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SELLER'S PROPERTY DISCLOSURE STATEMENT

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INSTRUCTIONS TO THE SELLER

1 2 3	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 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 this disclosure statement and each attachment.
4 5 6	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 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 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 Section 1.
7 8 9	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 property or the buyer may revoke their offer to purchase anytime prior to closing the transaction. Questions regarding the legal consequences of the seller's choice should be directed to a qualified attorney.
10	be directed to a qualified attorney. DO NOT FILL OUT THIS SECTION UNLESS YOU ARE CLAIMING AN EXCLUSION UNDER ORS 105.470
11 12 13 14 15	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) #
16 17 18 19	This is the first of the endergy is the first of the endergy is supported by the property as custodian, agent or trustee, or by foreclosure or deed in lieu of foreclosure. The seller is a court appointed receiver, personal representative, trustee, conservator or guardian. This sale or transfer is by a governmental agency.
20	Signature(s) of Seller(s) Claiming Exclusion
	SellerDateCellerDateCellerDateCellerDateCellerDateCellerDateCellerDateCellerDateDateCellerDate
21	Simply of Ruyer's Acknowledging Seller's Claim
22 23	BuyerDate€ BuyerDate€
24 25	IF YOU DID NOT CLAIM AN EXCLUSION IN SECTION 1, YOU MUST FILL OUT THIS SECTION. Section 2. SELLER'S PROPERTY DISCLOSURE STATEMENT
26	(NOT A WARRANTY) (ORS 105.465)
27 28	(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 2162 Bench Rd, VILLER ON THE PASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE
29 30 31 32 33	DISCLOSURES CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF DELEVERY OF THIS SELLER'S 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 REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE STATEMENT, UNLESS BUYER WAIVES THIS RIGHT AT OR PRIOR REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE STATEMENT, UNLESS BUYER WAIVES THIS RIGHT AT OR PRIOR REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE STATEMENT, UNLESS BUYER WAIVES THIS RIGHT AT OR PRIOR REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE STATEMENT, UNLESS BUYER WAIVES THIS RIGHT AT OR PRIOR REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE STATEMENT, UNLESS BUYER WAIVES THIS RIGHT AT OR PRIOR REVOCATION TO THE SELLER'S DISCLOSURE STATEMENT.
34 35 36 37	FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY, BUYER IS ADVISED TO OBTAIN AND TAX 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
0.	INSPECTORS, CERTIFIED HOME INC. LONDAN
38	Seller is is not occupying the property. Date 2-25-2 SELLER Date 2-25-2 SELLER Date 2-25-2 SELLER
	Seller is is not occupying the property. Date 2-25-26 SELLER Date

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Pro	operty	Address 2162 Bench Rd, Vale DR				
		I. SELLER'S REPRESENTATIONS		may have	made or may mak	e a loan
Th	e follo	wing are representations made by the seller and are not the representations of any financial ins	see engage	d by the sel	ler or the buyer.	
	d-t-lo	a to the property or that may have or lake a security interest in the property	300 019-9-			
*lf	you m	ark yes on items with *, attach a copy or explain on an attached sheet.				
