

SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address **6502 Little Rd SE, Turner, OR 97392-9714**

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 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 Richard Sieverson Date _____ ← Seller Amber Sierverson 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

30 THE PROPERTY LOCATED AT **6502 Little Rd SE, Turner, OR 97392-9714** "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 REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE STATEMENT, UNLESS BUYER WAIVES

35 THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

36 Seller Richard Sieverson Date 5/21/19 Seller Amber Sierverson Date 5/21/2019

This form has been licensed for use solely by Lisa Johnson pursuant to a Forms License Agreement with Oregon Real Estate Forms, LLC.

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

Copyright Oregon Real Estate Forms, LLC 2019 www.orefonline.com

No portion may be reproduced without express permission of Oregon Real Estate Forms, LLC

Buyer Initials _____ / _____ Date _____

OREF 020
Page 1 of 7



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address **6502 Little Rd SE, Turner, OR 97392-9714**

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 Richard Sieverson Date 5/21/19 Seller Amber Sieverson Date 5/21/2019
Richard Sieverson Amber Sieverson

This form has been licensed for use solely by Lisa Johnson pursuant to a Forms License Agreement with Oregon Real Estate Forms, LLC.

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

Copyright Oregon Real Estate Forms, LLC 2019 www.orefonline.com

No portion may be reproduced without express permission of Oregon Real Estate Forms, LLC

Buyer Initials ____ / ____ Date ____

OREF 020
Page 2 of 7



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address **6502 Little Rd SE, Turner, OR 97392-9714**

- 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? ☐ Yes ☒ No ☐ Unknown ☐ NA
- 77 ☐ Flow test ☐ Bacteria test ☐ Chemical contents test
- 78 *e) Are there any water source plumbing problems or needed repairs?..... ☐ Yes* ☒ No ☐ Unknown
- 79 (3) Are there any water treatment systems for the property? ☐ Yes ☒ No ☐ Unknown
- 80 ☐ Leased ☐ Owned
- 81 B. Irrigation
- 82 (1) Are there any ☐ water rights or ☐ other rights for the property?..... ☐ Yes ☒ No ☐ Unknown
- 83 * (2) If any exist, has the irrigation water been used during the last five-year period?..... ☐ Yes* ☐ No ☐ Unknown ☐ NA
- 84 * (3) Is there a water rights certificate or other written evidence available? ☐ Yes* ☒ No ☐ Unknown ☐ NA
- 85 C. Outdoor sprinkler system
- 86 (1) Is there an outdoor sprinkler system for the property? ☒ Yes ☐ No ☐ Unknown
- 87 (2) Has a back flow valve been installed? ☐ Yes ☒ No ☐ Unknown ☐ NA
- 88 (3) Is the outdoor sprinkler system operable? ☒ Yes ☐ No ☐ Unknown ☐ NA
- 89 **3. SEWAGE SYSTEM**
- 90 A. Is the property connected to a public or community sewage system?..... ☐ Yes ☒ No ☐ Unknown ☐ NA
- 91 B. Are there any new public or community sewage systems proposed for the property? ☐ Yes ☒ No ☐ Unknown ☐ NA
- 92 C. Is the property connected to an on-site septic system?..... ☒ Yes ☐ No ☐ Unknown ☐ NA
- 93 (1) If yes, when was the system installed? ☐ Yes ☒ Unknown ☐ NA
- 94 (2) *If yes, was the system installed by permit? ☐ Yes* ☐ No ☒ Unknown ☐ NA
- 95 (3) *Has the system been repaired or altered? ☐ Yes* ☒ No ☐ Unknown ☐ NA
- 96 (4) *Has the condition of the system been evaluated and a report issued?..... ☐ Yes* ☒ No ☐ Unknown ☐ NA
- 97 (5) Has the septic tank ever been pumped? ☒ Yes ☐ No ☐ Unknown ☐ NA
- 98 If yes, when? 2010 ☐ NA
- 99 (6) Does the system have a pump? ☐ Yes ☒ No ☐ Unknown ☐ NA
- 100 (7) Does the system have a treatment unit such as a sand filter or an aerobic unit? ☐ Yes ☒ No ☐ Unknown ☐ NA
- 101 (8) Is a service contract for routine maintenance required for the system? ☐ Yes ☒ No ☐ Unknown ☐ NA
- 102 (9) Are all components of the system located on the property? ☒ Yes ☐ No ☐ Unknown ☐ NA
- 103 *D. Are there any sewage system problems or needed repairs? ☐ Yes* ☒ No ☐ Unknown ☐ NA
- 104 E. Does your sewage system require on-site pumping to another level? ☐ Yes ☒ No ☐ Unknown ☐ NA

105 Seller Richard Sieverson Date 5/21/19 Seller Amber Sieverson Date 5/21/19
Richard Sieverson Amber Sieverson

This form has been licensed for use solely by Lisa Johnson pursuant to a Forms License Agreement with Oregon Real Estate Forms, LLC.

