



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address 84446 Eastside Rd, Milton Freewater, OR 97862-7079

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 105.455 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 any time 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

- 12 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.
- 15 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 Charles F. Frates Date _____ ← Seller _____ Date _____ ←

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

25 Buyer Charles F. Frates 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)

29 NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF

30 THE PROPERTY LOCATED AT 84446 Eastside Rd, Milton Freewater, OR 97862-7079 THE PROPERTY.

31 DISCLOSURES CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF

32 THE PROPERTY AT THE TIME OF DISCLOSURE. BUYER HAS FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS

33 SELLER'S DISCLOSURE STATEMENT TO REVOKE BUYER'S OFFER BY DELIVERING BUYER'S SEPARATE SIGNED WRITTEN

34 STATEMENT OF REJECTION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE STATEMENT, UNLESS BUYER ACCEPTS

35 THIS REJECTION PRIOR TO ENTERING INTO A SALE AGREEMENT.

36 Seller Charles F. Frates Date 1-15-19 Seller _____ Date _____ ←

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

41 Seller ☐ is ☒ is not occupying the property.

I. SELLER'S REPRESENTATIONS

42 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
43 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
44 buyer.

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

46 1. TITLE

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

64 2. WATER

- 65 A. Household water
- 66 (1) The source of the water is (check ALL that apply): ☐ Public ☐ Community ☒ Private ☐ Other
- 67 (2) Water source information:
- 68 a) Does the water source require a water permit? ☐ Yes ☒ No ☐ Unknown
- 69 If yes, do you have a permit? ☐ Yes ☐ No ☐ Unknown ☐ NA
- 70 b) Is the water source located on the property? ☒ Yes ☐ No ☐ Unknown ☐ NA

71 Seller Charles F. Frakes Date 1-15-19 Seller _____ Date _____

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- 72 *If not, are there any written agreements for a shared water source? ☐ Yes ☒ No ☐ Unknown ☐ NA
- 73 c) Is there an easement (recorded or unrecorded) for your access to or
- 74 maintenance of the water source? ☐ Yes ☒ No ☐ Unknown
- 75 d) If the source of water is from a well or spring, have you had any of
- 76 the following in the past 12 months ☐ Flow test ☐ Bacteria test ☐ Chemical contents test ☐ Yes ☒ No ☐ Unknown ☐ NA
- 77 e) Are there any water source plumbing problems or needed repairs? ☐ Yes ☒ No ☐ Unknown
- 78 (3) Are there any water treatment systems for the property ☐ Yes ☒ No ☐ Unknown
- 79 ☐ Leased ☐ Owned
- 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 ☐ NA
- 90 B. Are there any new public or community sewage systems proposed for the property ☐ Yes ☒ No ☐ Unknown ☐ NA
- 91 C. Is the property connected to an on site septic system ☒ Yes ☐ No ☐ Unknown ☐ NA
- 92 (1) If yes, when was the system installed ☐ Yes ☐ No ☒ 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 2017 ☐ Yes ☐ No ☒ Unknown ☐ 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 ☐ NA
- 103 E. Does your sewage system require on site pumping to another level ☐ Yes ☐ No ☒ Unknown ☐ NA

105 Seller Charles F. Frates Date 1-15-19 Seller _____ Date _____

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SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address 84446 Eastside Rd, Milton Freewater, OR 97662-7079

106 4. DWELLING INSULATION

107 A. Is there insulation in the:

108 (1) Ceiling _____

109 (2) Exterior walls _____

110 (3) Floors _____

111 B. Are there any defective insulated doors or windows _____

☒ Yes ☐ No ☐ Unknown

☒ Yes ☐ No ☐ Unknown

☒ Yes ☐ No ☐ Unknown

☐ Yes ☒ No ☐ Unknown

*Added
Kitchen
Walls & Attic*

112 5. DWELLING STRUCTURE

113 A. Has the roof leaked? _____

114 If yes, has it been repaired _____

115 B. Are there any additions, conversions or remodeling _____

116 If yes, was a building permit required _____

117 If yes, was a building permit obtained _____

118 If yes, was final inspection obtained _____

119 C. Are there smoke alarms or detectors _____

120 D. Are there carbon monoxide alarms _____

121 E. Is there a woodstove or fireplace insert included in the sale gas log

122 If yes, what is the make? QUADRA FIRE

123 If yes, was it installed with a permit? _____

124 If yes, is a certification label issued by the United States Environmental Protection Agency

125 (EPA) or the Department of Environmental Quality (DEQ) affixed to it? _____

126 F. Has pest and dry rot, structural or "whole house" inspection been done within the last three years? Sell in 2017

127 Are there any moisture problems, areas of water penetration, mildew odors

128 or other moisture conditions (especially in the basement)? _____

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 _____

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 _____

133 If yes, what are the materials _____

134 (1) Are there problems with the materials _____

135 (2) Are the materials covered by a warranty _____

136 (3) Have the materials been inspected _____

137 (4) Have there ever been claims filed for these materials by you or by previous owners _____

