



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address 92786 Kenger Ln, Cheshire, OK 97419

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:

13 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
14 Section 2 of this form completely.

Initial only the exclusion you wish to claim.

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

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

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

21 _____ This sale or transfer is by a governmental agency.

Signature(s) of Seller(s) Claiming Exclusion

23 Seller Jeff Strasheim Date _____ ← Seller Carrie Strasheim Date _____ ←

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

25 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

28 **(NOT A WARRANTY)** (ORS 105.465)

29 NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE
30 PROPERTY LOCATED AT _____ "THE PROPERTY."

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

36 SELLER Jeff Strasheim Date 8-15-15 ← SELLER Carrie Strasheim Date 8-15-15

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

Seller ☒ is ☐ is not occupying the property.

I. SELLER'S REPRESENTATIONS:

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 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 buyer.

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

1. TITLE

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

2. WATER

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

SELLER Jeff Strasheim Date 8-15-15 SELLER Carrie Strasheim Date 8-15-15

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80	B.	Irrigation			
81		(1) Are there any ☐ water rights or ☐ other rights for the property?.....	☐ Yes	☒ No	☐ Unknown
82		* (2) If any exist, has the irrigation water been used during the last five-year period?.....	☐ Yes*	☐ No	☐ Unknown ☒ NA
83		* (3) Is there a water rights certificate or other written evidence available?.....	☐ Yes*	☐ No	☐ Unknown ☒ NA
84	C.	Outdoor sprinkler system			
85		(1) Is there an outdoor sprinkler system for the property?.....	☐ Yes	☒ No	☐ Unknown
86		(2) Has a back flow valve been installed?.....	☐ Yes	☒ No	☐ Unknown ☒ NA
87		(3) Is the outdoor sprinkler system operable?.....	☐ Yes	☐ No	☐ Unknown ☒ NA
88	3. SEWAGE SYSTEM				
89	A.	Is the property connected to a public or community sewage system?.....	☐ Yes	☒ No	☐ Unknown
90	B.	Are there any new public or community sewage systems proposed for the property?.....	☐ Yes	☒ No	☐ Unknown
91	C.	Is the property connected to an on-site septic system?.....	☒ Yes	☐ No	☐ Unknown
92		(1) If yes, when was the system installed?.....	<u>1994</u>		☐ Unknown ☐ NA
93		(2) *If yes, was the system installed by permit?	☒ Yes*	☐ No	☐ Unknown ☐ NA
94		(3) *Has the system been repaired or altered?.....	☒ Yes*	☐ No	☐ Unknown ☐ NA
95		(4) Has the condition of the system been evaluated and a report issued?.....	☐ Yes	☒ No	☐ Unknown ☐ NA
96		(5) Has the septic tank ever been pumped?.....	☒ Yes	☐ No	☐ Unknown ☐ NA
97		If yes, when? <u>2 TIMES IN 21 YRS</u>	☐ NA		
98		(6) *Does the system have a pump?	☐ Yes*	☒ No	☐ Unknown ☐ NA
99		(7) *Does the system have a treatment unit such as a sand filter or an aerobic unit?	☐ Yes*	☒ No	☐ Unknown ☐ NA
100		(8) *Is a service contract for routine maintenance required for the system?	☐ Yes*	☒ No	☐ Unknown ☐ NA
101		(9) *Are all components of the system located on the property?	☒ Yes*	☐ No	☐ Unknown ☐ NA
102	*D.	Are there any sewage system problems or needed repairs?.....	☐ Yes*	☒ No	☐ Unknown
103	E.	Does your sewage system require on-site pumping to another level?.....	☐ Yes	☒ No	☐ Unknown
104	4. DWELLING INSULATION				
105	A.	Is there insulation in the:			
106		(1) Ceiling?	☒ Yes	☐ No	☐ Unknown
107		(2) Exterior Walls?	☒ Yes	☐ No	☐ Unknown
108		(3) Floors?	☒ Yes	☐ No	☐ Unknown
109	B.	Are there any defective insulated doors or windows?.....	☐ Yes	☒ No	☐ Unknown
110	5. DWELLING STRUCTURE				
111	*A.	Has the roof leaked?.....	☐ Yes*	☒ No	☐ Unknown
112		If yes, has it been repaired?.....	☐ Yes	☐ No	☐ Unknown ☒ NA
113	B.	Are there any additions, conversions or remodeling?.....	☐ Yes	☒ No	☐ Unknown
114		If yes, was a building permit required?.....	☐ Yes	☐ No	☐ Unknown ☒ NA
115		If yes, was a building permit obtained?.....	☐ Yes	☐ No	☐ Unknown ☒ NA
116		If yes, was final inspection obtained?.....	☐ Yes	☐ No	☐ Unknown ☒ NA
117	C.	Are there smoke alarms or detectors?.....	☒ Yes	☐ No	☐ Unknown
118	D.	Are there carbon monoxide alarms?.....	☒ Yes	☐ No	☐ Unknown
119	E.	Is there a woodstove or fireplace insert included in the sale?.....	☒ Yes	☐ No	☐ Unknown
120		*If yes, what is the make? <u>LENOX</u>			
121		*If yes, was it installed with a permit?.....	☒ Yes*	☐ No	☐ Unknown ☐ NA
122		*If yes, is a certification label issued by the United States Environmental Protection Agency			
123		(EPA) or the Department of Environmental Quality (DEQ) affixed to it?.....	☒ Yes*	☐ No	☐ Unknown ☐ NA
124	*F.	Has pest and dry rot, structural or "whole house" inspection been done within the last			
125		three years?.....	☐ Yes*	☒ No	☐ Unknown
126	 SELLER <u>Jeff Strashheim</u> Date <u>8-15-15</u> SELLER <u>Carrie Strashheim</u> Date <u>8-15-15</u>				

