

OREGON SPECIAL WARRANTY DEED

This Deed, made the _____ day of _____, 20____ between _____ (Grantor), with address at _____, party of the first part, and _____ (Grantee), with address at _____, party of the second part:

The Grantor conveys and specially warrants to the Grantee the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

(Description of Property and Recital of Title)

together with the appurtenances and all the estate and rights of the Grantor in and to said premises.

(Exceptions)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is \$_____.

The Grantor hereby warrants to the Grantee the following:

1. The Grantor lawfully owns fee simple title to the premises;
2. The Grantor has the right to immediate possession of the premises;
3. The Grantor has good right to convey the premises to the Grantee; and
4. The premises is free from all encumbrances made by the Grantor.

The Grantor warrants and will defend the title to the premises unto the Grantee against all persons who may lawfully claim the same by, through, or under the Grantor, but no further or otherwise.

In witness whereof, the Grantor has hereunto set its hand and seal the day and year first above written.

Grantor's Signature

Grantee's Signature

Grantor's Name

Grantee's Name

In the presence of:

Witness's Signature

Witness's Signature

Witness's Name

Witness's Name

Witness's Address

Witness's Address

Acknowledgement Of Notary Public

State of Oregon}

} ss

City / County of _____}

On this day personally appeared before me _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are described in and who executed the foregoing instrument, and acknowledged that s/he signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and Notarial Seal, the _____th day of _____, 20____.



NOTARY PUBLIC

NOTARY PUBLIC in and for the State of Oregon

My commission expires _____

