



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address 27520 W Ingram Island Road, Monroe, OR 97456

INSTRUCTIONS TO THE SELLER

- 1 Please complete the following form. Do not leave any spaces blank. Please refer to the line number(s) of the question(s) when you provide your
- 2 explanation(s). If you are not claiming an exclusion or refusing to provide the form under ORS 105.475 (4), you should date and sign each page of
- 3 this disclosure statement and each attachment.
- 4 Each seller of residential property described in ORS 105.465 must deliver this form to each buyer who makes a written offer to purchase. Under
- 5 ORS 105.475 (4), refusal to provide this form gives the buyer the right to revoke their offer at any time prior to closing the transaction. Use only the
- 6 section(s) of the form that apply to the transaction for which the form is used. If you are claiming an exclusion under ORS 105.470, fill out only
- 7 Section 1.
- 8 An exclusion may be claimed only if the seller qualifies for the exclusion under the law. If not excluded, the seller must disclose the condition of the
- 9 property or the buyer may revoke their offer to purchase anytime prior to closing the transaction. Questions regarding the legal consequences of
- 10 the seller's choice should be directed to a qualified attorney.

DO NOT FILL OUT THIS SECTION UNLESS YOU ARE CLAIMING AN EXCLUSION UNDER ORS 105.470

Section 1. EXCLUSION FROM ORS 105.465 TO 105.490:

You may claim an exclusion under ORS 105.470 only if you qualify under the statute. If you are not claiming an exclusion, you must fill out Section 2 of this form completely.

Initial only the exclusion you wish to claim.

_____ This is the first sale of a dwelling never occupied. The dwelling is constructed or installed under building or installation permit(s) # _____ issued by _____.

_____ This sale is by a financial institution that acquired the property as custodian, agent or trustee, or by foreclosure or deed in lieu of foreclosure.

_____ The seller is a court appointed (Check only one): ☐ receiver ☐ personal representative ☐ trustee ☐ conservator ☐ guardian

_____ This sale or transfer is by a governmental agency.

Signature(s) of Seller(s) Claiming Exclusion

Seller Rodney Mooers Date _____ ← Seller Suzanne Mooers Date _____ ←

Signature(s) of Buyer(s) Acknowledging Seller's Claim

Buyer _____ Date _____ ← Buyer _____ Date _____ ←

IF YOU DID NOT CLAIM AN EXCLUSION IN SECTION 1, YOU MUST FILL OUT THIS SECTION.

Section 2. SELLER'S PROPERTY DISCLOSURE STATEMENT

(NOT A WARRANTY) (ORS 105.465)

NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE PROPERTY LOCATED AT 27520 W Ingram Island Road, Monroe, OR 97456 "THE PROPERTY."

DISCLOSURES CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME OF DISCLOSURE. BUYER HAS FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS SELLER'S DISCLOSURE STATEMENT TO REVOKE BUYER'S OFFER BY DELIVERING BUYER'S SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE STATEMENT, UNLESS BUYER WAIVES THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

SELLER Rodney Mooers Date 9-2-15 ← SELLER Suzanne Mooers Date 9-2-15 ←

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Buyer Initials _____ / _____ Date _____



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address 27520 W Ingram Island Road, Monroe, OR 97456

37 FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY, BUYER IS ADVISED TO OBTAIN AND
 38 PAY FOR THE SERVICES OF A QUALIFIED SPECIALIST TO INSPECT THE PROPERTY ON BUYER'S BEHALF INCLUDING, FOR EXAMPLE,
 39 ONE OR MORE OF THE FOLLOWING: ARCHITECTS, ENGINEERS, PLUMBERS, ELECTRICIANS, ROOFERS, ENVIRONMENTAL
 40 INSPECTORS, BUILDING INSPECTORS, CERTIFIED HOME INSPECTORS, OR PEST AND DRY ROT INSPECTORS.

