

## SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address 78655 Territorial Hwy, Lorane, OR

### 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 \_\_\_\_\_ Date \_\_\_\_\_ ← Seller \_\_\_\_\_ Date \_\_\_\_\_ ←  
**Siuslaw River Farms LLC**

#### 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 78655 Territorial Hwy, Lorane, OR "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 [Signature] Date 2-22-21 ← SELLER \_\_\_\_\_ Date \_\_\_\_\_ ←  
**Siuslaw River Farms LLC**

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

Buyer Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

Copyright Oregon Real Estate Forms, LLC 2021 [www.orefonline.com](http://www.orefonline.com)

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

**OREF 020**  
Page 1 of 7





## SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address **78655 Territorial Hwy, Lorane, OR**

- 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 having made, or may make, a loan  
 43 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.

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

#### 45 1. TITLE

- 46 A. Do you have legal authority to sell the property? ☒ Yes ☐ No ☐ Unknown  
 47 \*B. Is title to the property subject to any of the following: ☐ Yes\* ☒ No ☐ Unknown  
 48 ☐ First right of refusal ☐ Option ☐ Lease or rental agreement ☐ Other listing ☐ Life estate  
 49 \*C. Is the property being transferred an unlawfully established unit of land? ☐ Yes\* ☒ No ☐ Unknown  
 50 \*D. Are there any encroachments, boundary agreements, boundary disputes or  
 51 recent boundary changes? ☐ Yes\* ☒ No ☐ Unknown  
 52 \*E. Are there any rights of way, easements, licenses, access limitations or  
 53 claims that may affect your interest in the property? ☒ Yes\* ☐ No ☐ Unknown *attached exp 4*  
 54 \*F. Are there any agreements for joint maintenance of an easement or right of way? ☐ Yes\* ☒ No ☐ Unknown  
 55 \*G. Are there any governmental studies, designations, zoning overlays, surveys  
 56 or notices that would affect the property? ☐ Yes\* ☒ No ☐ Unknown  
 57 \*H. Are there any pending or existing governmental assessments against the property? ☐ Yes\* ☒ No ☐ Unknown  
 58 \*I. Are there any zoning violations or nonconforming uses? ☐ Yes\* ☒ No ☐ Unknown  
 59 \*J. Is there a boundary survey for the property? ☐ Yes\* ☐ No ☒ Unknown  
 60 \*K. Are there any covenants, conditions, restrictions or private assessments that affect the property? ☐ Yes\* ☒ No ☐ Unknown  
 61 \*L. Is the property subject to any special tax assessment or tax treatment that may  
 62 result in levy of additional taxes if the property is sold? ☒ Yes\* ☐ No ☐ Unknown *Zoned F2*

#### 63 2. WATER

- 64 A. Household water  
 65 (1) The source of the water is (check ALL that apply): ☐ Public ☐ Community ☒ Private ☐ Other *Shared*  
 66 (2) Water source information:  
 67 \*a) Does the water source require a water permit? ☐ Yes\* ☐ No ☒ Unknown  
 68 If yes, do you have a permit? ☐ Yes ☐ No ☐ Unknown ☒ NA  
 69 \*b) Is the water source located on the property? ☐ Yes\* ☒ No ☐ Unknown ☐ NA *expl*  
 70 \*If not, are there any written agreements for a shared water source? ☐ Yes\* ☐ No ☐ Unknown ☒ NA

71 SELLER *Joseph L. Hartman* Date *2/12/21* ← SELLER \_\_\_\_\_ Date \_\_\_\_\_  
**Suslaw River Farms LLC**

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 2021 [www.orefonline.com](http://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 78655 Territorial Hwy, Lorane, OR

- 72 \*c) Is there an easement (recorded or unrecorded) for your access to or  
 73 maintenance of the water source? ☒ Yes\* ☐ No ☐ Unknown
- 74 d) If the source of water is from a well or spring, have you had any of  
 75 the following in the past 12 months? attached ☒ Yes ☒ No ☐ Unknown ☐ NA  
 76 ☐ Flow test ☒ Bacteria test ☐ Chemical contents test
- 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 expl + attached
- 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? expl ☒ Yes ☐ No ☐ Unknown
- 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? roughly 12 years ago ☐ 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
- 103 E. Does your sewage system require on-site pumping to another level? ☐ Yes ☒ No ☐ Unknown

104 SELLER

Joshua L. Johnson  
Stuslaw River Farms LLC

Date

2-12-21

SELLER

Date

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 2021 [www.orefonline.com](http://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 78655 Territorial Hwy, Lorane, OR

## 105 4. DWELLING INSULATION

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

## 111 5. DWELLING STRUCTURE

- 112 \*A. Has the roof leaked? ..... ☐ Yes\* ☒ No ☐ Unknown
- 113 If yes, has it been repaired? ..... ☐ Yes ☐ No ☐ Unknown ☒ NA
- 114 B. Are there any additions, conversions or remodeling? ..... ☒ Yes ☐ No ☐ Unknown
- 115 If yes, was a building permit required? ..... ☐ Yes ☒ No ☐ Unknown ☐ NA
- 116 If yes, was a building permit obtained? ..... ☐ Yes ☐ No ☐ Unknown ☒ NA
- 117 If yes, was final inspection obtained? ..... ☐ Yes ☐ No ☐ Unknown ☒ NA
- 118 C. Are there smoke alarms or detectors? ..... ☐ Yes ☐ No ☒ Unknown
- 119 D. Are there carbon monoxide alarms? ..... ☒ Yes ☐ No ☐ Unknown
- 120 E. Is there a woodstove or fireplace insert included in the sale? 2 woodstove ☒ Yes ☐ No ☐ Unknown
- 121 \*If yes, what is the make? Fisher
- 122 \*If yes, was it installed with a permit? ..... ☐ Yes\* ☐ No ☒ Unknown ☐ NA
- 123 \*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? ..... ☐ Yes\* ☐ No ☒ Unknown ☐ NA
- 125 \*F. Has pest and dry rot, structural or "whole house" inspection been done within the last three years? ☐ Yes\* ☒ No ☐ Unknown
- 126 \*G. Are there any moisture problems, areas of water penetration, mildew odors  
127 or other moisture conditions (especially in the basement)? exp ☒ Yes\* ☐ No ☐ Unknown
- 128 \*If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, repairs or remediation done.
- 129 H. Is there a sump pump on the property? ..... ☐ Yes ☒ No ☐ Unknown
- 130 I. Are there any materials used in the construction of the structure that are or  
131 have been the subject of a recall, class action suit, settlement or litigation? ..... ☐ Yes ☐ No ☒ Unknown
- 132 If yes, what are the materials? \_\_\_\_\_
- 133 (1) Are there problems with the materials? ..... ☐ Yes ☐ No ☒ Unknown ☐ NA
- 134 (2) Are the materials covered by a warranty? ..... ☐ Yes ☐ No ☒ Unknown ☐ NA
- 135 (3) Have the materials been inspected? ..... ☐ Yes ☐ No ☒ Unknown ☐ NA
- 136 (4) Have there ever been claims filed for these materials by you or by previous owners?.. ☐ Yes ☐ No ☒ Unknown ☐ NA
- 137 If yes, when? \_\_\_\_\_ ☐ NA
- 138 (5) Was money received? ..... ☐ Yes ☐ No ☒ Unknown ☐ NA
- 139 (6) Were any of the materials repaired or replaced? ..... ☐ Yes ☐ No ☒ Unknown ☐ NA

