



MARION COUNTY BOARD OF COMMISSIONERS

Board Session Agenda Review Form

Meeting date: January 29, 2025

Department: Finance

Title: Quitclaim deed for tax account 535516

Management Update/Work Session Date: January 14, 2025 Audio/Visual aids

Time Required: 5 min Contact: John Carlson Phone: 503-373-4364

Requested Action: Consider approving the quitclaim deed, transferring ownership of tax account 535516 to the adjacent property owner, Janice Hayes.

Issue, Description & Background: Marion County foreclosed on tax account 535516 in July 1998, which is a 0.25-acre parcel located off Woodpecker Dr. SE, Turner, OR. After a surveyor review, it was determined that this tax account was created due to a 20-ft. scrivener's error. Marion County Finance contracted with Statewide Surveying, which conducted a ground survey and created a legal description for this tax account. The quitclaim deed, and exhibits A & B, is before the Board of Commissioners for consideration. Signing this quitclaim deed would transfer account 535516 back to the prior owner.

Financial Impacts: Marion County will no longer have to assume any financial liability for this property.

Impacts to Department & External Agencies: Marion County will not be responsible for any future maintenance, liability or costs related to this property.

List of attachments: Property one slide picture and quitclaim deed with exhibits A & B.

Presenter: John Carlson

Department Head Signature: [Handwritten Signature]



Tax Lot #: [092W22D000500](#)

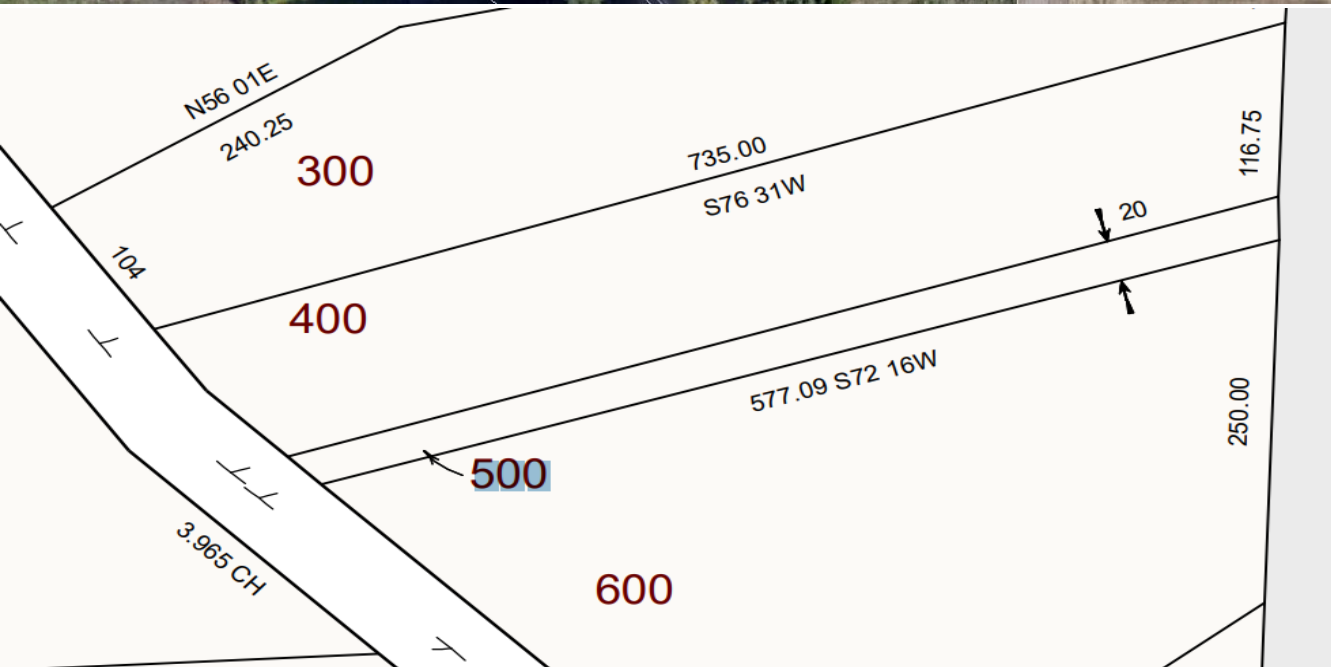
Tax Account #: [535516](#)

Real Market Value: \$6,920.00

Zoned: 950 (EFU)

Acres: 0.25

Location: Located off Woodpecker Dr. SE, Turner, OR, adjacent to tax account 535512.



Other Information:

Tax account was created due to scrivener's error. Account was originally part of account 535512.

Grantor's Name:

Marion County

After recording return and send all tax statements to:

Janice J Hayes

12682 Woodpecker Dr SE

Turner, OR 97392

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, **Janice J. Hayes**, 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:

Legal Description

Tax accounts 535512 & 535516, as described in Exhibit A and Displayed in Exhibit B, situated in the County of Marion, State of Oregon.