41 Seller ☐ is ☐ is not occupying the property.

I. SELLER'S REPRESENTATIONS:

40 The following are representations made by the seller and are not the representations of any financial institution that may have made or may make a
 41 loan pertaining to the property, or that may have or take a security interest in the property, or any real estate licensee engaged by the seller or the
 42 buyer.

43 *If you mark yes on items with *, attach a copy or explain on an attached sheet.

44 1. TITLE

- 45 A. Do you have legal authority to sell the property?..... ☒ Yes ☐ No ☐ Unknown
 46 *B. Is title to the property subject to any of the following:..... ☐ Yes* ☒ No ☐ Unknown
 47 ☐ First right of refusal ☐ Option ☐ Lease or rental agreement ☐ Other listing ☐ Life estate
 48 *C. Is the property being transferred an unlawfully established unit of land?..... ☐ Yes* ☒ No ☐ Unknown
 49 *D. Are there any encroachments, boundary agreements, boundary disputes or
 50 recent boundary changes?..... ☐ Yes* ☒ No ☐ Unknown
 51 *E. Are there any rights of way, easements, licenses, access limitations or
 52 claims that may affect your interest in the property?..... ☐ Yes* ☒ No ☐ Unknown
 53 *F. Are there any agreements for joint maintenance of an easement or right of way?..... ☐ Yes* ☒ No ☐ Unknown
 54 *G. Are there any governmental studies, designations, zoning overlays, surveys
 55 or notices that would affect the property?..... ☐ Yes* ☒ No ☐ Unknown
 56 *H. Are there any pending or existing governmental assessments against the property? ☐ Yes* ☒ No ☐ Unknown
 57 *I. Are there any zoning violations or nonconforming uses?..... ☐ Yes* ☒ No ☐ Unknown
 58 *J. Is there a boundary survey for the property?..... ☐ Yes* ☐ No ☒ Unknown
 59 *K. Are there any covenants, conditions, restrictions or private assessments that affect the
 60 property?..... ☐ Yes* ☒ No ☐ Unknown
 61 *L. Is the property subject to any special tax assessment or tax treatment that may
 62 result in levy of additional taxes if the property is sold?..... ☐ Yes* ☒ No ☐ Unknown

63 2. WATER

- 64 A. Household water
 65 (1) The source of the water is (check ALL that apply): ☐ Public ☐ Community ☒ Private ☐ Other
 66 (2) Water source information:
 67 *a) Does the water source require a water permit?..... ☐ Yes* ☒ No ☐ Unknown
 68 If yes, do you have a permit?..... ☐ Yes ☐ No ☐ Unknown ☐ NA
 69 *b) Is the water source located on the property?..... ☒ Yes* ☐ No ☐ Unknown ☐ NA
 70 If not, are there any written agreements for a shared water source?..... ☐ Yes* ☐ No ☐ Unknown ☒ NA
 71 *c) Is there an easement (recorded or unrecorded) for your access to or
 72 maintenance of the water source?..... ☐ Yes* ☒ No ☐ Unknown
 73 d) If the source of water is from a well or spring, have you had any of
 74 the following in the past 12 months?..... ☐ Yes ☒ No ☐ Unknown ☐ NA
 75 ☐ Flow test ☐ Bacteria test ☐ Chemical contents test
 76 *e) Are there any water source plumbing problems or needed repairs?..... ☐ Yes* ☒ No ☐ Unknown
 77 (3) Are there any water treatment systems for the property?..... ☒ Yes ☐ No ☐ Unknown
 78 ☐ Leased ☒ Owned

79 SELLER Rodney Mooers Date 9-2-15 ← SELLER Suzanne Mooers Date 9-2-15 ←

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OREF 020
Page 2 of 5



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address 27520 W Ingram Island Road, Monroe, OR 97456