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Property Address 92786 Kensee Ln, Clatskanie OR, 97149

- 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? LP Siding
 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?..... By LANE County Inspector ☒ 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

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..... ☒ 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

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 Jeff Strassheim Date 8-15-15 SELLER Carrie Strassheim Date 8-15-15

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Property Address 92786 Kensee Ln, Cheshire, OR 97419

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? ONLY EAST OF BARN & EAST END AREA ☒ 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? ☐ 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. 2 (complete even if zero) Number of pages of explanations are attached.

Seller Jeff Strasheim Date 8-15-15 ← Seller Carrie Strasheim Date 8-15-15

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:

Real Estate Licensee Date received by Licensee _____

Real Estate Firm

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SELLER'S PROPERTY DISCLOSURE STATEMENT ATTACHMENT
EXPLANATION / ADDITIONAL INFORMATION

1 Property Address: 92786 Kinser Ln, Cheshier, OR 97419

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

3 Question # line 51

4 Details: Subject property owns easement on adjacent
5 property for benefit of a circular
6 driveway in the future.

7
8
9
10 Attachment Identified as _____

11 Question # line 58

12 Details: Survey - property has been surveyed in the
13 past

14
15
16
17
18 Attachment Identified as _____

19 Question # line 61

20 Details: As per forest deferral guidelines, sellers
21 planted 1163 trees & will turn in paperwork
22 to county at or before closing.

23
24
25
26 Attachment Identified as _____

27 Question # line 69

28 Details: Well head located down the hill - north
29 of house approx 150'.

30
31
32
33
34 Attachment Identified as _____

35 Question # line 77 & 78

36 Details: Water treatment system - Iron filtration &
37 water softener.

38
39
40
41
42 Attachment Identified as _____

43 SELLER Jeff Strasheim Date 8-15-15 SELLER Carrie Strasheim Date 8-15-15

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

1 Property Address: 92786 Kinsler Ln, Clatskanie, OR 97149

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

3 Question # Line 94

4 Details: Septic System Repair - Drainfield
5 - Septic tank is located SE corner of the
6 house. - Drainfield NW corner of house
7
8
9

10 Attachment Identified as _____

11 Question # 132 + 133

12 Details: LP Siding - Sellers have never had any
13 problems with the siding on their home
14
15
16
17

18 Attachment Identified as _____

19 Question # _____

20 Details: 60' x 40' Enclosed Pole Barn was permitted
21 as a building & never finalized. Seller
22 poured concrete to park vehicles & County
23 preassessed the building as a shop. Seller
24 will move forward with project to final
25 the permit process if applicable.
26 Attachment Identified as _____

27 Question # 51

28 Details: At NE corner & NW corner of property -
29 there are road easements for
30 existing neighbors driveway.
31
32
33

34 Attachment Identified as _____

35 Question # _____

36 Details: _____
37
38
39
40
41

42 Attachment Identified as _____

43 SELLER Jeff Strasheim Date 8-15-15 SELLER Carrie Strasheim Date 8-15-15

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