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

Copyright Oregon Real Estate Forms, LLC 2019 www.orefonline.com

No portion may be reproduced without express permission of Oregon Real Estate Forms, LLC

Buyer Initials ____ / ____ Date _____

OREF 020
Page 3 of 7



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address **6502 Little Rd SE, Turner, OR 97392-9714**

106 4. DWELLING INSULATION

- 107 *A. Is there insulation in the:
- 108 (1) Ceiling? ☒ Yes ☐ No ☐ Unknown
- 109 (2) Exterior Walls? ☒ Yes ☐ No ☐ Unknown
- 110 (3) Floors? ☒ Yes ☐ No ☐ Unknown
- 111 B. Are there any defective insulated doors or windows? ☐ Yes ☒ No ☐ Unknown

112 5. DWELLING STRUCTURE

- 113 *A. Has the roof leaked? ☐ Yes* ☒ No ☐ Unknown
- 114 If yes, has it been repaired? ☐ Yes ☐ No ☐ Unknown ☐ NA
- 115 B. Are there any additions, conversions or remodeling? ☐ Yes ☒ No ☐ Unknown
- 116 If yes, was a building permit required? ☐ Yes ☐ No ☒ Unknown ☐ NA
- 117 If yes, was a building permit obtained? ☐ Yes ☐ No ☐ Unknown ☐ NA
- 118 If yes, was final inspection obtained? ☐ Yes ☐ No ☐ Unknown ☐ NA
- 119 C. Are there smoke alarms or detectors? ☒ Yes ☐ No ☐ Unknown
- 120 D. Are there carbon monoxide alarms? ☒ Yes ☐ No ☐ Unknown
- 121 E. Is there a woodstove or fireplace insert included in the sale? ☒ Yes ☒ No ☐ Unknown
- 122 *If yes, what is the make? _____
- 123 *If yes, was it installed with a permit? ☐ Yes* ☐ No ☐ Unknown ☐ NA
- 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? ☐ Yes* ☐ No ☐ Unknown ☐ NA
- 126 *F. Has pest and dry rot, structural or "whole house" inspection been done within the last three years? ☐ Yes* ☒ No ☐ Unknown
- 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 Seller Richard Sieverson Date 5/21/19 Seller Amber Sieverson Date 5/21/2019

This form has been licensed for use solely by Lisa Johnson pursuant to a Forms License Agreement with Oregon Real Estate Forms, LLC.

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

Copyright Oregon Real Estate Forms, LLC 2019 www.orefonline.com

No portion may be reproduced without express permission of Oregon Real Estate Forms, LLC

Buyer Initials _____ / _____ Date _____

OREF 020

Page 4 of 7



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address 6502 Little Rd SE, Turner, OR 97392-9714

- 141 (6) Were 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. Garbage 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 G. 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 J. 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 litigations? ☐ 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) Was money received? ☐ Yes ☐ No ☐ Unknown ☒ NA
- 164 (6) Were 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 Richard Sieverson Date 5/21/19 ← Seller Amber Sieverson Date 5/21/2019

This form has been licensed for use solely by Lisa Johnson pursuant to a Forms License Agreement with Oregon Real Estate Forms, LLC.

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

Copyright Oregon Real Estate Forms, LLC 2019 www.orefonline.com

No portion may be reproduced without express permission of Oregon Real Estate Forms, LLC

Buyer Initials _____ / _____ Date _____

OREF 020

Page 5 of 7



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address **6502 Little Rd SE, Turner, OR 97392-9714**

- 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. Was 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 fill? ☐ 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 zone?..... ☐ 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 G. 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. 0 (complete even if zero) Number of pages of explanations are attached.

204 Seller Richard Sieverson Date 5/21/19 Seller Amber Sieverson Date 5/21/2019
 Richard Sieverson Amber Sieverson

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 utilizing 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.

This form has been licensed for use solely by Lisa Johnson pursuant to a Forms License Agreement with Oregon Real Estate Forms, LLC.

