



MARION COUNTY BOARD OF COMMISSIONERS

**Board Session Agenda Review Form**

Meeting date: April 2, 2025

Department: Finance

Title: Transfer of tax accounts 587742 and 587743 to land sale contract holder

Management Update/Work Session Date: March 11, 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 accounts 587742 and 587743 to the land sale contract holder, Sammy Sharifi.

Issue, Description & Background: Tax accounts 587742 (280 Pine St NE, Salem, OR 97301) and 587743 (2255 Commercial St NE, Salem, OR 97301) were foreclosed and transferred to Marion County in November 2016 due to nonpayment of property taxes. Both accounts were later sold at auction in June 2019 to Sammy Sharifi via a land sale contract, for a combined total of \$765,000.  
In February 2025, the grantee fulfilled the contractual obligations by submitting a certified check for the remaining balance on both contracts. The quitclaim deed transferring these tax accounts from Marion County to Sammy Sharifi will be presented to the Board for further consideration in the near future.

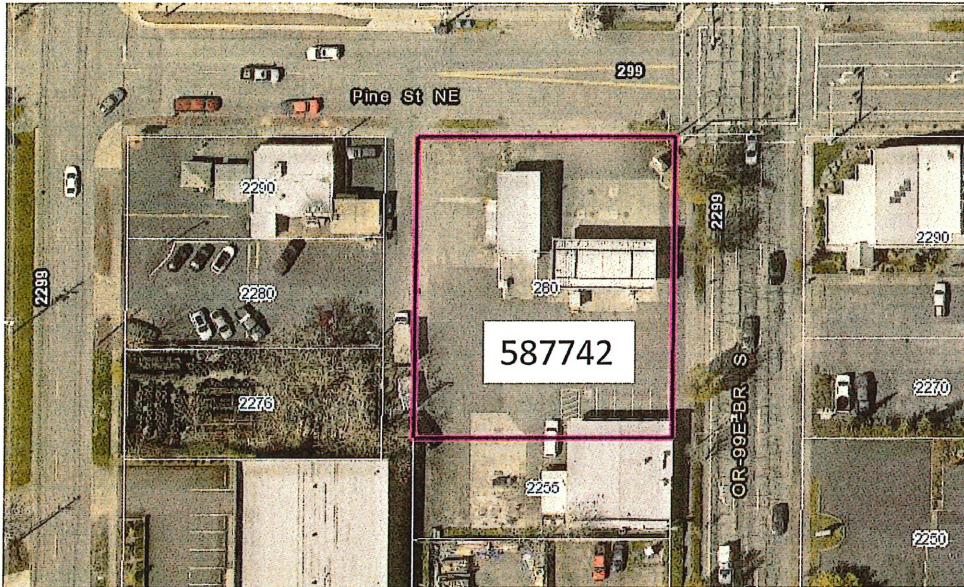
Financial Impacts: Marion County will no longer have to assume any financial liability for this property.

Impacts to Department & External Agencies: Marion County will not be responsible for any future liability or costs related to these tax accounts.

List of attachments: Property one slide description and quitclaim deed

Presenter: John Carlson

Department Head Signature: *Jeff D. White*



**Tax Lot #:** 073W15DA03900 & 073W15DA04000

**Tax Accounts:** 587742 & 587743

**Sales Price:**

587742 – \$405,000.00

587743 - \$360,000.00

**Location:**

587742 – 280 PINE ST NE

SALEM OR 97301



587743 - 2255 COMMERCIAL ST NE SALEM OR 97301

**Other Information:**

Both tax accounts 587742 (gas station) & 587743 (convenience store) sold at auction on June, 19, 2019 to Sammy Sharifi on a land sale contract. Contract was paid off in full in February, 2025.

Grantor's Name:

**Marion County**

After recording return and send all tax statements to:

**Sammy Sharifi**

**2292 Reserve Dr.**

**Brentwood, CA 94513**

### 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, **Sammy Sharifi**, 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 account 587742, formerly described as R87742, in Reel 3877 Page 307 of the Marion County Real Property Deed Records. More accurately described in Reel 4209 Page 11 of the Marion County Real Property Deed Records.

Commonly known as 280 Pine St NE, Salem, OR 97301

Tax account 587743, formerly described as R87743, in Reel 3877 Page 307 of the Marion County Real Property Deed Records. More accurately described in Reel 4209 Page 9 of the Marion County Real Property Deed Records.

Commonly known as 2255 Commercial St NE, Salem, OR 97301

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 **\$765,000.00**.

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 2nd day of April, 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