140 SELLER Joseph H. Heston Date 2/22/21 ← SELLER \_\_\_\_\_ Date \_\_\_\_\_ ←  
Sisseton River Farms LLC

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 2021 [www.orefonline.com](http://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 78655 Territorial Hwy, Lorane, OR

## 141 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 by Seller?

- 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
- 151 (1) Heating systems..... ☒ Yes ☐ No ☐ Unknown ☐ NA
- 152 (2) Cooling systems ..... ☐ Yes ☐ No ☐ Unknown ☒ NA
- 153 I. Security system ☐ Owned ☐ Leased..... ☐ Yes ☐ No ☐ Unknown ☒ NA
- 154 J. Are there any materials or products used in the systems and fixtures
- 155 that are or have been the subject of a recall, class action suit settlement or other litigations? ☐ Yes ☐ No ☒ Unknown
- 156 If yes, what product? \_\_\_\_\_
- 157 (1) Are there problems with the product?..... ☐ Yes ☐ No ☒ Unknown ☐ NA
- 158 (2) Is the product covered by a warranty?..... ☐ Yes ☐ No ☒ Unknown ☐ NA
- 159 (3) Has the product been inspected?..... ☐ Yes ☐ No ☒ Unknown ☐ NA
- 160 (4) Have claims been filed for this product by you or by previous owners?..... ☐ Yes ☐ No ☒ Unknown ☐ NA
- 161 If yes, when? \_\_\_\_\_
- 162 (5) Was money received? ..... ☐ Yes ☐ No ☒ Unknown ☐ NA
- 163 (6) Were any of the materials or products repaired or replaced? ..... ☐ Yes ☐ No ☒ Unknown ☐ NA

## 164 7. COMMON INTEREST

- 165 A. Is there a Home Owners' Association or other governing entity?..... ☐ Yes ☒ No ☐ Unknown
- 166 Name of Association or Other Governing Entity \_\_\_\_\_
- 167 Contact Person \_\_\_\_\_
- 168 Address \_\_\_\_\_ Phone Number \_\_\_\_\_
- 169 B. Regular periodic assessments: \$ \_\_\_\_\_ per ☐ Month ☐ Year ☐ Other
- 170 \*C. Are there any pending or proposed special assessments? ..... ☐ Yes\* ☒ No ☐ Unknown
- 171 D. Are there shared "common areas" or joint maintenance agreement for facilities like walls, fences,
- 172 pools, tennis courts, walkways or other areas co-owned in undivided interest with others? ... ☐ Yes ☒ No ☐ Unknown
- 173 E. Is the Home Owners' Association or other governing entity a party to
- 174 pending litigation or subject to an unsatisfied judgment?..... ☐ Yes ☐ No ☐ Unknown ☒ NA

175 SELLER *Joseph J. Hestmark* Date 2-12-21 ← SELLER \_\_\_\_\_ Date \_\_\_\_\_ ←

Siuslaw River Farms LLC

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 2021 [www.orefonline.com](http://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 **78655 Territorial Hwy, Lorane, OR**

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

### 178 8. SEISMIC

179 A. Was the house constructed before 1974? ..... ☒ Yes ☐ No ☐ Unknown  
180 If yes, has the house been bolted to its foundation? ..... ☐ Yes ☐ No ☒ Unknown ☐ NA

### 181 9. GENERAL

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

184 B. Does the property contain fill? ..... ☐ Yes ☒ No ☐ Unknown

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

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

188 **Note: Flood insurance may be required for homes in a floodplain.**

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 ☒ NA

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?..... *expl.* ☒ 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 of this  
202 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.

203 \_\_\_\_\_ Number of pages of explanations are attached.

204 Seller Joseph L. Hotz Date 2-18-21 ← Seller \_\_\_\_\_ Date \_\_\_\_\_ ←  
Siuslaw River Farms LLC

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 2021 [www.orefonline.com](http://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 78655 Territorial Hwy, Lorane, OR

### 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.
- 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).
- 214 DISCLOSURES, IF 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 Agent Date received by Agent \_\_\_\_\_  
 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 2021 [www.orefonline.com](http://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 Addendum

1 Property Address 78655 Territorial Hwy, Lorane, OR

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

3 Question # line 53

4 Details:

5 old railroad easement not in use  
6 & and any found in Prelim.  
7  
8  
9

10 Attachment Identified as \_\_\_\_\_

11 Question # line 69 + 72

12 Details:

13 Water source is private well shared w/ N. adjacent  
14 property owner & the well is on N adjacent  
15 property. Easement recorded.  
16  
17

18 Attachment Identified as \_\_\_\_\_

19 Question # line 81

20 Details:

21 See attached water rights certificate  
22 68726  
23  
24  
25

26 Attachment Identified as Water Rights Cert

27 Question # line 91

28 Details:

29 The septic tank is located on back side of  
30 the house approx 40' out.  
31  
32  
33

34 Attachment Identified as \_\_\_\_\_

35 Question # line 127

36 Details:

37 During heavy rains - some (small amount)  
38 of water can be seen in the basement.  
39  
40  
41

42 Attachment Identified as \_\_\_\_\_

43 SELLER [Signature]

Date 2-12-21

SELLER \_\_\_\_\_

Date \_\_\_\_\_

Siuslaw River Farms LLC

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 OF BUYER AND/OR SELLER AND DATE

Copyright Oregon Real Estate Forms, LLC 2021

[www.orefonline.com](http://www.orefonline.com)