138 If yes, when _____

139 (5) as money received _____

☐ Yes ☒ No ☐ Unknown

☐ Yes ☐ No ☐ Unknown ☐ NA

☒ Yes ☐ No ☐ Unknown

☐ Yes ☒ No ☐ Unknown ☐ NA

☐ Yes ☐ No ☐ Unknown ☐ NA

☐ Yes ☒ No ☐ Unknown ☐ NA

☒ Yes ☐ No ☐ Unknown

☒ Yes ☐ No ☐ Unknown

☒ Yes ☐ No ☐ Unknown

☐ Yes ☒ No ☐ Unknown ☐ NA

☐ Yes ☐ No ☐ Unknown ☐ NA

☒ Yes ☐ No ☐ Unknown

☐ Yes ☒ No ☐ Unknown

☐ Yes ☐ No ☐ Unknown

☐ Yes ☐ No ☒ Unknown

☐ Yes ☒ No ☐ Unknown ☐ NA

☐ Yes ☐ No ☒ Unknown ☐ NA

☐ Yes ☐ No ☒ Unknown ☐ NA

☐ Yes ☐ No ☒ Unknown ☐ NA

☐ Yes ☐ No ☒ Unknown ☐ NA

☐ Yes ☐ No ☐ Unknown ☐ NA

☐ Yes ☐ No ☐ Unknown ☐ NA

140 Seller Charles F. Frates Date 1-15-19 Seller _____ Date _____

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141 (6) Are any of the materials repaired or replaced _____ ☐ Yes ☐ No ☐ Unknown ☐ NA

142 6. DWELLING SYSTEMS AND FIXTURES

143 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 by Seller

144 A. Electrical system, including wiring, switches, outlets and service _____ ☒ Yes ☐ No ☐ Unknown

145 B. Plumbing system, including pipes, faucets, fixtures and toilets _____ ☒ Yes ☐ No ☐ Unknown

146 C. Water heater tank _____ ☒ Yes ☐ No ☐ Unknown

147 D. Airborne disposal _____ ☒ Yes ☐ No ☐ Unknown ☐ NA

148 E. Built in range and oven _____ ☒ Yes ☐ No ☐ Unknown ☐ NA

149 F. Built in dishwasher _____ ☒ Yes ☐ No ☐ Unknown ☐ NA

150 Sump pump _____ ☐ Yes ☐ No ☐ Unknown ☒ NA

151 H. Heating and cooling systems

152 (1) Heating systems _____ ☒ Yes ☐ No ☐ Unknown ☐ NA

153 (2) Cooling systems _____ ☒ Yes ☐ No ☐ Unknown ☐ NA

154 I. Security system ☐ Owned ☐ Leased _____ ☐ Yes ☒ No ☐ Unknown ☒ NA

155 Are there any materials or products used in the systems and fixtures

156 that are or have been the subject of a recall, class action suit settlement or other litigation _____ ☐ Yes ☐ No ☒ Unknown

157 If yes, what product _____

158 (1) Are there problems with the product _____ ☐ Yes ☐ No ☐ Unknown ☐ NA

159 (2) Is the product covered by a warranty _____ ☐ Yes ☐ No ☐ Unknown ☐ NA

160 (3) Has the product been inspected _____ ☐ Yes ☐ No ☐ Unknown ☐ NA

161 (4) Have claims been filed for this product by you or by previous owners _____ ☐ Yes ☐ No ☐ Unknown ☐ NA

162 If yes, when _____

163 (5) As money received _____ ☐ Yes ☐ No ☐ Unknown ☐ NA

164 (6) Are any of the materials or products repaired or replaced _____ ☐ Yes ☐ No ☐ Unknown ☐ NA

