



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address _____

INSTRUCTIONS TO THE SELLER

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.

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.

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.

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 receiver, personal representative, trustee, conservator or guardian.

_____ This sale or transfer is by a governmental agency.

Signature(s) of Seller(s) Claiming Exclusion

Seller _____ Date _____ ← Seller _____ 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 2162 Bench Rd, Vale OR "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.

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.

SELLER Ela R. Anderson Date 2-25-2012 ← SELLER _____ Date _____ ←

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Buyer Initials _____ / _____ Date _____

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SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address

2162 Bench Rd, Vale OR

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: ☐ First right of refusal ☐ Option ☐ Lease or rental agreement ☐ Other listing ☐ Life estate ☐ Yes ☒ No ☐ Unknown
- *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? ☐ 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 ☐ NA
- 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 ☐ NA
- 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 ☐ NA
- (3) Are there any water treatment systems for the property? ☐ Leased ☐ Owned
- B. Irrigation
- (1) Are there any ☒ water rights or ☐ other rights for the property? ☐ Yes ☒ No ☐ Unknown ☐ NA
- * (2) If any exist, has the irrigation water been used during the last five-year period? ☐ Yes ☒ No ☐ Unknown ☐ NA
- * (3) Is there a water rights certificate or other written evidence available? ☐ Yes ☒ No ☐ Unknown ☐ NA
- C. Outdoor sprinkler system
- (1) Is there an outdoor sprinkler system for the property? ☐ Yes ☒ No ☐ Unknown ☐ NA
- (2) Has a back flow valve been installed? ☐ Yes ☒ No ☐ Unknown ☐ NA
- (3) Is the outdoor sprinkler system operable? ☐ Yes ☒ No ☐ Unknown ☐ NA

3. SEWAGE SYSTEM

- A. Is the property connected to a public or community sewage system? ☐ Yes ☒ No ☐ Unknown
- B. Are there any new public or community sewage systems proposed for the property? ☐ Yes ☒ No ☐ Unknown
- C. Is the property connected to an on-site septic system? ☐ Yes ☒ No ☐ Unknown ☐ NA
- If yes, was it installed by permit? ☐ Yes ☒ No ☐ Unknown ☐ NA
- *Has the system been repaired or altered? ☐ Yes ☒ No ☐ Unknown ☐ NA
- Has the condition of the system been evaluated and a report issued? ☐ Yes ☒ No ☐ Unknown ☐ NA
- Has it ever been pumped? ☐ Yes ☒ No ☐ Unknown ☐ NA
- If yes, when? 1998
- *D. Are there any sewage system problems or needed repairs? ☐ Yes ☒ No ☐ Unknown
- E. Does your sewage system require on-site pumping to another level? ☐ Yes ☒ No ☐ Unknown

SELLER Dea R. Sanderson Date 2-25-2018 SELLER

Date

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Buyer Initials / Date

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2162 Berch Rd, Nole OK

A. Is there insulation in the:

(1) Ceiling?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
(2) Exterior walls?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
(3) Floors?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown

B. Are there any defective insulated doors or windows?

	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
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*A.	Has the roof leaked?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
	If yes, has it been repaired?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
B.	Are there any additions, conversions or remodeling?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
	If yes, was a building permit required?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
	If yes, was a building permit obtained?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
	If yes, was final inspection obtained?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
C.	Are there smoke alarms or detectors?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
D.	Are there carbon monoxide alarms?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
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	<input type="checkbox"/> NA
	*If yes, what is the make?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
	*If yes, was it installed with a permit?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
	*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 checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
*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	<input type="checkbox"/> NA
*G.	Are there any moisture problems, areas of water penetration, mildew odors or other moisture conditions (especially in the basement)?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
	*If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, repairs or remediation done.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
H.	Is there a sump pump on the property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
I.	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?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
	If yes, what are the materials?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
	(1) Are there problems with the materials?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
	(2) Are the materials covered by a warranty?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
	(3) Have the materials been inspected?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
	(4) Have there ever been claims filed for these materials by you or by previous owners?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
	If yes, when?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
	(5) Was money received?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
	(6) Were any of the materials repaired or replaced?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA

6. DWELLING SYSTEMS AND FIXTURES

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?

A.	Electrical system, including wiring, switches, outlets and service	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	
B.	Plumbing system, including pipes, faucets, fixtures and toilets	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	
C.	Water heater tank	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
D.	Garbage disposal	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
E.	Built-in range and oven	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
F.	Built-in dishwasher	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
G.	Sump pump	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
H.	Heating and cooling systems	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	
I.	Security system <input type="checkbox"/> Owned <input type="checkbox"/> Leased				
J.	Are there any materials or products used in the systems and fixtures that are or have been the subject of a recall, class action settlement or other litigations?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	
	If yes, what product?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
(1)	Are there problems with the product?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
(2)	Is the product covered by a warranty?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
(3)	Has the product been inspected?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
(4)	Have claims been filed for this product by you or by previous owners?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
	If yes, when?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
(5)	Was money received?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> NA
(6)	Were any of the materials or products repaired or replaced?				

7. COMMON INTERESTS

A. Is there a Home Owners' Association or other governing entity? ☐ YES ☒ NO

Name of Association or Other Governing Entity _____
Contact Person John R. Anderson Phone Number _____
Date _____

Address _____ Date _____
SELLER Joe R. Sunderson Date 2-25-2012 SELLER _____
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2012 SELLER _____
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SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address B. 2162 Bench Rd, Vale OR

- 156 B. Regular periodic assessments: \$ _____ per ☐ Month ☐ Year ☐ Other ☐ Yes ☒ No ☐ Unknown
 157 *C. Are there any pending or proposed special assessments? ☐ Yes ☒ No ☐ Unknown
 158 D. Are there shared "common areas" or joint maintenance agreement for facilities like walls, fences,
 159 pools, tennis courts, walkways or other areas co-owned in undivided interest with others? ☐ Yes ☒ No ☐ Unknown ☐ NA
 160 E. Is the Home Owners' Association or other governing entity a party to
 161 pending litigation or subject to an unsatisfied judgment? ☐ Yes ☒ No ☐ Unknown ☐ NA
 162 F. Is the property in violation of recorded covenants, conditions and
 163 restrictions or in violation of other bylaws or governing rules, whether recorded or not? ☐ Yes ☒ No ☐ Unknown ☐ NA

8. GENERAL

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

9. FULL DISCLOSURE BY SELLER(S)

- 178 *A. Are there any other material defects affecting this property or its value that
 179 a prospective buyer should know about? ☐ Yes ☒ No
 180 If yes, describe the defect on attached sheet and explain the frequency and extent of the problem and any insurance claims, repairs or remediation?
 181

VERIFICATION

- 182 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
 183 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.
 184 Seller Ma R. Anderson Date 2-25-2012 Seller _____ Date _____

II. BUYER'S ACKNOWLEDGMENT:

- 185 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
 186 diligent attention and observation.
 187 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
 188 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
 189 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
 190 licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission, error or inaccuracy contained in another
 191 party's disclosure statement required by this section or any amendment to the disclosure statement.
 192 C. Buyer (which term includes all persons signing the "Buyer's Acknowledgment" portion of this disclosure statement below) hereby acknowledges receipt
 193 of a copy of this disclosure statement (including attachments, if any) bearing seller's signature(s).

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

200 Buyer _____ Date _____ Buyer _____ Date _____

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

202 _____ Real Estate Licensee Date received by agent: _____

203 _____ Real Estate Firm