

Oregon Squatters Rights: Adverse Possession and Removing Occupants

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/oregon-squatters-rights>

Oregon requires ten years of possession for adverse possession, plus an honest and reasonable belief of ownership proved by clear and convincing evidence. That makes a squatter's claim to title very hard to win.

Key points

- Title by adverse possession requires ten years of actual, open, exclusive, hostile and continuous possession.
- Holding under a written conveyance counts as hostile possession, but the period stays ten years, and the claimant must also have honestly and reasonably believed they owned the land and prove every element by clear and convincing evidence.
- Owners generally remove people with no right to stay through a forcible entry and detainer case; when a tenant has moved out and left an unauthorized occupant behind, the landlord can give 24 hours of written notice first.

Oregon at a glance

Rule	Oregon	Law
Adverse possession period	Title by adverse possession requires ten years of actual, open, exclusive, hostile and continuous possession.	ORS 105.620
Claim under a document (color of title)	Holding under a written conveyance counts as hostile possession, but the period stays ten years, and the claimant must also have honestly and reasonably believed they owned the land and prove every element by clear and convincing evidence.	ORS 105.620
How owners remove occupants	Owners generally remove people with no right to stay through a forcible entry and detainer case; when a tenant has moved out and left an unauthorized occupant behind, the landlord can give 24 hours of written notice first.	ORS 90.403 and ORS 105.100 to 105.168

Mistakes to avoid

- Waiting months to act after someone moves in.
- Changing locks or removing belongings yourself.
- Accepting rent or utility payments from the occupant.
- Leaving a vacant property unchecked for long stretches.

Verify current law

Laws named in this summary:

- ORS 105.620
- ORS 90.403 and ORS 105.100 to 105.168
- ORS 105.100 to 105.168
- ORS 90.375

Official sources:

- Oregon Revised Statutes, chapter 90 (Oregon State Legislature):
https://www.oregonlegislature.gov/bills_laws/ors/ors090.html
- Oregon Revised Statutes, chapter 105 (Oregon State Legislature):
https://www.oregonlegislature.gov/bills_laws/ors/ors105.html
- Oregon Revised Statutes, chapter 91 (Oregon State Legislature):
https://www.oregonlegislature.gov/bills_laws/ors/ors091.html
- Oregon Judicial Department: <https://www.courts.oregon.gov/>

General information, not legal advice. Check current law and talk to a Oregon attorney before you act. Last reviewed October 29, 2026.