165 7. COMMON INTEREST

166 A. Is there a Home Owners' Association or other governing entity _____ ☐ Yes ☒ No ☐ Unknown

167 Name of Association or Other governing Entity _____

168 Contact Person _____

169 Address _____ Phone Number _____

170 B. Regular periodic assessments: _____ per ☐ Month ☐ Year ☐ Other

171 C. Are there any pending or proposed special assessments? _____ ☐ Yes ☒ No ☐ Unknown

172 D. Are there shared common areas or joint maintenance agreement for facilities like walls, fences,

173 pools, tennis courts, walkways or other areas co owned in undivided interest with others _____ ☐ Yes ☒ No ☐ Unknown

174 E. Is the Home Owners' Association or other governing entity a party to

175 pending litigation or subject to an unsatisfied judgment _____ ☐ Yes ☒ No ☐ Unknown ☐ NA

176 Seller Charles F. Friles Date 1-15-19 Seller _____ Date _____

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SELLER'S PROPERTY DISCLOSURE STATEMENT

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177 F. Is the property in violation of recorded covenants, conditions and
178 restrictions or in violation of other bylaws or governing rules, whether recorded or not ☐ Yes ☒ No ☐ Unknown ☐ NA

179 **8. SEISMIC**

180 A. as the house constructed before 1974 ☒ Yes ☐ No ☐ Unknown

181 If yes, has the house been bolted to its foundation ☒ Yes ☐ No ☐ Unknown ☐ NA

182 **9. GENERAL**

183 A. Are there problems with settling, soil, standing water or drainage on
184 the property or in the immediate area ☐ Yes ☒ No ☐ Unknown

185 B. Does the property contain ☒ Yes ☐ No ☐ Unknown

186 C. Is there any material damage to the property or any of the structure(s)
187 from fire, wind, floods, beach movements, earthquake, expansive soils or landslides ☐ Yes ☐ No ☒ Unknown

188 D. Is the property in a designated floodplain ☐ Yes ☒ No ☐ Unknown

189 E. Is the property in a designated slide or other geologic hazard one ☐ Yes ☒ No ☐ Unknown

190 F. Has any portion of the property been tested or treated for asbestos, formaldehyde, radon, gas,
191 lead-based paint, mold, fuel or chemical storage tanks or contaminated soil or water? ☐ Yes ☒ No ☐ Unknown

192 Are there any tanks or underground storage tanks (e.g., septic, chemical, fuel, etc.) on the property ☒ Yes ☐ No ☐ Unknown

193 H. Has the property ever been used as an illegal drug manufacturing or distribution site ☐ Yes ☒ No ☐ Unknown

194 If yes, was a Certificate of Fitness issued? ☐ Yes ☐ No ☐ Unknown

195 I. Has the property been classified as forestland urban interface ☐ Yes ☒ No ☐ Unknown

196 **10. FULL DISCLOSURE BY SELLER(S)**

197 A. Are there any other material defects affecting this property or its value that
198 a prospective buyer should know about? ☐ Yes ☒ No

199 If yes, describe the defect on attached sheet and explain the frequency and extent of the problem and any insurance claims, repairs or
200 remediation

VERIFICATION

201 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
202 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
203 their agents. (complete even if zero) Number of pages of explanations are attached.

204 Seller Charles F. Frates Date _____ Seller _____ Date _____
Charles F. Frates

II. BUYER'S ACKNOWLEDGMENT

205 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
206 by using diligent attention and observation.

207 B. Each buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are
208 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
209 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
210 institution or real estate licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission, error or
211 inaccuracy contained in another party's disclosure statement required by this section or any amendment to the disclosure statement.

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SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address 84446 Eastside Rd, Milton Freewater, OR 97862-7879

212 C. Buyer (which term includes all persons signing the Buyer's Acknowledgment portion of this disclosure statement below) hereby
213 acknowledges receipt of a copy of this disclosure statement (including attachments, if any) bearing seller's signature(s). DISCLOSURES, IF
214 ANY, CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE
215 OF THE PROPERTY AT THE TIME OF DISCLOSURE. IF THE SELLER HAS FILLED OUT SECTION 2 OF THIS FORM, YOU, THE BUYER,
216 HAVE FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS DISCLOSURE STATEMENT TO REVOKE YOUR OFFER BY
217 DELIVERING YOUR SEPARATE SIGNED WRITTEN STATEMENT OF REJECTION TO THE SELLER DISAPPROPRIATE TO THE SELLER'S
218 DISCLOSURE UNLESS YOU ACCEPT THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

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

220 Buyer _____ Date _____ ← Buyer _____ Date _____ ←
Charles F. Frates

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

222 _____ Real Estate Licensee Date received by Licensee _____

223 _____ Real Estate Firm

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