



MARION COUNTY BOARD OF COMMISSIONERS

Board Session Agenda Review Form

Meeting date: December 3, 2025

Department: Finance

Title: Tax account 516497 payment and quitclaim deed

Management Update/Work Session Date: September 23, 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 516497 from Marion County to James & Arica Mitchell.

Issue, Description & Background:

Tax account 516497 foreclosed and transferred to Marion County in the 1990s for the nonpayment of property taxes. One of the adjacent property owners expressed interest in purchasing this parcel through a sealed-bid private sale. Marion County Finance brought this request before the Board of Commissioners at a management update in September 2025, where staff received direction to proceed with the private sale, open to all adjacent property owners.

Over the duration of this private sale, one bid was received for this property, in the amount of \$6,200.00 from the Mitchell's, who live on an adjacent property. The deed transferring this property from Marion County to the Mitchell's is now before for 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:

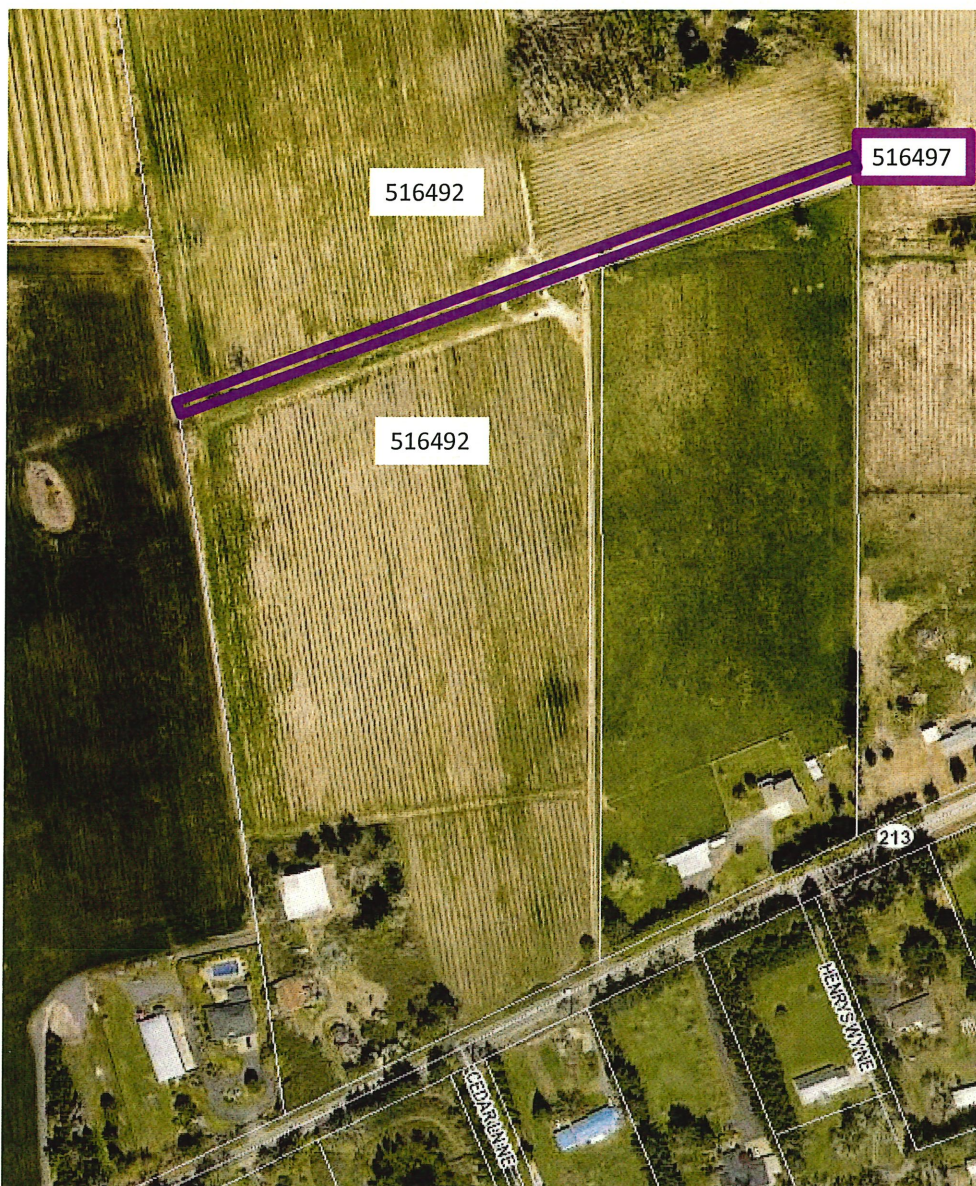
Property one slide description, bidder's check and quitclaim deed.

Presenter:

John Carlson

Department Head Signature:

John D. White



Tax Lot #: 061W25C000500

Tax Account #: 516497

Real Market Value: \$7,270.00

Minimum Bid: \$6,166.47

Zoned: 450 (EFU)

Acres: 0.51

Location: Off Cascade Hwy NE,
Silverton, OR.

Formerly part of Silver Falls
Railroad

Other Information:

Foreclosed in November, 1993
No taxes & fees information
- Estimated current taxes &
fees - \$6,166.47

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT.

CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM.

COPY AND PASTE: 2025-10-23 10:23:11

OFFICIAL CHECK



066 - West Lane
Veneta, Oregon

Remitter JAMES B MITCHELL

Date 10/23/2025

62-20
311

Pay To The
Order Of

MARION COUNTY FINANCE

\$ 6,200.00

Pay: SIX THOUSAND TWO HUNDRED DOLLARS AND 00 CENTS

Drawer: KeyBank

Details on back



Security Features Included

Tax ID # 576497

Issued by: Citibank N.A. One Penn's Way, New Castle, DE 19720
For information about this instrument, call: 1-888-556-5142

Verit

AUTHORIZED SIGNATURE

Grantor's Name:

Marion County

After recording return and send all tax statements to:

James & Arica Mitchell

430 W 7th Ave

Junction City, OR 97448

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, **James & Arica Mitchell**, 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 516497, described in Reel 94 Page 1954 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 **\$6,200.00**.

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 3rd day of December, 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

By _____

COMMISSIONER

as Marion County Commissioners.

Notary Public for Oregon