	דודו פ		Yes	No No	Unknown	
А		Do you have legal authority to sell the property? Is title to the property subject to any of the following: Is title to the property subject to any of the following:	Yes	A No	Unknown	
*8		Is title to the property subject to any of the following: ☐ First right of refusal ☐ Option ☐ Lease or rental agreement ☐ Other listing ☐ Life estate Is the property being transferred an unlawfully established unit of land? Is the property being transferred an unlawfully established unit of land?	🗌 Yes	X No	Unknown	
*0	•	the property being lightsiened an aniamany of the time to the time of	T Yes	X No	Unknown	
*C		recent boundary changes?			Unknown	
*E		Are there any numis of way, edseriferits, non-see, a	1 1 1 1 2 5	No No	Unknown	
*F		Are there any agreements for joint maintenance of an			Unknown	
*(Are there any governmental studies, designations, zorang of the studies, designations, zorang	Yes	No No		
*L	.	Are there any nending of existing governmental accounting of	Yes	X No	Unknown	
í.		Are there any zoning violations of holicomorning decermination	Yes	No	Unknown	
*		Is there a boundary survey for the property	Yes	K No		
	<. 	Are there any covenants, conditions, restrictions of physical associations are the property subject to any special tax assessment or tax treatment that may result in levy of additional taxes if the property is sold?	Yes	X No	🗌 Unknown	
		result in levy of additional taxes if the property is sold r				
2	. WA	TER				
	۹.	Household water (1) The source of the water is (check ALL that apply): Public Community 🕅 Private	Other			
		(2) Mater source infomation.	165	No No	Unknown	
		 (2) viale source intervention and the source require a water permit? *a) Does the water source require a water permit? If yes, do you have a permit? 	Yes		Unknown	
		 a) boost is you have a permit? b) Is the water source located on the property? b) Is the water source located on the property? 	Yes	No	Unknown	
		the not are there any written agreements for a shallow the ar		100 N In	Unknown	
		*c) Is there an easement (recorded of this econded) is year	Yes	X No	L OUKNOWN	
		 maintenance of the water source? d) If the source of water is from a well or spring, have you had any of the following in the past 12 months? 	Ves	No No	🗌 Unknown	
		the following in the past 12 monute structures		No	Unknown	
		 *e) Are there any water source plumbing problems or needed repairs? 	T Yes	No No	Unknown	
		(3) Are there any water treatment systems for the property				
		T Loosed I OWNED			Unknown	
	Β.	Inrigation (1) Are there any ⊠ water rights or □ other rights for the property?	Yes		Unknown	B
		 (1) Are there any X water rights or □ other rights for the property?	XYes	No No	Unknown	
	~	* (3) Is there a water rights certificate of outer which perpetty?	T Yes		Unknown	
	C.	(1) Is there an outdoor spinkler system for the property that	Yes	No No		
		(2) Has a back flow valve been installed	Yes	KI NO	Unknown	
					Unknown	
	3. SI	EWAGE SYSTEM Is the property connected to a public or community sewage system? Is the property connected to a public or community sewage systems proposed for the property?		s X No	Unknown	
	А В.	Are there any new public of continue ity sewage of the internet	A TE	5 110	Unknown	
	С.	la the proport connected to di origito copilo - /	N 110		Unknown	H
		If yes, was it installed by permit a subscription of altered?		s No	Unknown	
		If yes, was it installed by permit. *Has the system been repaired or altered? Has the condition of the system been evaluated and a report issued?	X Ye	s 🗍 No	Unknown	
		Has it ever been pumped?	- nv	s 🗴 No	Unknown	
	*D	Has the system been repaired of and envaluated and a report issued? Has the condition of the system been evaluated and a report issued? Has it ever been pumped? If yes, when?		s X No		
5	*D. E.	Does your sewage system roquine and				3. . .)
		LLER Ola R. Sandurson Date 2-25-2018 SELLER			Date	

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Buyer Initials __Date__ Ê

SELLER'S PROPERTY DISCLOSURE STATEMENT

		Address 2162 Beach Rd, Note OK				
4.	DWE		X Yes	□ No	Unknown	
A.		Is there insulation in the: (1) Ceiling?	Yes	1 No	Unknown	
		(1) Ceiling? (2) Exterior walls?	Yes	X No	Unknown	
		(1) Celling?	Yes	No	Unknown	
В	,	(2) Extend wais				
			T Ves	K No	Unknown	
5	. DW	ELLING STRUCTURE Has the roof leaked?		No	Unknown	D NA
*/	A.	Has the roof leaked? If yes, has it been repaired? If yes, has it been repaired?	Yes	X No	Unknown	
				No No	Unknown	
B	3.			No No	Unknown	I NA
				No No		
				D No	Unknown	
c	С.			No No		
	D.	Are there smoke alarms of deceder and a second alarms? Are there carbon monoxide alarms? Is there a woodstove or fireplace insert included in the sale?	Yes	X		
	E.	la thora a woodstove of lieplace insert insert insert			Unknown	D NA
		Let is the make?	Tres	No No		
		*If yes, what is the make:	or the	ET No	Unknown	🗆 NA
				No No		
		Department of Environmental Quality (Dear Hinghortion been done within the last three years	res	A		
,	*F.	Has pest and dry rot, structurar of writer nenetration, mildew odors	[] Voc	X No	Unknown	
	*G.	Has pest and dry rol, subdulated interesting of water penetration, mildew odors Are there any moisture problems, areas of water penetration, mildew odors or other moisture conditions (especially in the basement)?	renairs or re	mediation d	ione.	