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

Copyright Oregon Real Estate Forms, LLC 2019 www.orefonline.com

No portion may be reproduced without express permission of Oregon Real Estate Forms, LLC

Buyer Initials _____ / _____ Date _____

OREF 020

Page 6 of 7



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address **6502 Little Rd SE, Turner, OR 97392-9714**

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 REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S
218 DISCLOSURE UNLESS YOU WAIVE 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 _____ ←

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

This form has been licensed for use solely by Lisa Johnson pursuant to a Forms License Agreement with Oregon Real Estate Forms, LLC.

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

Copyright Oregon Real Estate Forms, LLC 2019 www.orefonline.com

No portion may be reproduced without express permission of Oregon Real Estate Forms, LLC

OREF 020

Page 7 of 7



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address **6502 Little Rd SE, Turner, OR 97392-9714**

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 REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S
218 DISCLOSURE UNLESS YOU WAIVE 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 _____ ←

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

This form has been licensed for use solely by Lisa Johnson pursuant to a Forms License Agreement with Oregon Real Estate Forms, LLC.

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

Copyright Oregon Real Estate Forms, LLC 2019 www.orefonline.com

No portion may be reproduced without express permission of Oregon Real Estate Forms, LLC

OREF 020
Page 7 of 7

LEAD-BASED PAINT DISCLOSURE ADDENDUM

1 PROPERTY ADDRESS 6502 Little Rd SE, Turner, OR 97392-9714

2 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
3 Addendum may be treated as an original.

LEAD WARNING STATEMENT

4
5 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such
6 property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead
7 poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient,
8 behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in
9 residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or
10 inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for
11 possible lead-based paint hazards is recommended prior to purchase.

SELLER'S AGENT'S ACKNOWLEDGMENT:

12
13 Seller's Agent's Initials Required: AKJ Agent has informed the seller of the seller's obligations under 42 USC 4852d and is aware of
14 his/her responsibility to ensure compliance.

SELLER'S DISCLOSURE

- 15
16 1. Seller must check either (a) or (b) below regarding presence of lead-based paint and/or lead-based paint hazards:
17 (a) ☐ Seller has knowledge of lead-based paint and/or lead-based paint hazards in the housing (explain).
18
19
20 (b) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
21
22 2. Seller must check either (a) or (b) below regarding records and reports available to the Seller:
23 (a) ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards
24 in the housing (list documents below):
25
26 (b) ☒ Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGMENT:

- 27
28 1. Buyer has received copies of all information listed at 2(a) above. Buyer Initials _____ / _____
29 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*. Buyer Initials Required _____ / _____
30 3. Buyer must check either (a) or (b) below, confirming Buyer has:
31 (a) ☐ Pursuant to the provisions contained in the "Lead Based Paint Inspection" section of the Real Estate Sale Agreement, received a
32 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint
33 and/or lead-based paint hazards; or
34 (b) ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint
35 hazards.

RIGHT OF CANCELLATION WITHIN LEAD-BASED PAINT CONTINGENCY PERIOD

36
37 If this Lead-Based Paint Disclosure Addendum (hereinafter this "Disclosure Addendum") is delivered to Buyer after Buyer's offer is accepted by
38 Seller unless waived pursuant to Buyer's Acknowledgment of this Disclosure Addendum, Buyer shall have the right to cancel the Real Estate Sale
39 Agreement within ten (10) calendar days (or other mutually agreed upon period) which shall commence on the day following the date of delivery by
40 Buyer giving written notice of cancellation to Seller. Upon such cancellation, all earnest money deposit(s) shall be promptly refunded to Buyer and
41 this transaction shall be terminated.

CERTIFICATION OF ACCURACY (BUYER, SELLER, AND AGENTS TO SIGN BELOW):

42
43 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true
44 and accurate.

45 Buyer _____ Date _____ ← Seller Richard Sieverson Date 5/16/19
46 Buyer _____ Date _____ ← Seller Amber Sieverson Date 5/16/2019
47 Buyer's Agent _____ Date _____ ← Seller's Agent Lisa Johnson & Peggy Kernan Date 5/16/19
48 Buyer's Agent's Firm _____ Seller's Agent's Firm Horsepower Real Estate

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

Copyright Oregon Real Estate Forms, LLC 2019 www.orefonline.com

No portion may be reproduced without express permission of Oregon Real Estate Forms, LLC

OREF 021