

AFTER RECORDING, RETURN TO:

\_\_\_\_\_

SEND TAX STATEMENTS TO:

\_\_\_\_\_

**SPECIAL WARRANTY DEED**

\_\_\_\_\_ **[NAME OF GRANTOR]**, with an address  
of \_\_\_\_\_ **[GRANTOR ADDRESS HERE]**

("Grantor"), conveys and specially warrants to \_\_\_\_\_  
**[NAME OF GRANTEE HERE]**, whose address is

\_\_\_\_\_ **[GRANTEE ADDRESS HERE]**,  
("Grantee"), the following described real property (the "Property") free of encumbrances created  
or suffered by the grantor, except as specifically set forth herein:

Land in \_\_\_\_\_ **[COUNTY NAME HERE]** County,  
Oregon, described more particularly as follows:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

***[INSERT LEGAL DESCRIPTION AND/OR ATTACH EXHIBIT A]***

The true consideration for this conveyance is \$\_\_\_\_\_.

This property is free of liens and encumbrances, EXCEPT:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

***[STATEMENT OF EXCEPTIONS TO STATUTORY COVENANTS OF TITLE]***



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.

DATED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Grantor

STATE OF OREGON                                  }  
COUNTY OF \_\_\_\_\_                        }            ss.

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ **[NAME OF GRANTOR HERE]**, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Notary Public in and for the State of Oregon

