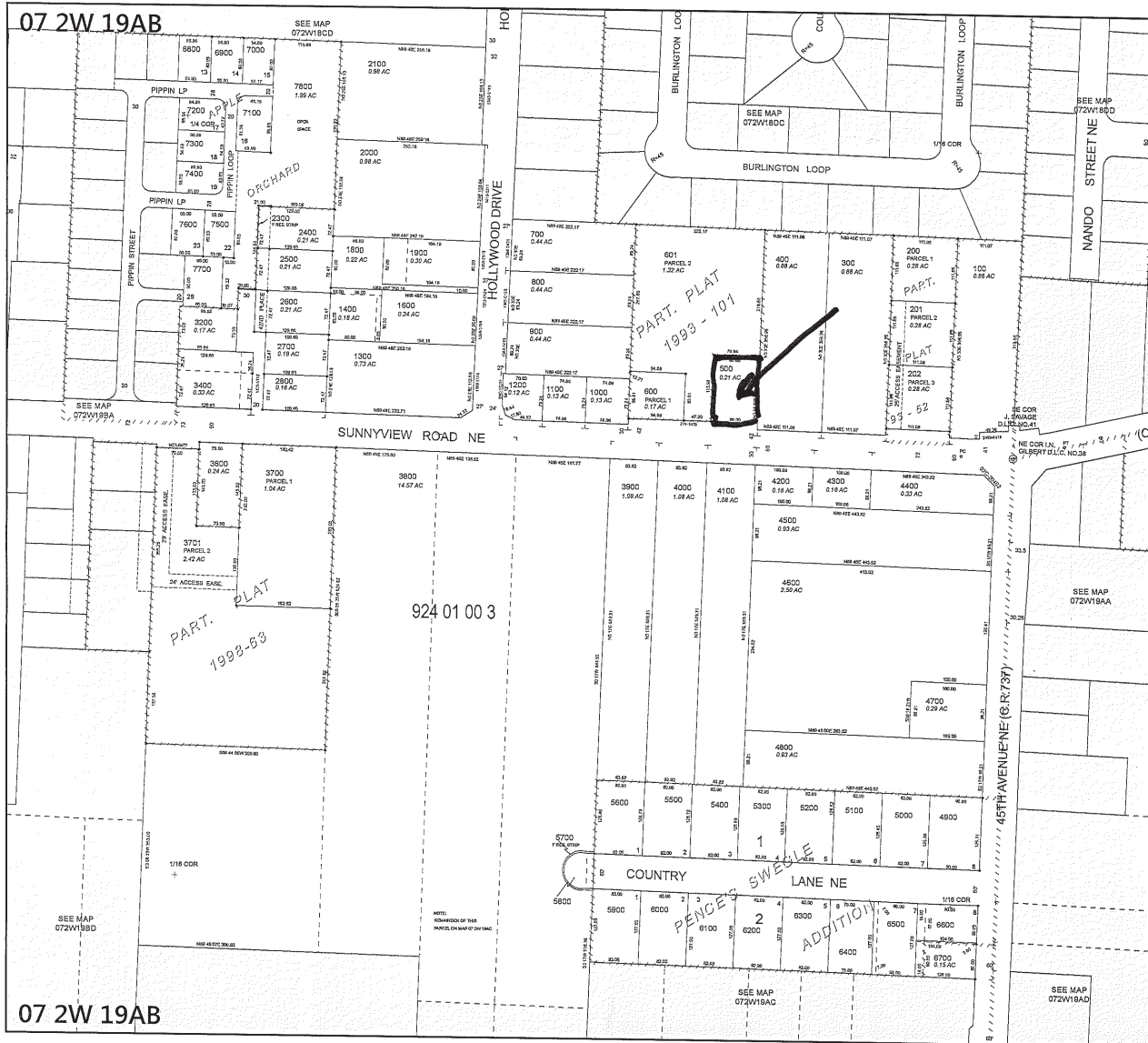
This instrument was acknowledged before me on \_\_\_\_\_, 2017

By \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

as Marion County Commissioners.

\_\_\_\_\_  
Notary Public for Oregon



**07 2W 19AB  
SALEM**

MARION COUNTY, OREGON  
NW1/4 NE1/4 SEC19 T7S R2W W.M.  
SCALE 1" = 100'

- LEGEND**
- |                               |                            |
|-------------------------------|----------------------------|
| --- Taxlot Boundary           | --- Historical Boundary    |
| --- Road Right-of-Way         | --- Easement               |
| --- Railroad Right-of-Way     | --- Railroad Centerline    |
| --- Private Road ROW          | --- Taxcode Line           |
| --- Subdivision/Plat Bdndry   | --- Map Boundary           |
| --- Waterline - Taxlot Bdndry | --- Waterline - Non Bdndry |

- SYMBOL TYPES**
- Survey Monument
  - Road Station
  - ⊙ D/LC Corner
- NUMBERS**
- Box Code Number  
**000 00 00 0**
- All acres listed are Net Acres, excluding any portions of the taxlot within public ROW's

- NOTES**
- Tick Marks: If a tick mark is indicated on the end of a line, then the dimension goes to the tick mark. This & used when dimensions extend into public right-of-ways.

CANCELLED NUMBERS	
1500	
1700	
2200	
2500	
3000	
3100	
3300	
3500	
3800.1	

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY

**Assessors Office  
Cartography Dept.**

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT [www.co.marion.or.us](http://www.co.marion.or.us)

PLOT DATE: 7/6/2016

**SALEM  
07 2W 19AB**