80	B.	Irrigation				
81	(1)	Are there any <input type="checkbox"/> water rights or <input type="checkbox"/> other rights for the property?.....	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	
82	*	(2) If any exist, has the irrigation water been used during the last five-year period?.....	<input type="checkbox"/> Yes*	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input checked="" type="checkbox"/> NA
83	*	(3) Is there a water rights certificate or other written evidence available?.....	<input type="checkbox"/> Yes*	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input checked="" type="checkbox"/> NA
84	C.	Outdoor sprinkler system				
85	(1)	Is there an outdoor sprinkler system for the property?.....	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	
86	(2)	Has a back flow valve been installed?.....	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input checked="" type="checkbox"/> NA
87	(3)	Is the outdoor sprinkler system operable?.....	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input checked="" type="checkbox"/> NA
88	3. SEWAGE SYSTEM					
89	A.	Is the property connected to a public or community sewage system?.....	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	
90	B.	Are there any new public or community sewage systems proposed for the property?.....	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	
91	C.	Is the property connected to an on-site septic system?.....	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	
92	(1)	If yes, when was the system installed?.....			<input checked="" type="checkbox"/> Unknown	<input type="checkbox"/> NA
93	(2)	*If yes, was the system installed by permit?	<input type="checkbox"/> Yes*	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Unknown	<input type="checkbox"/> NA
94	(3)	*Has the system been repaired or altered?.....	<input type="checkbox"/> Yes*	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Unknown	<input type="checkbox"/> NA
95	(4)	Has the condition of the system been evaluated and a report issued?.....	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Unknown	<input type="checkbox"/> NA
96	(5)	Has the septic tank ever been pumped?.....	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Unknown	<input type="checkbox"/> NA
97		If yes, when?	<input type="checkbox"/> NA			
98	(6)	*Does the system have a pump?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
99	(7)	*Does the system have a treatment unit such as a sand filter or an aerobic unit?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
100	(8)	*Is a service contract for routine maintenance required for the system?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
101	(9)	*Are all components of the system located on the property?	<input checked="" type="checkbox"/> Yes*	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
102	*D.	Are there any sewage system problems or needed repairs?.....	<input type="checkbox"/> Yes*	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Unknown	
103	E.	Does your sewage system require on-site pumping to another level?.....	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	
104	4. DWELLING INSULATION					
105	A.	Is there insulation in the:				
106	(1)	Ceiling?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	
107	(2)	Exterior Walls?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	
108	(3)	Floors?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Unknown	
109	B.	Are there any defective insulated doors or windows?.....	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Unknown	
110	5. DWELLING STRUCTURE					
111	*A.	Has the roof leaked?.....	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	
112		If yes, has it been repaired?.....	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input checked="" type="checkbox"/> NA
113	B.	Are there any additions, conversions or remodeling?.....	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	
114		If yes, was a building permit required?.....	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
115		If yes, was a building permit obtained?.....	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input checked="" type="checkbox"/> NA
116		If yes, was final inspection obtained?.....	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input checked="" type="checkbox"/> NA
117	C.	Are there smoke alarms or detectors?.....	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	
118	D.	Are there carbon monoxide alarms? <u>no separate w. fuel</u>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	
119	E.	Is there a woodstove or fireplace insert included in the sale?.....	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	
120		*If yes, what is the make?				
121		*If yes, was it installed with a permit?.....	<input type="checkbox"/> Yes*	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input checked="" type="checkbox"/> NA
122		*If yes, is a certification label issued by the United States Environmental Protection Agency (EPA) or the Department of Environmental Quality (DEQ) affixed to it?.....	<input type="checkbox"/> Yes*	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input checked="" type="checkbox"/> NA
123	*F.	Has pest and dry rot, structural or "whole house" inspection been done within the last three years?.....	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	
124						
125						
126	SELLER	<u>Rodney Mobers</u>	Date	<u>9-2-15</u>	← SELLER	<u>Suzanne Mobers</u>
						Date <u>9-2-15</u> ←

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OREF 020

Page 3 of 5



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address 27520 W Ingram Island Road, Monroe, OR 97456