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

Buyer Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 OREF 028



## Seller's Property Disclosure Statement Addendum

1 Property Address 78655 Territorial Hwy, Lorane, OR

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

3 Question # Line 144

4 Details: Bath tub nozzle in master bath is  
5 broken - Seller intends to replace.  
6  
7  
8  
9

10 Attachment Identified as \_\_\_\_\_

11 Question # Line 185

12 Details: Snow damage to structures other than  
13 the home.  
14  
15  
16  
17

18 Attachment Identified as \_\_\_\_\_

19 Question # 197 - Fire

20 Details: Home is 1934 built. There will  
21 likely be some projects.  
22  
23  
24  
25

26 Attachment Identified as \_\_\_\_\_

27 Question # \_\_\_\_\_

28 Details: \_\_\_\_\_

29 \_\_\_\_\_  
30 \_\_\_\_\_  
31 \_\_\_\_\_  
32 \_\_\_\_\_  
33 \_\_\_\_\_

34 Attachment Identified as \_\_\_\_\_

35 Question # \_\_\_\_\_

36 Details: \_\_\_\_\_

37 \_\_\_\_\_  
38 \_\_\_\_\_  
39 \_\_\_\_\_  
40 \_\_\_\_\_  
41 \_\_\_\_\_

42 Attachment Identified as \_\_\_\_\_

43 SELLER Joseph H. Heston Date 2-12-21 SELLER \_\_\_\_\_ Date \_\_\_\_\_

Sluslaw River Farms LLC

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 OF BUYER AND/OR SELLER AND DATE

Copyright Oregon Real Estate Forms, LLC 2021 [www.orefonline.com](http://www.orefonline.com)

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

Buyer Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

OREF 028

Page \_\_\_\_\_ of \_\_\_\_\_



THIS INDENTURE made this 24th day of January, 1952, by and between CHARLES B. MITCHELL and LUCILLE MITCHELL of Lorane, Lane County, State of Oregon, parties of the first part, hereinafter referred to as the Grantors, and RALPH W. LOCKIE of Lorane, Lane County, State of Oregon, party of the second part, hereinafter referred to as the Grantee,

WHEREAS the Grantors are seized in fee simple of the following described property, to-wit:

Beginning at a point 21.21 chains East of the Southwest corner of the Larius B. Cartwright and wife Donation Land Claim No. 23 in Sections 30 and 31, Township 20 South, Range 4 West and Claim No. 30 in Sections 25 and 30, Township 20 South, Range 5 West of the Willamette Meridian, and running thence North 26.70 chains, thence East 24.70 chains, thence South 20.70 chains to the South line of said Donation Land Claim, thence East 1.94 chains to the Northeast corner of Lot No. 10 in Section 31 Township 20 South, Range 4 West, thence South 13.41 chains, thence West 28.07 chains to the range line between ranges 4 and 5 west, thence North 13.41 chains to the South line of said Donation Land Claim, and thence East 1.00 chains, more or less, to the place of beginning, in Lane County, Oregon.

and

WHEREAS the Grantee is the owner in fee simple of another parcel of land described as follows, to-wit:

Beginning at a point 15.25 chains West and 1 chain South of the Northeast corner of the Geo. Ozment D.L.C. No. 22, and running thence West 27.49 chains, which point is 1 chain south of the Northwest corner of the said claim No. 22, thence South 12.45 chains, thence West 7.50 chains, thence South 20 chains, thence East 20 chains, thence North 5.94 chains, thence East 14.09 chains, thence North 20.51 chains to the place of beginning, containing about 95 acres, more or less, all in Section 31, Township 20 South, Range 4 West, Willamette Meridian, Lane County, Oregon.

and

WHEREAS, the Grantee is desirous of obtaining a right of way as hereinafter described over the Grantors' lands, and

WHEREAS the Grantors have agreed in consideration of \$1.00 paid by the Grantee, the receipt of which by the Grantors is hereby acknowledged, to grant to the Grantee an easement for roadway, now this indenture

WITNESSETH:

In consideration of \$1.00 paid by Grantee to Grantors, I hereby grant unto Grantee, his heirs and assigns, full



20 feet in width and free right and authority to use that certain roadway/as now laid out and in use over and across the grantors lands, the center line of which begins at a point on the eastern line of the 'rain-Anlauf Road (old Territorial Road) which is approximately 660 feet south of intersection of the south boundary of J. M. Chambers railroad right of way, and the east boundary of the aforesaid Lorane-Anlauf Road, thence in a southeasterly direction over and across grantors lands to a point on the north line of grantee's lands which is 500 feet east of the northwest corner thereof.

The grantee hereby covenants with the grantors that he, his heirs and assigns will keep the gate closed which is located at the beginning of said road on the east line of the Lorane-Anlauf Road aforesaid, and further maintain in good condition and repair the cattle guard at the east end of said road on the boundary between grantor's and grantee's property at his own cost and expense.

IN WITNESS WHEREOF the grantors hereunto set their hands and seals the day and year first above written.

*[Signature]* SEAL

*[Signature]* SEAL

STATE OF OREGON )  
County of Lane ) ss.

BE IT REMEMBERED, That on this 24 day of January, 1952, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named CHARLES B. MITCHELL and LUCILLE MITCHELL, known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

*[Signature]*  
Notary Public for Oregon  
My Commission Expires: 3

EASEMENT FOR ROADWAY

66412

CHARLES B. MITCHELL et ux

Grantors,

RALPH W. LOCKE

Grantee.

Notary Public for Oregon  
I, Harry L. Lane, County Clerk and  
Recorder of Conveyances, do hereby certify  
that the within instrument was received  
for record at

1952 FEB 1 AM 10 04

Recorded 153 in PG 65-16  
Lester County, Oregon  
Notary Public for Oregon  
Harry L. Lane

20  
10

8934639

WATER LINE AND SEPTIC EASEMENT 1891AUG.07'89H07REC 30.00

The parties to this easement agreement are RUSSELL L. PELLHAM AND ALICE L. PELLHAM, husband and wife, herein called Grantors; and RUSSELL L. PELLHAM and ALICE L. PELLHAM, husband and wife, herein called Grantees.

1891AUG.07'89H07PFUND 10.00

RECITALS:

- A. Grantors own the real property described on Exhibit A attached hereto and incorporated hereby by reference as though set forth in full, hereinafter referred to as "property A".
- B. Grantees own the real property described on Exhibit B attached hereto and incorporated herein by reference as though set forth in full, hereinafter referred to as "property B".
- C. A water line, pump house and submersible pump, hereinafter referred to as "the water system", is situated on property A as depicted on the attached Exhibit C, incorporated herein by reference as though set forth in full. The water system provides water to property B.
- D. A septic line and drainfield, hereinafter referred to as "the septic system", is situated on property A, as depicted on Exhibit C. The septic system services property B.

