



MARION COUNTY BOARD OF COMMISSIONERS

Board Session Agenda Review Form

Meeting date: November 5, 2025

Department: Finance

Title: Final payment and quitclaim deed for tax account 588709

Management Update/Work Session Date: October 21, 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 588709 to the land sale contract holder, Slavic Kotsyubchuk.

**Issue, Description
& Background:**

Tax account 588709 (4657 DUCHESS CT NE SALEM OR 97301) foreclosed and transferred to Marion County in January, 2021 due to nonpayment of property taxes. This tax account was later sold in August, 2021 at public auction to Slavic Kotsyubchuk via land sale contract for \$187,000.00.

In October, 2025, the grantee fulfilled the contractual obligations with a certified check for the remaining balance due for this land sale contract. The quitclaim deed transferring this tax account from Marion County to Slavic Kotsyubchuk is 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:

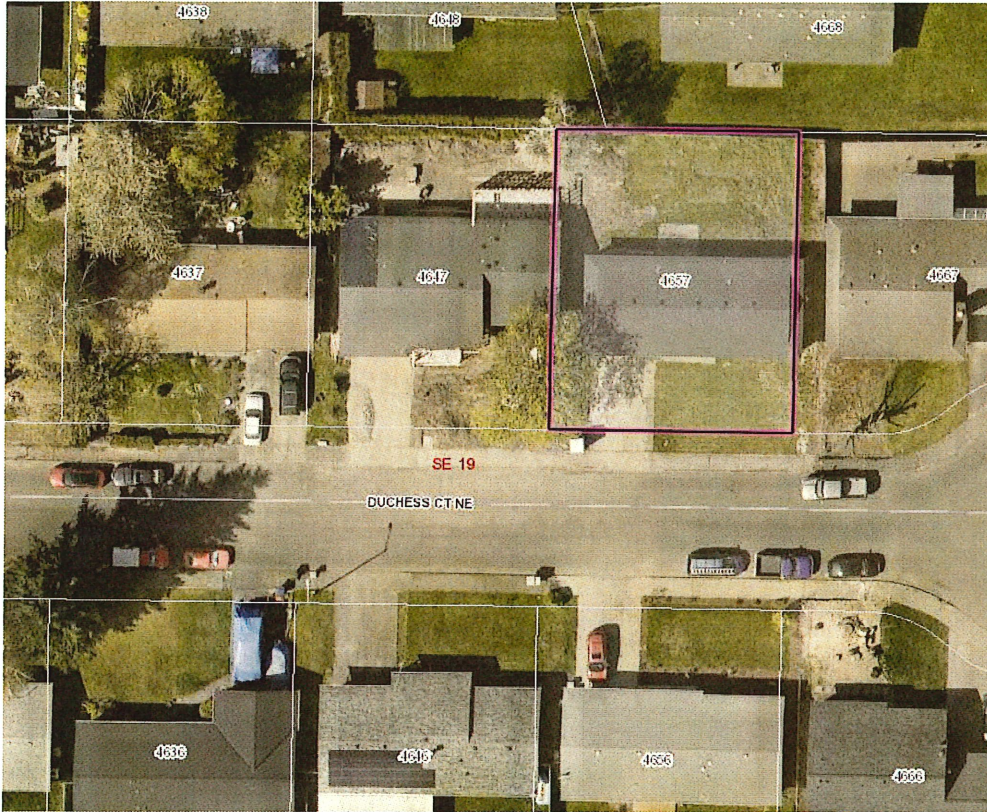
Property one slide description, copy of final payment and quitclaim deed

Presenter:

John Carlson

**Department Head
Signature:**

John D. White



Tax Lot #: 588709

Tax Account #:
072W19DD00300

Acres: .14

Location:
4657 DUCHESS CT NE
SALEM OR 97301

Other Information:

Sold at auction in August, 2021
Via Land Sale Contract.

Sold 8.25.2021



THIS CHECK IS VOID WITHOUT A PURPLE & BLUE BORDER AND BACKGROUND PLUS A SECURE WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW



TICOR TITLE COMPANY OF OREGON

Oregon Ticor Salem Trust Account TSAL-1820
315 Commercial St SE, Ste 150
Salem, OR 97301 Escrow No: 471825139459
(503)585-1881

US Bank
535 Westminster Mall
Westminster, CA 92683

October 10, 2025

Ref#: Final Payment Tax Account
588709

24-22
1230

--Ninety-Five Thousand Forty-Six and 08/100

Dollars

AMOUNT
\$ **95,046.08

PAY
TO THE
ORDER
OF
MEMO

Marion County France
c/o Property Coordinator
PO Box 14500
Salem, OR 97309

CUSTODIAL ESCROW ACCOUNT
VOID AFTER 90 DAYS, TWO SIGNATURES REQUIRED

SIGNATURE OF OWNER SECURE RECORDING

Marion County

After recording return and send all tax statements to:

Slavic Kotsyubchuk

10181 SE 147th Ave

Happy Valley, OR 97086

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, **Slavic Kotsyubchuk**, 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

Lot 10, Block 9, ROYAL OAK ESTATES NO. 2, in the City of Salem, Marion County, 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 **\$187,000.00**. This consideration fulfills the land sale contract recorded Reel 4533 Page 460 of the Marion County Real Property Deed Records.

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 5th day of November, 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