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 **\$0.00**

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 29th day of January, **2025**; 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

STATE OF OREGON)

) ss

County of Marion)

CHAIR

This instrument was acknowledged before me on

COMMISSIONER

_____, 2025

COMMISSIONER

By _____

as Marion County Commissioners.

Notary Public for Oregon

EXHIBIT "A"

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, COUNTY OF MARION, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF JOSEPH DAVIS DONATION LAND CLAIM (DLC) NO. 43, MARKED BY A 3.25 INCH ALUMINUM DISK STAMPED "MARION COUNTY T9S R2W C43 C44 C51 2001 SURVEYOR";

THENCE, NORTH 67°43'31" EAST 17.07 FEET TO THE CALCULATED SOUTHEAST CORNER OF SAID DLC NO. 43 PER MARION COUNTY SURVEY RECORD 15185;

THENCE, NORTH 00°19'45" EAST FOR A DISTANCE OF 668.77 FEET ALONG THE CALCULATED EAST LINE OF SAID DLC NO. 43 TO THE **POINT OF BEGINNING**, MARKED BY A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "S.W.L.S. INC. 503-665-7777" (SWLS), SAID POINT BEING SOUTH 00°19'45" WEST 483.50 FEET OF A 3/4 INCH IRON PIPE IN SAID DLC NO. 43 CALCULATED EAST LINE MARKING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS THE EXCEPTION AREA IN MARION COUNTY DEED RECORDS (MCDR) REEL 465, PAGE 421, RECORDED MAY 30, 1986, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN MCDR REEL 4565, PAGE 259, RECORDED NOVEMBER 19, 2021;

THENCE, NORTH 00°19'45" EAST FOR A DISTANCE OF 250.00 FEET TO THE SOUTHEAST CORNER OF SAID REEL 465, PAGE 421 TRACT, MARKED BY A SWLS;

THENCE, SOUTH 72°35'17" WEST 576.89 FEET ALONG THE SOUTHERLY LINE OF SAID REEL 465, PAGE 421 TRACT TO A POINT IN THE CENTERLINE OF WOODPECKER DRIVE SOUTHEAST, A 60-FOOT WIDE PUBLIC RIGHT-OF-WAY ALSO KNOWN AS COUNTY ROAD NO. 942, REFERENCED BY A SWLS BEARING NORTH 72°35'17" EAST AT A DISTANCE OF 33.47 FEET;

THENCE, SOUTH 43°43'57" EAST 400.00 FEET ALONG SAID CENTERLINE TO THE NORTHWEST CORNER OF SAID REEL 4565, PAGE 259 TRACT, REFERENCED BY A SWLS BEARING NORTH 52°09'44" EAST AT A DISTANCE OF 30.16 FEET;

THENCE, NORTH 52°09'44" EAST 345.05 FEET ALONG THE NORTHERLY LINE OF SAID REEL 4565, PAGE 259 TRACT TO THE **POINT OF BEGINNING**, CONTAINING 3.152 ACRES, MORE OR LESS;

EXCEPTING THEREFROM, THAT PORTION LYING WITHIN SAID PUBLIC RIGHT-OF-WAY CONTAINING 0.271 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS MARION COUNTY SURVEY RECORD 40059.