In consideration of the covenants and agreements set forth herein in anticipation of the sale of property A, it is agreed as follows:

1. Grantors hereby grant to Grantees, the perpetual, exclusive right to use the water system and septic system situated on property A for the purpose of providing water and septic services to property B. This easement is not personal or in gross but is to be appurtenant to property B.

2. This easement grant shall carry with it the right of ingress and egress for the purpose of inspecting, maintaining, and replacing the water system and septic system. All expenses related to the cost of inspecting, maintaining, and replacing all or any portion of the water system and septic system, including



8934639

the costs of restoring property A to as good a condition as existed prior to such repairs or inspection, shall be borne by Grantees, unless the water system or septic system are damaged as a result of the willful or negligent conduct of Grantors.

3. Grantors shall, at all times and without restriction, have the right to use that portion of property A beneath which the water system and septic are situated, provided that such use is not inconsistent or interfere with Grantees' enjoyment of the rights herein granted.

4. The terms and provisions of this easement shall run with the land and shall be binding on and shall inure to the benefit of Grantors and Grantees, their heirs, successors and assigns and shall not be subject to merger by virtue of the concurrent ownership of property A and property B by the same individuals.

5. Grantees hereby assume the risk of use of the water system and septic system and agree to indemnify and defend Grantors from any loss, claim or liability arising out of their use of said water and septic systems.

6. Any controversy or claim arising out of or related to this agreement, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award may be entered in any court having jurisdiction.

7. The easement rights herein granted are subject to all prior easements and encumbrances of record.

8. Grantors shall pay the real property taxes on property A, including the portion beneath which the water system and septic system lie.

IN WITNESS WHEREOF, the Grantors and Grantees have hereunto set their hands and seals on the dates set opposite their respective signatures.

DATED: 7-31-99

Russell L. Pellham  
Russell L. Pellham

Alice L. Pellham  
Alice L. Pellham

GRANTORS

8934639

DATED: 7-31-89

Russell L. Pellham  
Russell L. Pellham

Alice L. Pellham  
Alice L. Pellham

GRANTEES

STATE OF OREGON )  
                  ) ss.  
County of Lane )

On this 31 day of July, 1989, personally  
appeared the above named RUSSELL L. PELLHAM and ALICE L. PELLHAM,  
and acknowledged the foregoing instrument to be their voluntary  
act and deed.

Before Me:

\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: \_\_\_\_\_

Debbie Crum  
DEBBIE CRUM  
NOTARY PUBLIC - OREGON  
My Commission Expires 5-17-93



8934639

20 04 30 Lot 1400

Tax Acct No. 922102

Commence 1.60 chains East of the Point where D. B. Cartwright  
D.L.C. Notif #694 in Section Thirty (39), Township Twenty (20)  
South, Range Four (4) West of the Willamette Meridian crosses the  
Township line between Townships Four (4) and Five (5), run East  
on South boundary of said claim 4 chains, North 5 chains, West 4  
chains and South 5 chains to beginning, all in Lane County,  
Oregon.

EXHIBIT A

8934639

20 04 30 Lot 600

Tax Acct No. 922011

Beginning as a point that is 128.04 feet West of the Northeast corner of Government Lot 10, Section 31, Township 20 South, Range 04 West of the Willamette Meridian, Lane County, Oregon; running thence East 128.04 feet to the Northeast corner of said Lot 10; thence South 825.06 feet to a point 60.0 feet North of the Southeast corner of said Lot 10; thence West parallel with and at a distance of 66.0 feet from the South line of said Lot 10 to a point in the center line of Territorial Road; thence North along the centerline of Territorial Road to a point that is 65.0 feet East and 301.7 feet North of the Southwest corner of Section 30, Township 20 South, Range 04 West of the Willamette Meridian, Lane County, Oregon; thence East 332.0 feet; thence North 13° 31' West 256.0 feet; thence North 190.0 feet, more or less, to a point in the center of Sandy Creek; thence along the center line of said Sandy Creek to a point in the center of the Siuslaw River that is 870.76 feet North and 473.2 feet East of the Southwest corner of said Section 30; thence North following the centerline of said Siuslaw River to a point where the center line of said River intersects the South line of that certain tract of land conveyed to Ardello H. Addison, et al, by deed recorded April 27, 1920, in Volume 121, Page 635, Deed Records of Lane County, Oregon; thence East following the South line of said Addison tract to a point in the center of County Road No. 288; thence Easterly along the centerline said County Road 288 to a point North of the place of beginning; thence South 2075 feet, more or less, to the place of beginning;

SAVE and EXCEPT therefrom the following tract of land:

"A tract of land 1979.3 feet long by 66 feet wide, lying 33 feet each side of the centerline of the J. H. Chambers and Son Railroad as surveyed and staked upon the ground, the center line of said railroad being described as follows: Beginning as a point 50 chains South and 42.74 chains West of the Southeast corner of the George Ozment Donation Land Claim; thence North 90° West, 240 feet; thence by a 6° curve to the right a distance of 366.6 feet through an intersection of 22°; thence tangent a distance of 1178.7 feet; thence by a 6° curve to the right a distance of 194.0 feet, which point is 600 feet North of the South line of the D. B. Cartwright Donation Land Claim and 128.9 feet North of the Southwest corner of Section 25, Township 20 South, Range 4 West of the Willamette Meridian, in Lane County, Oregon."

ALSO SAVE and EXCEPT therefrom the following tract of land:

Commence 1.60 chains East of the Point where D. B. Cartwright D.L.C. Notif #694 in Section Thirty (30), Township Twenty (20) South, Range Four (4) West of the Willamette Meridian crosses the Township line between Townships Four (4) and Five (5), run East on South boundary of said claim 4 chains, North 5 chains, West 4 chains and South 5 chains to beginning, all in Lane County, Oregon.