		Are there any moisture problems, aleas of water persently? or other moisture conditions (especially in the basement)? *If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, *If yes, explain on attached sheet the frequency and extent of problem and any insurance claims,	T Yes	X No	Unknown	
		 or other molecule conducts (copound) *If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, *If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, *If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, *If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, *If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, *If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, *If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, *If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, *If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, *If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, 				
	H.	Is there a sump pump on the property? Are there any materials used in the construction of the structure that are or have been the subject of a recall, class action suit, settlement or litigation?	Yes	X No	Unknown	
	1.					D NA
		have been the subject of a recall, class action suit, seater interview agent If yes, what are the materials?	Yes	D No	Unknown	NA
		(1) Are there problems with the materials?	Yes	No	Unknown	NA
					Unknown	D NA
		(3) Have the materials been inspected for these materials by you or by previous owners?	Yes			D NA
					Unknown	D NA
					Unknown	NA
)		(6) Were any of the material of open a			10	
)	6. D	WELLING SYSTEMS AND FIXTURES e following systems or fixtures are included in the purchase price, are they in good working order on a following systems including wing switches, outlets and service	the date this	form is sign	Inknown	
	If the	e following systems or fixtures are included in the purchase price, are they in good working order of Electrical system, including wiring, switches, outlets and service	X Yes			
1 2	A.	e following systems of induces are induced witches, outlets and service	Yes		Unknown	
3	В.	Plumbing system, including pipes, taucets, fixtures and tonotemp	Vor		Unknown	D NA
4 ·	C.	Electrical system, including winning, which be a state of the system, including pipes, faucets, fixtures and toilets Plumbing system, including pipes, faucets, fixtures and toilets Water heater tank Garbage disposal			Unknown	D NA
5	D.	Garbage disposal	Yes	No	Unknown	
6	E.	Built-in range and over	TYe	S NO	Unknown	
7	F.	Built-in dishwashei	ПУе	s TNO	Unknown	
8	G.	Built-in dishwasher Sump pump Heating and cooling systems Heating and cooling systems	Ye	s 🗌 No	Unknown	
9	н.	Sump pump Heating and cooling systems Security system Owned Leased				
0	١.	Security system Owned Leased	🗋 Ye	s 🕅 No	Unknown	
1	J.	that are or have been the subject of a recall, class action settlement of the			Unknown	D N
2		that are or have been the subject of a recease If yes, what product?		s □No s □No	E H L L	
3 4		If yes, what product?			ET LL Lucaute	
15		 Are there problems with the product averanty? Is the product covered by a warranty? Has the product been inspected? Has the product been find for this product by you or by previous owners? 				
6		(3) Has the product been inspected whether you or by previous owners?				_
17		(4) Have claims been filed for this product by y		No No	Unknown	
48		If yes, when?	ΠY	es XNo	D Unknown	
19				~		
50		(6) Were any of the materials of pro-		17 N		
51	7	COMMON INTEREST	Y	es 🕅 N		
52	Â	COMMON INTEREST Is there a Home Owners' Association or other governing entity?				
53		the second s				
		Contact Person		Phone	Number	
54		Address				
55	1	Contact Person <u>Vin TC. Jamace Coron</u> Address SELLER <u>U.S. Januer son</u> Date <u>2-25-20/2</u> SELLER No portion may be reproduced witho			f Oregon Real Esta	te Forms, l
	(8	SELLER Lo R. Sanderson Date 2-25-2012 Seller	ut express p	ermission o	I Ulegun Near Late	OREF 02
	0	Proven Repl Estate Forms, LLC Rev 01/11				01121 02
		Buyer Initials	Date			
		LINES WITH THIS SYMBOL	Ferms of Serv	ice per ORE	F Online Forms.	