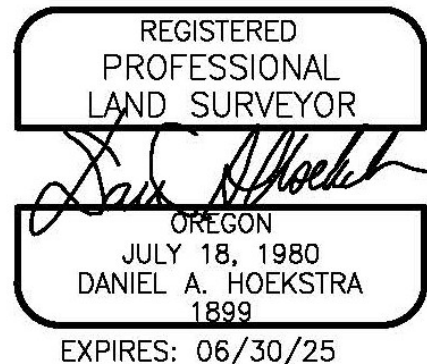
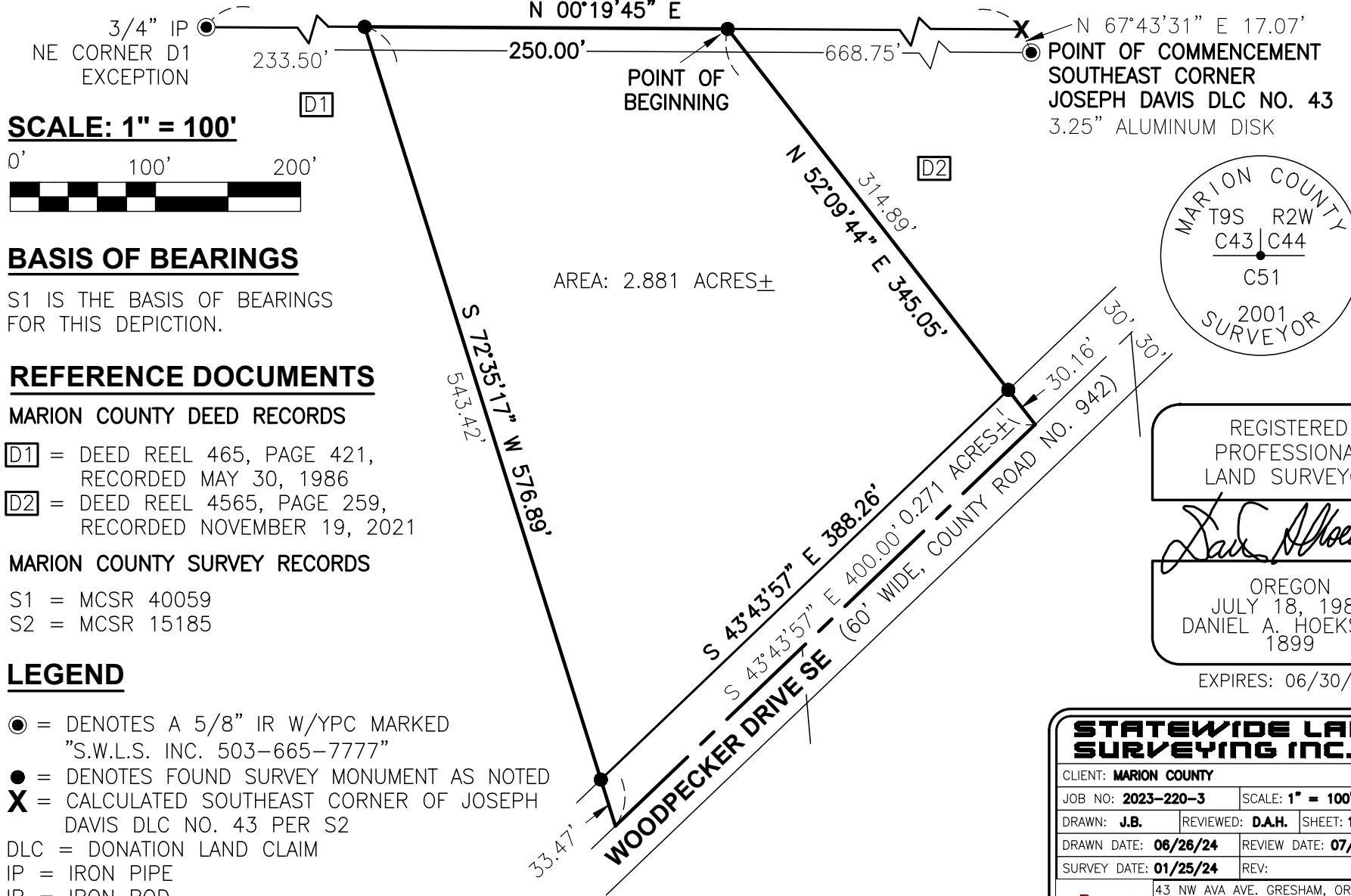
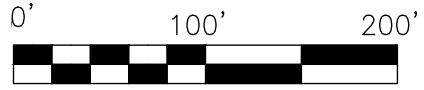


EXHIBIT "B"

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, COUNTY OF MARION, STATE OF OREGON



SCALE: 1" = 100'



BASIS OF BEARINGS

S1 IS THE BASIS OF BEARINGS FOR THIS DEPICTION.

REFERENCE DOCUMENTS

MARION COUNTY DEED RECORDS

- D1** = DEED REEL 465, PAGE 421, RECORDED MAY 30, 1986
- D2** = DEED REEL 4565, PAGE 259, RECORDED NOVEMBER 19, 2021

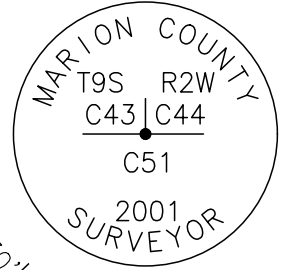
MARION COUNTY SURVEY RECORDS

- S1 = MCSR 40059
- S2 = MCSR 15185

LEGEND

- = DENOTES A 5/8" IR W/YPC MARKED "S.W.L.S. INC. 503-665-7777"
- = DENOTES FOUND SURVEY MONUMENT AS NOTED
- X = CALCULATED SOUTHEAST CORNER OF JOSEPH DAVIS DLC NO. 43 PER S2
- DLC = DONATION LAND CLAIM
- IP = IRON PIPE
- IR = IRON ROD
- MCSR = MARION COUNTY SURVEY RECORD
- W/YPC = WITH A YELLOW PLASTIC CAP

AREA: 2.881 ACRES±



REGISTERED PROFESSIONAL LAND SURVEYOR

Daniel A. Hoekstra

OREGON
JULY 18, 1980
DANIEL A. HOEKSTRA
1899

EXPIRES: 06/30/25

STATEWIDE LAND SURVEYING INC.

CLIENT: **MARION COUNTY**

JOB NO: **2023-220-3** SCALE: **1" = 100'**

DRAWN: **J.B.** REVIEWED: **D.A.H.** SHEET: **1/1**

DRAWN DATE: **06/26/24** REVIEW DATE: **07/02/24**

SURVEY DATE: **01/25/24** REV:

SWLS

43 NW AVA AVE. GRESHAM, OR 97030
O: 503-665-7777 F: 503-665-7988
EMAIL: SURVEY@STATEWIDESURVEYING.COM
WEB: WWW.STATEWIDESURVEYING.COM