

SPECIAL WARRANTY DEED

THIS DEED is between the

**Grantor:** \_\_\_\_\_ of address \_\_\_\_\_,  
and the

**Grantee:** \_\_\_\_\_ of address \_\_\_\_\_.

For actual and true consideration of \$ \_\_\_\_\_, the Grantor does hereby CONVEY to the Grantee RIGHT, TITLE, and INTEREST the following described real property situated in the County of \_\_\_\_\_ in the State of \_\_\_\_\_ :

ASSESSOR’S PARCEL NUMBER / APN  
LEGAL DESCRIPTION

**Subject to:** Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements, matters of public record, and other details which have been acknowledged in the Purchase Agreement that was signed by both parties.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the above described property in fee simple and that Grantor has good right and lawful authority to sell and convey the property. Grantor hereby WARRANTS and agrees to forever defend the right and title to the above described property unto the said Grantee against the lawful claims of all persons claiming by, through, or under the Grantor, though not otherwise.

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

GRANTOR Name: \_\_\_\_\_

GRANTOR Signature: \_\_\_\_\_

**Oregon law requires the following statements regarding due diligence:** BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS [195.300](#) 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATE OF OREGON, COUNTY OF \_\_\_\_\_.

On this date of \_\_\_\_\_ ,

before me, \_\_\_\_\_ (a notary public),

personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and to freely and willingly acknowledge his / her signature as her voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal.

Notary Public signature: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document accompanying this certificate, and not the truthfulness, accuracy, or validity of that document.