		Lines the state of				
		This form has been licensed for use by Harry				

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SELLER'S PROPERTY DISCLOSURE STATEMENT

	Contract Contract of Contract	5	1 0112 K	-0110	hal 1	1201	K					
A REAL PROPERTY.	Station of the local division of		8. 2162 Be ssessments: \$					Year	Other	X No	Unknown	
	З. С.	Are there any pend	ding or proposed spe	ecial asses	Smernes		allilian liko walls	fonces	L res	Allo		
	D.	Are there shared "	ding or proposed spectromon areas" or joi s, walkways or other	oint mainter	nance agre	ement for la ndivided inte	rest with others	s?	🗋 Yes	X No	Unknown	
	_	pools, tennis court	s, walkways of other ers' Association or oth	her govern	ning entity a	party to			□ Yes	X No	Unknown	D NA
1	Ξ.	- line litication (ar cubiect to an Unsau	usieu iuuy	11161161						Unknown	D NA
	Ξ.	Is the property in v	violation of recorded c olation of other bylaw	vs or gove	ming rules,	whether rec	corded or not?		Yes	No No		
			Janon or other y									
	B. GE A.	NERAL Are there problem	s with settling, soil, st	tanding wa	ater or drain	nage on			🗌 Yes	X No	Unknown	
2	ч.	the property or in	the immediate area?						🖸 Yes	X No	Unknown	
	В. С.	le there any mate	rial damage to the pro	openty of a	any or ano or	i adiai a cila d	ar landelidas?		Yes	X No	Unknown	
	0.	from fire wind flo	ods, beach moverner	and, carine	Junio, one-				Yes	No No	Unknown	
	D.	Is the property in	a designated floodpla a designated slide or	r other geo	logic hazar	d zone?			L Yes	X No		
	E. *F.	Has any nortion C	of the property been u	lested of a	Culou ioi pi	I land	coil or water?		Yes	No No	Unknown	
		load based paint	mold, fuel or chemic	al storage	turno or ou	di la milar	-1 fuel atc) on	the property	?XYes	No No		
	G. Н.	Line the property f	over heen used as all	illeyal ulug	grinditatette	5			I I Yes	No No	Unknown	
	1.1.	*If yes, was a Ce	rtificate of Fitness issi been classified as for	vestland-u	rban interfa	ice?			Yes	X No	Unknown	
	l.		THAT LEDIC)									
		JLL DISCLOSURE	by SELLER(S) her material defects a	affecting th	is property of	or its value t	hat		T Yes	No No		
	*A.	a prospective bu	her material defects a yer should know about he defect on attached	out?	d ovolain th	e frequency	and extent of t	he problem	and any ins	urance cla	ims, repairs or ren	nediation?
		If yes, describe t	ne defect on attached	d sneet an								
		na Condenia				VERIFI	CATION					
			nd attached explanation			ate and corre	ct to the best of	my/our know	vledge and I	we have re	eceived a copy of t	his disclos
	The f	foregoing answers a	nd attached explanation	ions (if any)	of this disclo	auro statem	ont to all prospe	ctive buyers	of the prope	rty or their a	agents.	