- 127 *G. Are there any moisture problems, areas of water penetration, mildew odors
 128 or other moisture conditions (especially in the basement)?..... ☐ Yes* ☒ No ☐ Unknown
 129 *If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, repairs or remediation done.
 130 H. Is there a sump pump on the property?..... ☐ Yes ☒ No ☐ Unknown
 131 I. Are there any materials used in the construction of the structure that are or
 132 have been the subject of a recall, class action suit, settlement or litigation?..... ☐ Yes ☒ No ☐ Unknown
 133 If yes, what are the materials? _____
 134 (1) Are there problems with the materials?..... ☐ Yes ☐ No ☐ Unknown ☒ NA
 135 (2) Are the materials covered by a warranty?..... ☐ Yes ☐ No ☐ Unknown ☒ NA
 136 (3) Have the materials been inspected?..... ☐ Yes ☐ No ☐ Unknown ☒ NA
 137 (4) Have there ever been claims filed for these materials by you or by previous owners?.. ☐ Yes ☐ No ☐ Unknown ☒ NA
 138 If yes, when? _____ ☒ NA
 139 (5) Was money received?..... ☐ Yes ☐ No ☐ Unknown ☒ NA
 140 (6) Were any of the materials repaired or replaced?..... ☐ Yes ☐ No ☐ Unknown ☒ NA
- 141 **6. DWELLING SYSTEMS AND FIXTURES**
 142 If the following systems or fixtures are included in the purchase price, are they in good working order on the date this form is signed?
 143 A. Electrical system, including wiring, switches, outlets and service..... ☒ Yes ☐ No ☐ Unknown
 144 B. Plumbing system, including pipes, faucets, fixtures and toilets..... ☒ Yes ☐ No ☐ Unknown
 145 C. Water heater tank..... ☒ Yes ☐ No ☐ Unknown
 146 D. Garbage disposal ☐ Yes ☐ No ☐ Unknown ☒ NA
 147 E. Built-in range and oven..... ☐ Yes ☐ No ☐ Unknown ☒ NA
 148 F. Built-in dishwasher..... ☐ Yes ☐ No ☐ Unknown ☒ NA
 149 G. Sump pump..... ☐ Yes ☐ No ☐ Unknown ☒ NA
 150 H. Heating and cooling systems. calet heater..... ☒ Yes ☐ No ☐ Unknown ☒ NA
 151 I. Security system ☐ Owned ☐ Leased..... ☐ Yes ☐ No ☐ Unknown ☒ NA
 152 J. Are there any materials or products used in the systems and fixtures
 153 that are or have been the subject of a recall, class action settlement or other litigations?..... ☐ Yes ☒ No ☐ Unknown
 154 If yes, what product? _____
 155 (1) Are there problems with the product?..... ☐ Yes ☐ No ☐ Unknown ☒ NA
 156 (2) Is the product covered by a warranty?..... ☐ Yes ☐ No ☐ Unknown ☒ NA
 157 (3) Has the product been inspected?..... ☐ Yes ☐ No ☐ Unknown ☒ NA
 158 (4) Have claims been filed for this product by you or by previous owners?..... ☐ Yes ☐ No ☐ Unknown ☒ NA
 159 If yes, when? _____
 160 (5) Was money received?..... ☐ Yes ☐ No ☐ Unknown ☒ NA
 161 (6) Were any of the materials or products repaired or replaced?..... ☐ Yes ☐ No ☐ Unknown ☒ NA