EXHIBIT B



8934639

N  
↑  
↓

T20 R04 S30

TERRITORIAL ROAD

TAX LOT 1400  
ACCT NO. 922102

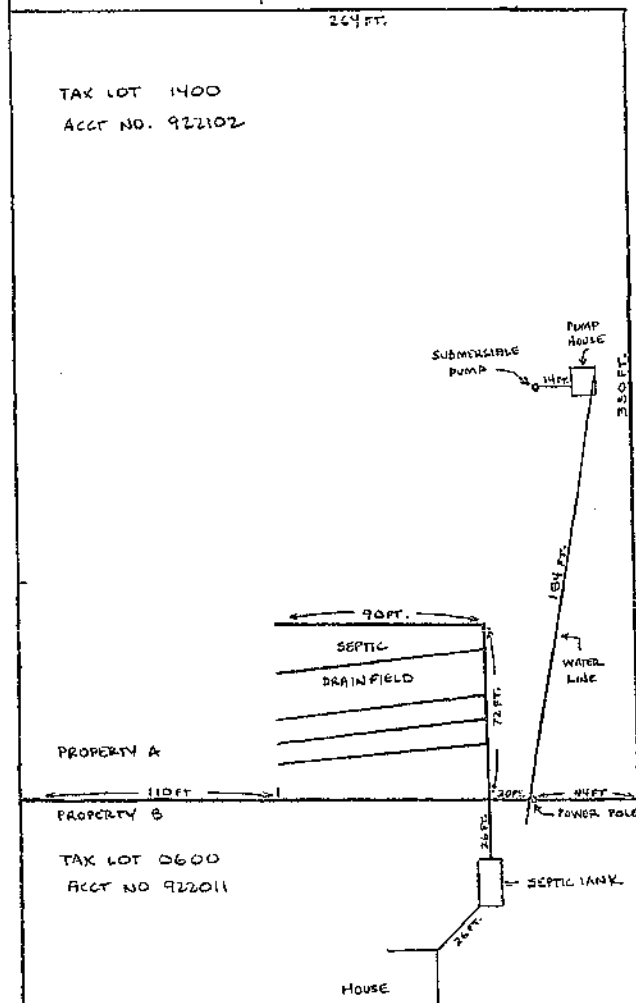
PROPERTY A

PROPERTY B

TAX LOT 0600  
ACCT NO 922011

HOUSE

EXHIBIT C



8934639

8934639

State of Oregon,  
County of Lane--ss.

I, the County Clerk, in and for the said  
County, do hereby certify that the within  
instrument was received for record at

7 AUG 89 12: 45

Real 1587R

Real

Lane County OFFICIAL Records.  
Lane County Clerk

By: \_\_\_\_\_

*John E. Fawcett*  
County Clerk



Division of Chief Deputy Clerk  
Lane County Deeds and Records

2004-079060



\$56.00

00633146200400790600070070

10/12/2004 12:07:14 PM

RPR-ESMT Cnt=1 Stn=8 CASHIER 01  
\$35.00 \$10.00 \$11.00

35  
11  
AFTER RECORDING RETURN TO  
MICHAEL F. FOX, ATTORNEY, 340 N. ADAMS ST., EUGENE, OR 97402

## WATER SYSTEM AND SEPTIC EASEMENT AGREEMENT

For value received, this agreement is made and entered into this 7<sup>th</sup> day of SEPT. August, 2004, by and between ALICE L. PELLHAM (Pellham) and JOSEPH L. HEITZMAN (Heitzman).

### RECITALS

A. The parties are the owners of adjoining properties, both located in Lane County, Oregon. Pellham is successor in interest to the Grantors and Heitzman is successor in interest to Grantees of a certain Water Line and Septic Easement dated July 31, 1989, and recorded August 7, 1989, at Reel 1587R, Reception No. 89-34639, Lane County, Oregon, Official Records (the original easement). The original easement is incorporated herein by reference. The property owned by Pellham is known that document as "property A". The property owned by Heitzman is known in that document as "property B".

B. Recitals C. and D. of the original easement are incorporated herein by reference.

C. The original easement had attached thereto an Exhibit C, which was a map showing the relationship of the water system and septic system described in the original easement to the boundary lines of property A and property B at the time of the original easement.

D. At some time after the grant and recording of the original easement the location of the water line was changed. That change of location is described in a map attached to this instant Water System and Septic Easement Agreement as Exhibit A and incorporated herein by reference. This Exhibit A shows the location of the water system and the septic system relevant to the boundary lines of property A and property B as described in the original easement. The term "water system" is amended to include the power pole and underground power line described on Exhibit A.

E. On July 6, 1995, the property lines of property A and property B were changed by virtue of a Declaration of Property Line Adjustment (the Declaration) recorded at Reel 2077R, Reception No. 9537969, Lane County, Oregon, Official Records. The Declaration is incorporated herein by reference. The legal description of property A following the property line adjustment is attached to the Declaration as Exhibit A and by this reference incorporated herein. The legal description of property B following the property line adjustment is attached to the Declaration as Exhibit B and by this reference incorporated herein.

F. Attached to this instant Water System and Septic Easement Agreement as Exhibit B is a map showing the current property lines of property A relative to property B following the property line adjustment described in Recital B. Exhibit B is incorporated herein by reference. For the purposes of this instant Water System and Septic Easement Agreement and insofar as it amends the original easement, the terms "water system" (as amended in Recital D) and "septic system" refer to these things as located on Exhibit A and Exhibit B.

**G.** The parties desire to amend the original easement and to set forth in writing their agreement relating to the water system and the septic system described in Recital F.

### AGREEMENT

In consideration of the mutual promises and covenants contained in this document, and incorporating the above recitals as though fully set forth below, the parties agree that Water Line and Septic Easement described in Recital A is amended as follows, and that any provision thereof



which is inconsistent with this instant Water System and Septic Easement Agreement is of no force and effect:

1. Pellham hereby grants to Heitzman a nonexclusive easement to access, use, and maintain the water system across property A to property B for the purpose of providing water for domestic use to property B. Pellham further grants to Heitzman an exclusive easement to access, use, and maintain the septic system for the purpose of providing septic services to property B. The water system and the septic system are described on the attached Exhibit A, with reference to the attached Exhibit B.

1.1 This easement is not personal and not in gross, but it is to be appurtenant to that real property owned by Heitzman and known as property B. The term of this easement agreement shall be perpetual.

1.2 The easement for the water system shall run ten (10) feet in width, the centerline of which shall be the course of the existing pipeline from the well and the course of the existing underground powerline, across the property of Pellham to the Heitzman property and shall include an area thirty (30) feet in diameter, the center of which is the well and an area ten (10) feet in diameter around the power pole except as such diameter may impinge on the mobile home adjacent thereto.

