

S T A T E O F O R E G O N
SAMPLE-Mt. Kamela 2
BARGAIN AND SALE DEED

GRANTOR:

State of Oregon, acting by and through its
Department of State Lands
775 Summer St. NE, Ste 100
Salem, OR 97301-1279

GRANTEE:

Grantee's Name/Address

**FUTURE TAX STATEMENTS
SHOULD BE MAILED TO:**

Grantee's Name/Address

**AFTER RECORDING
RETURN TO:**

Grantee's Name/Address

The STATE OF OREGON, acting by and through its Department of State Lands (GRANTOR), conveys to _____, (GRANTEE), the following described real property together with all improvements thereon, if any:

BEING a tract of land located in, Section XX, Township XX South, Range XX East of the Willamette Meridian, XXXXX County, Oregon and being more particularly described as follows:

Legal Description to be included in this space

Containing XXX.XX acres more or less.

Excepting and reserving to Grantor a permanent easement for the following described area to preserve and protect in perpetuity the historic Oregon Trail:

Legal Description of Oregon Trail Easement Area to be included in this space

This easement shall be freely transferable. In accepting this Deed, the Grantee, its successors and assigns, accepts the limitations imposed by the easement.

Excepting and reserving to Grantor, its successors, and assigns:

Mineral Rights

“Excepting and reserving to itself, its successors, and assigns all minerals as defined in ORS 273.775 (1), including soil, clay, stone, sand and gravel, and all geothermal resources, as defined in ORS 273.775 (2), together with the right to make such use of the surface as may be reasonably necessary for prospecting for, exploring for, mining, extracting, reinjecting, storing, drilling for, and removing, such minerals, materials, and geothermal resources.

In the event use of the premises by a surface rights owner would be damaged by one or more of the activities described above, then such owner, shall be entitled to compensation from state’s lessee to the extent of the diminution in value of the real property, based on the actual use by the surface rights owner at the time the state’s lessee conducts any of the above activities.”

Subject to and excepting: any and all existing easements, existence of roads, railroads, irrigation ditches and canals, telegraph and power transmission facilities.

The true and actual consideration for this conveyance is \$ _____.

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. 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.

THIS PROPERTY MUST BE USED IN A MANNER, AND FOR SUCH PURPOSES, THAT ASSURES FAIR AND NONDISCRIMINATORY TREATMENT OF ALL PERSONS WITHOUT RESPECT TO RACE, CREED, COLOR, RELIGION, HANDICAP, DISABILITY, AGE, GENDER, OR NATIONAL ORIGIN.

WITNESS the seal of the Department of State Lands affixed this _____ day of _____, 20__.

STATE OF OREGON, acting by and through its Department of State Lands,

Louise Solliday, Director

STATE OF OREGON

)

)

ss

County of Marion

)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____.

Signature

My commission expires _____, 20____.