							ent to an proopo					4
	state	foregoing answers a ment. I/we authorize	my/our agents to deliv	iver a copy	01111301300						Date	
3	state	ement. I/we authorize	my/our agents to deliv	Date 2-	-25-201	12 - Se	ller				Date	
3 4 (state Selle	er <u>fla R. A</u>	my/our agents to deliv	Date 2-	BUME	IR ^V SIAC ntion to any	iller KNOW/EE	GMEN is that are kr	te nown to me	/us or can	be known by me/	us by utiliz
5	state	As buyer(s), I/we	my/our agents to delive and the second seco	Date 2	illigent atter	R'S AC	iller	GMEN s that are kr	nown to me	/us or can	be known by me/	us by utiliz made only
5	Selle A.	As buyer(s), I/we diligent attention a	my/our agents to delive acknowledge the dut and observation.	Date 2- Date 2- UL	13 UME diligent atter	RS AC	ILER	GMEN is that are kr ment and in	nown to me any amend	/us or can ments to th	be known by me/ his statement are	us by utiliz made only y, or that r
5	state Selle	As buyer(s), I/we diligent attention a Each buyer acknow	acknowledge the dut and observation. weledges and underst	Date 2- Date 2- Ity to pay d stands tha tions of an	BUNE Jiligent atter at the disclosing financial	RSAC ntion to any sures set for institution th	Her material defect rth in this stater hat may have m	GMEN s that are kr ment and in nade or may	nown to me any amend make a lo	/us or can ments to th an pertaining	be known by me/ his statement are ing to the property nancial institution	us by utiliz made only y, or that r or real es
56788	Selle A.	As buyer(s), I/we diligent attention a Each buyer acknow	acknowledge the dut and observation. weledges and underst	Date 2- Date 2- Ity to pay d stands tha tions of an	BUNE Jiligent atter at the disclosing financial	RSAC ntion to any sures set for institution th	Her material defect rth in this stater hat may have m	GMEN s that are kr ment and in nade or may	nown to me any amend make a lo	/us or can ments to th an pertaining	be known by me/ his statement are ing to the property nancial institution	us by utiliz made only y, or that r or real es
5 5 7 8 9	Selle Selle A. B.	As buyer(s), I/we diligent attention a Each buyer acknow the seller and are have or take a s	my/our agents to delive and observation. bwledges and underse e not the representation ecurity interest in the bound by and has no	Date 2- Date 2- ity to pay d stands that tions of an ne property liability with	BUMB BUMB diligent atter at the disclose any financial y, or of any th respect to	R S AC IR S AC intion to any sures set for institution the y real estate o any represent	material defect material defect rth in this stater hat may have m e licensee enga sentation, misre	GMEN is that are kn ment and in nade or may aged by the epresentatio	nown to me any amend y make a lo seller or b n, omission	/us or can ments to th an pertaini ouyer. A fir a, error or i	be known by me/ his statement are ing to the property nancial institution naccuracy contain	made only nade only , or that i or real es ned in and
5 6 7 8 9	Selle Selle A. B.	As buyer(s), I/we diligent attention a Each buyer ackno the seller and are have or take a s licensee is not bo party's disclosure	my/our agents to delive acknowledge the dut and observation. weledges and underse a not the representation ecurity interest in the bound by and has no le a statement required to	Date 2	BUMB Jiligent atter at the disclose by financial y, or of any th respect to ction or any	R S AC	material defect material defect th in this stater hat may have m e licensee enga sentation, misre ht to the disclose dament" portion	GIMENT is that are kn ment and in nade or may aged by the epresentatio ure stateme of this discl	nown to me any amend y make a lo seller or b n, omission nt. osure state	/us or can ments to th an pertaini ouyer. A fir a, error or i	be known by me/ his statement are ing to the property nancial institution naccuracy contain	made only nade only y, or that r or real es aed in and
5 5 7 8 9 0	Selle A. B.	As buyer(s), I/we diligent attention a Each buyer ackno the seller and are have or take a s licensee is not bo party's disclosure Buyer (which terr	my/our agents to delive acknowledge the dut and observation. weledges and underse ecurity interest in the bound by and has no a statement required m includes all person	Date 2 Date 2 UN stands that tions of an he property liability with by this see ns signing	2.5 - 40 BILLING Stilligent atter at the disclose by financial y, or of any th respect to ction or any the "Buyer's	RSAC RSAC ntion to any sures set for institution th y real estate o any represe amendmen s Acknowled	aller material defect rth in this stater hat may have m e licensee enga sentation, misre ht to the disclose dgment" portion	CIMENT state are kn ment and in nade or may aged by the epresentatio ure stateme of this discl	nown to me any amend y make a lo seller or b n, omission nt. losure state	/us or can ments to ti an pertain nuyer. A fir n, error or i ment below	be known by me/ his statement are ing to the property nancial institution naccuracy contain w) hereby acknow	made only nade only or real es ned in and ledges rea
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