1.3 This grant is made upon the following terms:

a. Heitzman is granted the right to use the water system for purposes of supplying water for domestic use to property B. By definition, and for purposes of this agreement, the term "domestic" shall apply strictly to household and personal garden and lawn use, considering seasonal and weather factors. The amount of water to be provided shall be a reasonable flow consistent with past use, and provided that the well capacity holds up with no intervening act of nature. Pellham's use of the water system shall continue as before the time of this agreement, with the agreement and understanding that Pellham's use shall be reasonable for domestic purposes considering seasonal and weather factors.

b. Heitzman's right to use and access the water system and the septic system shall include the right to come upon property A for inspection or maintenance of the water system and the septic system. Heitzman shall enter upon the easement or property A only for the purpose of inspection or maintenance of the water system or the septic system.

c. The parties shall be jointly responsible for maintenance of the water system and shall share the cost of such maintenance and repairs, agreeing to keep the system in at least as good a condition as presently exists, and at the present depth. Decisions concerning future repair needs or deepening of the well shall be vested in Pellham and at Pellham's sole discretion. Pellham shall be responsible for the payment of the costs of repair and maintenance and shall submit a written notice to Heitzman for reimbursement Heitzman's share of same. Heitzman shall reimburse Pellham for Heitzman's share within ten (10) days of delivery of the notice. Heitzman shall be solely responsible for maintenance of the septic system and for the costs of restoring property A to as good a condition as existed prior to such repairs or inspection, unless the water system or septic system are damaged as a result of the willful or negligent conduct of Pellham.

d. In the event the well ceases to provide adequate water for reason of act of nature: (1) Pellham shall assume no responsibility or liability whatsoever; (2) Pellham shall be under no obligation to continue to furnish water to Heitzman; and (3) this easement so far as regards the water system shall be extinguished, and shall be of no further force and binding effect.

e Pellham shall be responsible for payment of electricity costs necessary to the proper functioning of the pump, and Heitzman shall reimburse Pellham for his share of same on last day of each month. As of the date of this agreement, the electricity costs are set at \$20.00 per month, and Heitzman's share of same at \$10.00 per month. Pellham shall give written notice to Heitzman of any increase in electricity costs due to increased water usage or rate changes, and Heitzman shall reimburse Pellham at such increased rate commencing on the last day of the month following the month in which the notice is given.

f. Pellham shall not cut off the flow of water to Heitzman, except in an emergency, without 24 hours prior notice to Heitzman. In the event Heitzman fails to pay the costs of repair and maintenance or the electricity costs as provided herein, Pellham in her sole discretion may cut off the flow of water to Heitzman following such 24 hours prior notice.

g. This grant of easement shall run with the land and be perpetual and shall be binding upon and shall inure to the benefit of both parties, their heirs, successors, or assigns. This grant of easement shall not be subject to merger by virtue of the concurrent ownership of property A and property B by the same individuals.

2. Heitzman assumes the risk of use of the water system and septic system and agrees to indemnify and defend Pellham from any loss, claim, or liability arising out of Heitzman's use of said water and septic systems.

3. The easement rights herein granted are subject to all prior easements and encumbrances of record.

4. Pellham shall pay the real property taxes on property A, including the portion beneath which the water system and septic system lie. The rights and obligations of the parties for payment of repairs to the water system are retroactive to include those costs incurred by Pellham for such repairs in July, 2004.

5. In the event suit or other legal proceeding is brought to interpret or enforce this Water System and Septic Easement Agreement, the prevailing party shall be entitled to recover from the other party or parties, in addition to costs and disbursements allowed by law, the prevailing party's reasonable attorney fees to be set by the court at trial and on any appeal thereof.

IN WITNESS WHEREOF, the parties have signed this Agreement as of the 7<sup>th</sup> day of ~~August~~ <sup>SEPT.</sup>, 2004.

PELLHAM

HEITZMAN

Alice L. Pellham  
Alice L. Pellham

Joseph L. Heitzman  
Joseph L. Heitzman



Linda L. Schaffer

9-7-2006



ACKNOWLEDGEMENTS

STATE OF OREGON

County of Lane

)  
)  
)  
ss.

On the 7<sup>th</sup> day of ~~August~~ <sup>SEPT.</sup>, 2004, personally appeared before me the above named Alice L. Pellham and acknowledged the foregoing instrument to be her voluntary act and deed.

Linda L. Schaffer  
Notary public for Oregon  
My commission expires: 12-05-2006

STATE OF OREGON

County of Lane

)  
)  
)  
ss.

On the 7<sup>th</sup> day of ~~August~~ <sup>SEPT</sup>, 2004, personally appeared before me the above named Joseph L. Heitzman and acknowledged the foregoing instrument to be his voluntary act and deed.

