



MARION COUNTY BOARD OF COMMISSIONERS

Board Session Agenda Review Form

Meeting date: January 7, 2026

Department: Finance

Title:

Tax account 540010 payment and quitclaim deed

Management Update/Work Session Date: December 2, 2025 Audio/Visual aids ☐

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

Requested Action:

Consider approving the quitclaim deed, approving the private sale and transferring ownership of tax account 540010 from Marion County to the April and Thomas Newton Living Trust.

Issue, Description
& Background:

Tax account 540010 was foreclosed and transferred to Marion County in the 1990s due to the nonpayment of property taxes. An adjacent property owner later expressed interest in purchasing the parcel through a sealed-bid private sale. Marion County Finance presented this request to the Board of Commissioners at a management update in September 2025, where staff received direction to proceed with a private sale open to all adjacent property owners. During the private sale process, one bid was received in the amount of \$8,000.00 from the April and Thomas Newton Living Trust. The deed transferring the property from Marion County to the April and Thomas Newton Living Trust is now before the Board of Commissioners for consideration.

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, bidder's check and quitclaim deed.

Presenter:

John Carlson

Department Head
Signature:

Jeff J White



Tax Lot #: 082E060000800

Tax Account #: 540010

High Bid: \$8,000.00

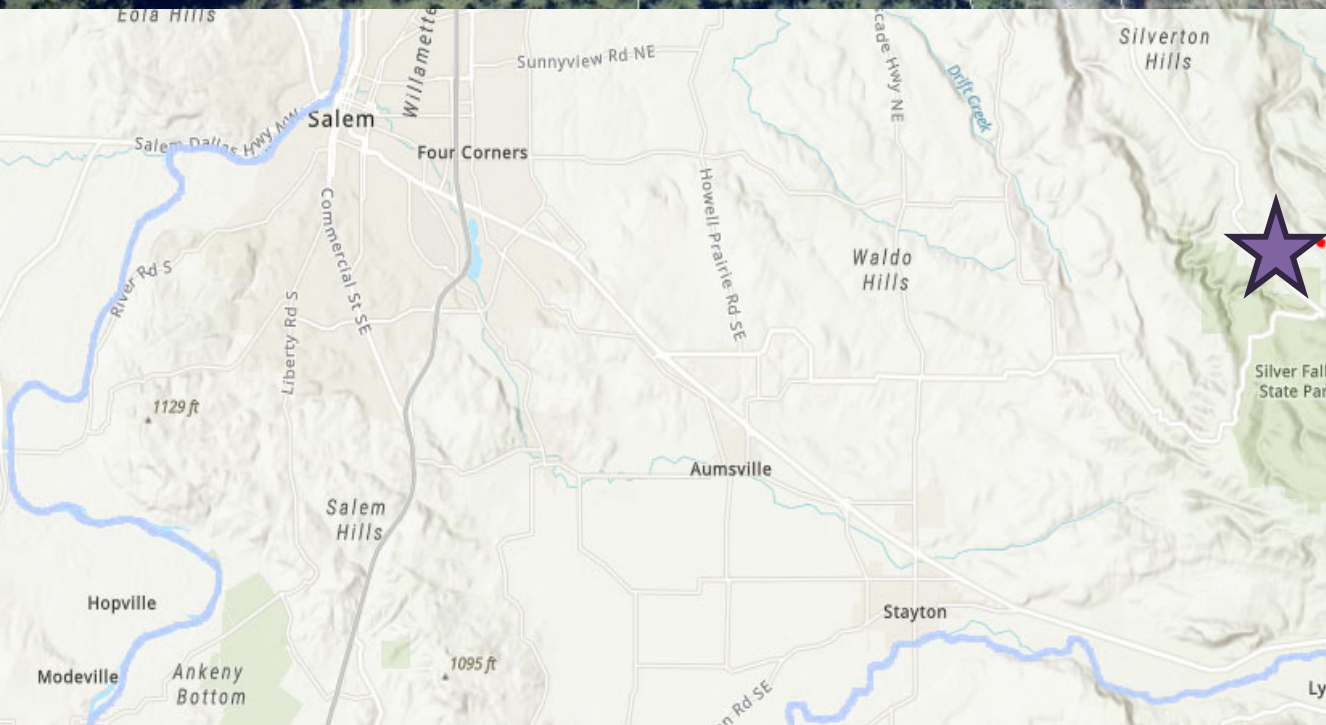
Zoned: TC (Timber Conservation)

Acres: 0.28

Location: Located off Bridge Creek Rd. SE, Silverton, OR.

Other Information:

Tax foreclosed Property –
Deeded November, 1996



PRINTED ON LINEMARK PAPER - HOLD TO LIGHT TO VIEW. FOR ADDITIONAL SECURITY FEATURES SEE BACK.

CASHIER'S CHECK

0000522

11-24

Office AU #

1210(8)

Remitter: THOMAS NEWTON
Operator I.D.: K128303

November 3, 2025

PAY TO THE ORDER OF ***MARION COUNTY FINANCE***

****Eight Thousand and 00/100 -US Dollars****

****\$8,000.00****

Payee Address:

Memo: B.C. CORNER PURCHASE

WELLS FARGO BANK, N.A.
4605 RIVER RD. N
KEIZER, OR 97303
FOR AUTOMATED CHECK VERIFICATION
CALL (480) 394-3122

VOID IF OVER US \$ 8,000.00

Minerva S. Lee
CONTROLLER

Security Features Included. Details on Back.

Grantor’s Name:
Marion County
After recording return and send all tax statements to:
April F. & Thomas Newton, Trustees of the April and Thomas Newton Living Trust dated March 5, 2025
908 Reserve St.
Silverton, OR 97381

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, **April F. & Thomas Newton, Trustees of the April and Thomas Newton Living Trust dated March 5, 2025**, 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 540010, described in Volume 714 Page 144 of the Marion County Real Property Deed Records.

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 **\$8,000.00**.
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 7th day of January, **2026**; 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 _____, 2026
By _____

as Marion County Commissioners.

Notary Public for Oregon