- 162 **7. COMMON INTEREST**
 163 A. Is there a Home Owners' Association or other governing entity?..... ☐ Yes ☒ No ☐ Unknown
 164 Name of Association or Other Governing Entity _____
 165 Contact Person _____
 166 Address _____ Phone Number _____
 167 B. Regular periodic assessments: \$ _____ per ☐ Month ☐ Year ☐ Other
 168 *C. Are there any pending or proposed special assessments?..... ☐ Yes* ☒ No ☐ Unknown
 169 D. Are there shared "common areas" or joint maintenance agreement for facilities like walls, fences,
 170 pools, tennis courts, walkways or other areas co-owned in undivided interest with others?... ☐ Yes ☒ No ☐ Unknown
 171 E. Is the Home Owners' Association or other governing entity a party to
 172 pending litigation or subject to an unsatisfied judgment?..... ☐ Yes ☐ No ☐ Unknown ☒ NA
 173 F. Is the property in violation of recorded covenants, conditions and
 174 restrictions or in violation of other bylaws or governing rules, whether recorded or not?..... ☐ Yes ☐ No ☐ Unknown ☒ NA
- 175 SELLER Rodney Mobers Date 9-2-15 SELLER Suzanne Mobers Date 9-2-15

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SELLER'S PROPERTY DISCLOSURE STATEMENT

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8. GENERAL

- A. Are there problems with settling, soil, standing water or drainage on the property or in the immediate area?..... ☐ Yes ☒ No ☐ Unknown
- B. Does the property contain fill?..... ☐ Yes ☒ No ☐ Unknown
- C. Is there any material damage to the property or any of the structure(s) from fire, wind, floods, beach movements, earthquake, expansive soils or landslides?..... ☐ Yes ☒ No ☐ Unknown
- D. Is the property in a designated floodplain?..... ☒ Yes ☐ No ☐ Unknown
- E. Is the property in a designated slide or other geologic hazard zone?..... ☐ Yes ☒ No ☐ Unknown
- *F. Has any portion of the property been tested or treated for asbestos, formaldehyde, radon, gas, lead-based paint, mold, fuel or chemical storage tanks or contaminated soil or water?..... ☐ Yes* ☒ No ☐ Unknown
- G. Are there any tanks or underground storage tanks (e.g., septic, chemical, fuel, etc.) on the property?..... ☒ Yes ☒ No ☐ Unknown
- H. Has the property ever been used as an illegal drug manufacturing or distribution site?..... ☐ Yes ☒ No ☐ Unknown
- *If yes, was a Certificate of Fitness issued?..... ☐ Yes* ☐ No ☐ Unknown ☒ NA
- I. Has the property been classified as forestland-urban interface?..... ☐ Yes ☒ No ☐ Unknown

9. FULL DISCLOSURE BY SELLER(S)

- *A. Are there any other material defects affecting this property or its value that a prospective buyer should know about?..... treatment system - water filters ☒ Yes* ☐ No
- If yes, describe the defect on attached sheet and explain the frequency and extent of the problem and any insurance claims, repairs or remediation?

VERIFICATION

The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and I/we have received a copy of this disclosure statement. I/we authorize my/our agents to deliver a copy of this disclosure statement to all prospective buyers of the property or their agents. (complete even if zero) Number of pages of explanations are attached.

Seller Rodney Mooers Date 9-2-15 ← Seller Suzanne Mooers Date 9-2-15 ←

II. BUYER'S ACKNOWLEDGMENT:

- A. As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to me/us or can be known by me/us by utilizing diligent attention and observation.
- B. Each buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are made only by the seller and are not the representations of any financial institution that may have made or may make a loan pertaining to the property, or that may have or take a security interest in the property, or of any real estate licensee engaged by the seller or buyer. A financial institution or real estate licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission, error or inaccuracy contained in another party's disclosure statement required by this section or any amendment to the disclosure statement.
- C. Buyer (which term includes all persons signing the "Buyer's Acknowledgment" portion of this disclosure statement below) hereby acknowledges receipt of a copy of this disclosure statement (including attachments, if any) bearing seller's signature(s).

DISCLOSURES, IF ANY, CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME OF DISCLOSURE. IF THE SELLER HAS FILLED OUT SECTION 2 OF THIS FORM, YOU, THE BUYER, HAVE FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS DISCLOSURE STATEMENT TO REVOKE YOUR OFFER BY DELIVERING YOUR SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE UNLESS YOU WAIVE THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS SELLER'S PROPERTY DISCLOSURE STATEMENT.