Linda L. Schaffer  
Notary public for Oregon  
My commission expires: 12-05-2006



# Current Improvements 2004



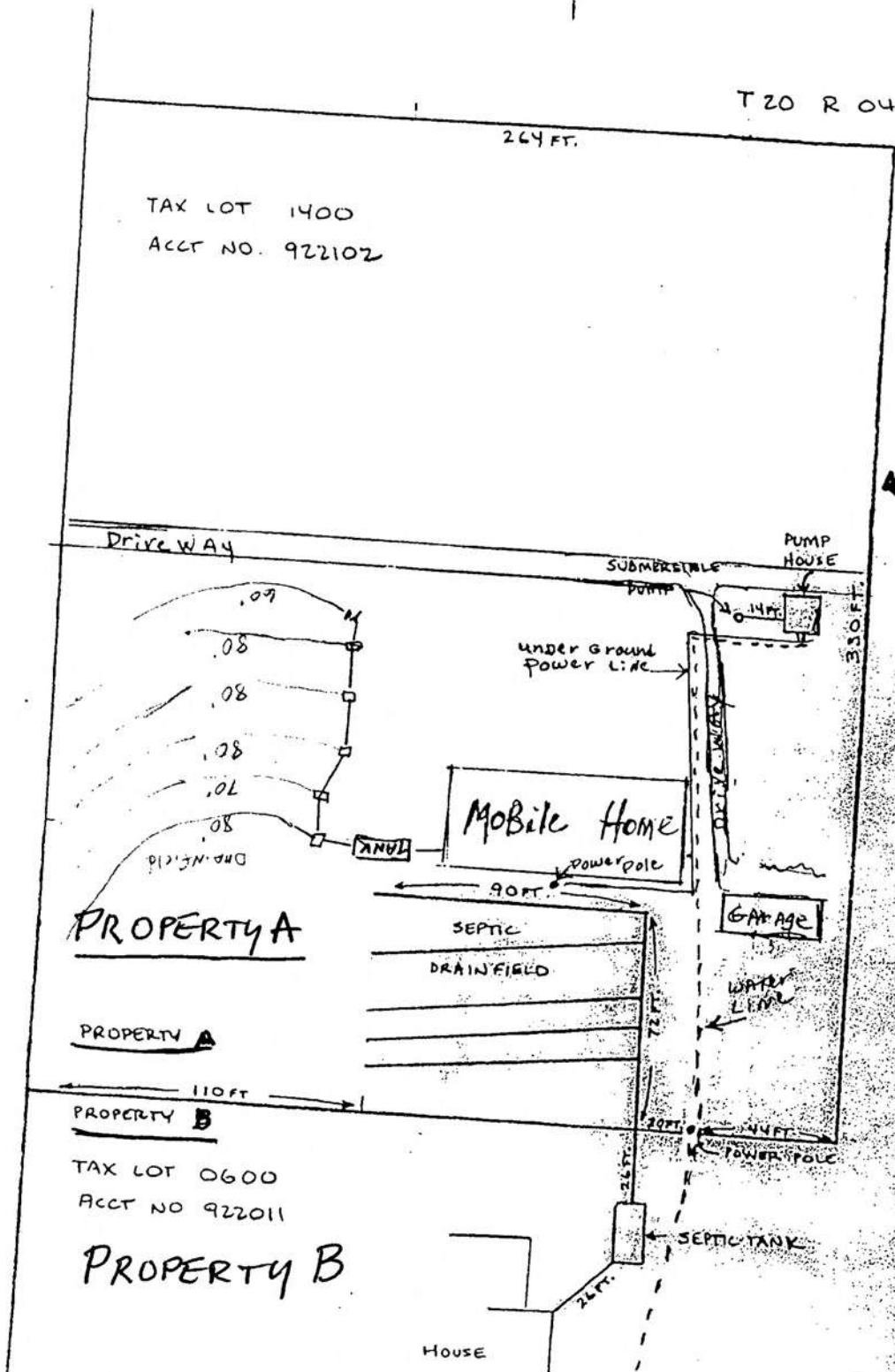
T 20 R 04 S 30

264 FT.

TAX LOT 1400  
ACCT NO. 922102

FORMER  
LOT LINE

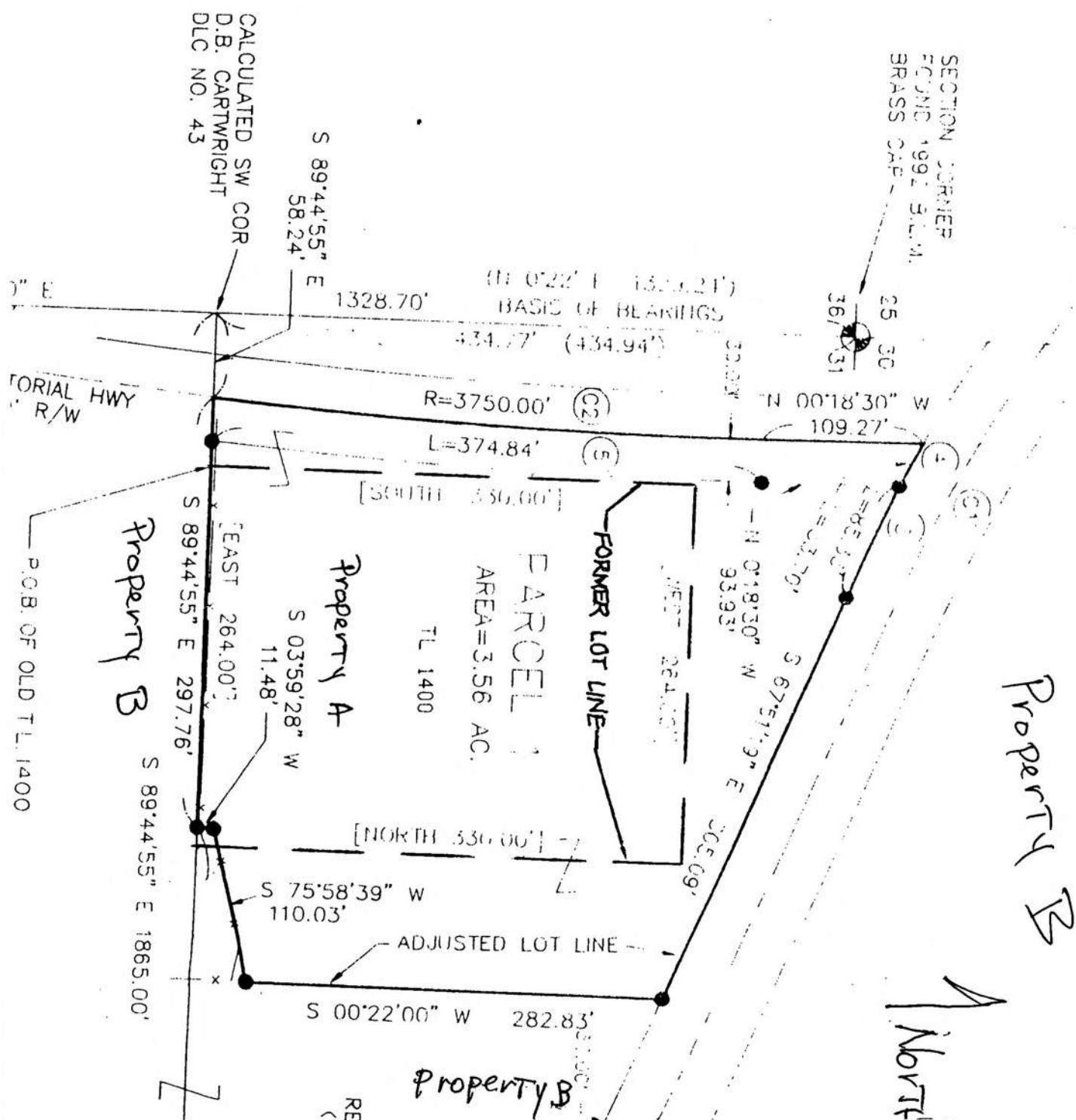
TERRITORIAL ROAD



PELLHAM-HEITZMAN WATER SYSTEM AND SEPTIC EXCHANGE  
AGREEMENT

EXHIBIT A.

