

STATE OF OREGON

SAMPLE  
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, \_\_\_\_\_ County, Oregon and being more particularly described as  
follows:

**Legal Description of Parcel to be included here**

Containing XXX.XX acres more or less.

Excepting and reserving to itself, 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\_\_.

**SAMPLE**