Buyer _____ Date _____ ← Buyer _____ Date _____ ←

Licensee receiving disclosure statement on buyer's behalf to sign and date:

Lisa Johnson Real Estate Licensee Date received by Licensee _____

Horsepower Real Estate Real Estate Firm

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**SELLER'S PROPERTY DISCLOSURE STATEMENT ATTACHMENT
EXPLANATION / ADDITIONAL INFORMATION**

1 Property Address: 27520 W Ingram Island Road, Monroe, OR 97456

2 (Responses marked "yes" on items with an * require a written explanation. See below)

3 Question # 9 Line 77

4 Details:

5 hard water - Filter system in use

6

7

8

9

10 Attachment Identified as _____

11 Question # Line 69

12 Details:

13 well head is located NE of the home

14

15

16

17

18 Attachment Identified as _____

19 Question # Line 91

20 Details:

21 septic is located SW of the home

22 Drain field located SW of the home

23

24

25

26 Attachment Identified as _____

27 Question # Line 182

28 Details:

29 Sellers currently pay approximately \$800 per

30 year for flood insurance

31

32

33

34 Attachment Identified as _____

35

36

37

38

39

40

41

42 Attachment Identified as _____

43 SELLER Rodney Mooers

Date 9-2-15

SELLER Suzanne Mooers

Date 9-2-15

Buyer Initials _____ / _____ Date _____

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OREF 028
Page ____ of ____



Sale Agreement # _____
Addendum _____

LEAD-BASED PAINT DISCLOSURE ADDENDUM

This Addendum must be part of every Real Estate Sale Agreement for the sale of a home built prior to 1978. A copy of the completed Addendum may be treated as an original.

LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

PROPERTY ADDRESS 27520 W Ingram Island Road, Monroe, OR 97456

ADDENDUM TO REAL ESTATE SALE AGREEMENT NO. _____

SELLER'S DISCLOSURE

1. Presence of lead-based paint and/or lead-based paint hazards (check either (a) or (b) below):

(a) ☐ Seller has knowledge of lead-based paint and/or lead-based paint hazards in the housing (explain).

(b) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

2. Records and reports available to the Seller (check either (a) or (b) below):

(a) ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

(b) ☒ Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGMENT (Initial below):

1. _____ Buyer has received copies of all information listed at 2(a) above.

2. _____ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

3. Buyer has (check either (a) or (b) below):

(a) ☐ Pursuant to the provisions contained in the "Lead Based Paint Inspection" section of the Real Estate Sale Agreement, received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(b) ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

LISTING LICENSEE'S ACKNOWLEDGMENT (Initial below):

✓ Licensee has informed the seller of the seller's obligations under 42 USC 4852d and is aware of his/her responsibility to ensure compliance.

RIGHT OF CANCELLATION WITHIN LEAD-BASED PAINT CONTINGENCY PERIOD

If this Lead-Based Paint Disclosure Addendum (hereinafter this "Disclosure Addendum") is delivered to Buyer after Buyer's offer is accepted by Seller unless waived pursuant to Section 3, Buyer's Acknowledgment of this Disclosure Addendum, Buyer shall have the right to cancel the Real Estate Sale Agreement within ten (10) calendar days which shall commence when Buyer and Seller sign this Disclosure Addendum, by Buyer giving written notice of cancellation to Seller or Seller's agent. Upon such cancellation, all earnest money deposit(s) shall be promptly refunded to Buyer and this transaction shall be terminated.

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____ Date _____ ← Seller Rodney Mooers Date 9-2-15 ←

Buyer _____ Date _____ ← Seller Suzanne Mooers Date 9-2-15 ←

Selling Licensee Lisa Johnson Listing Licensee Lisa Johnson

Selling Firm Horsepower Real Estate Listing Firm Horsepower Real Estate

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LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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