MAP  
After Lot Line Adjustment





**WO#:** 2102772  
**CLIENT:** Coastal Range Water Inc.  
**Location:** 78655 Territorial  
**Project:**  
**Sample Source:** Well

**Received Date:** 2/18/2021 11:37:00 AM  
**Sampler Name:** Andy Cobb  
**Matrix:** Drinking Water  
**Treatment:** Not Reported

**Lab ID:** 2102772-001 **Client Sample ID** Kitchen Sink **Collection Date:** 2/17/2021 2:30:00 PM

Analyses	Method	ORELAP		Date Analyzed	Analyst	PQL	MCL	Result	Units	Qual
		Status								
Arsenic	SM 3113 B	A		02/20/2021 12:30	AS	0.00200	0.0100	ND	mg/L	
Nitrate-N	EPA 300.0	A		02/18/2021 13:59	KG	0.100	10.0	ND	mg/L	
Coliform, Total	SM 9223B	A		02/18/2021 14:20	JL	0	Absent	Absent	P/A	
E. coli	SM 9223B	A		02/18/2021 14:20	JL	0	Absent	Absent	P/A	



Kimberly Reeve Morghan  
Quality Manager

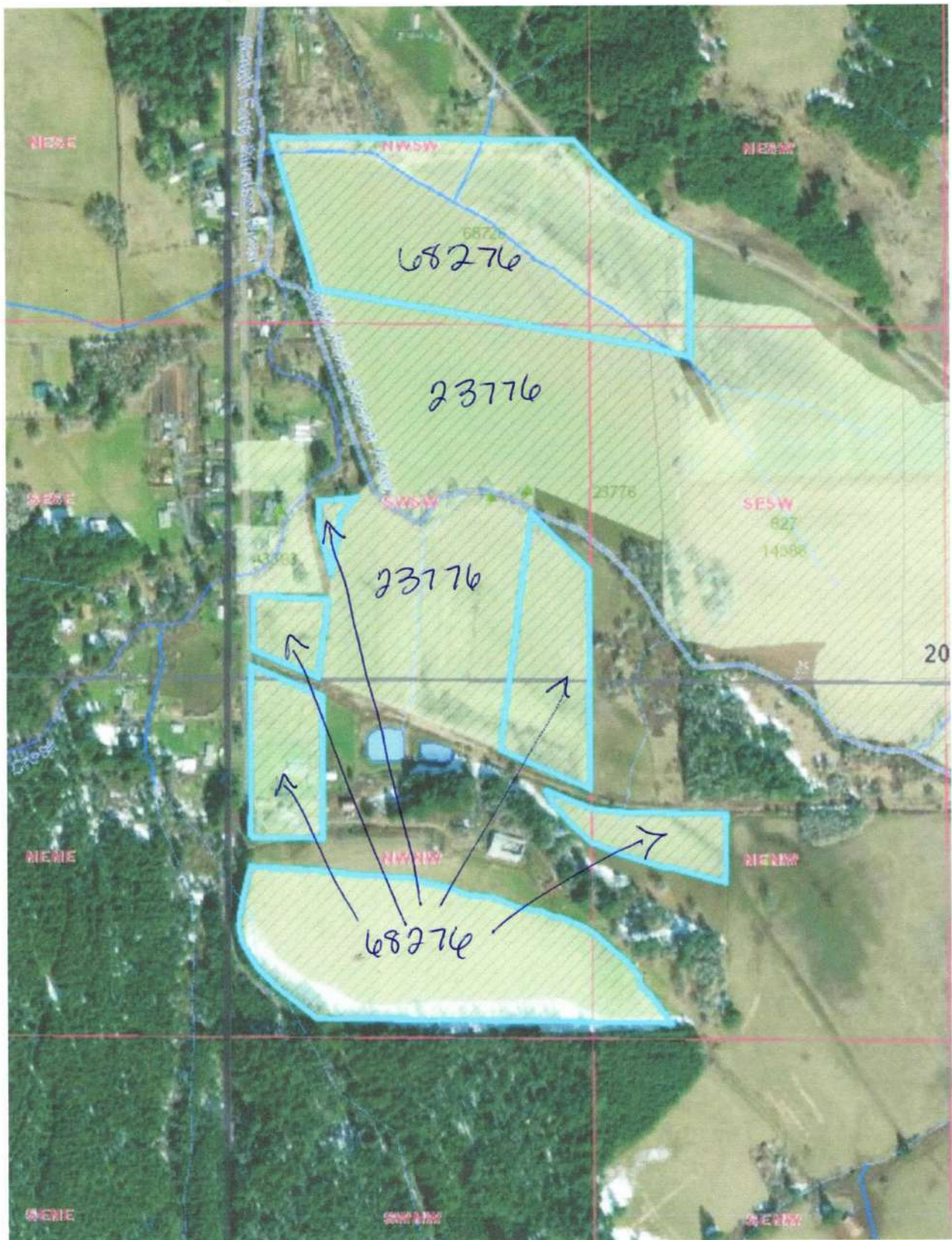
**Definitions:**

A	Accredited by ORELAP
LOD	Limit of Detection
MCL	Maximum Contaminant Level
ND	Not Detected at the Reporting Limit
PL	Permit Limit
PQL	Practical Quantitation Level or Reporting Limit

**Qualifiers:**

#68726 August 1986 - 56.5 acres  
#23776 January 1953 - 25.7 acres

Total 82.2



STATE OF OREGON  
COUNTY OF LANE  
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

ALICE PELLHAM  
78655 TERRITORIAL ROAD  
LORANE, OR 97451

confirms the right to use the waters of the SOUTH FORK SIUSLAH RIVER, a tributary of THE SIUSLAH RIVER, for IRRIGATION OF 56.5 ACRES.

This right was perfected under Permit 49762. The date of priority is AUGUST 8, 1986. The amount of water to which this right is entitled is limited to an amount actually beneficially used and shall not exceed 0.71 CUBIC FOOT PER SECOND or its equivalent in case of rotation, measured at the point of diversion from the source.

The point of diversion is located as follows:

SW 1/4 SW 1/4, SECTION 30, T 20 S, R 4 WEST, W.M. 670 FEET NORTH AND  
1000 FEET EAST FROM THE SOUTHWEST CORNER OF SECTION 30.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, is limited to ONE-EIGHTIETH of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year.

The use shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use to which this right is appurtenant is as follows:

LOT 4 (NE 1/4 SW 1/4) 2.0 ACRES  
LOT 3 (NW 1/4 SW 1/4) 4.0 ACRES  
SECTION 30

NE 1/4 SW 1/4 1.4 ACRES  
NW 1/4 SW 1/4 11.8 ACRES  
SW 1/4 SW 1/4 5.3 ACRES  
SE 1/4 SW 1/4 1.2 ACRES  
ALL AS PROJECTED WITHIN DLC 43  
SECTION 30

NE 1/4 NW 1/4 0.1 ACRES  
NW 1/4 NW 1/4 6.0 ACRES  
BOTH AS PROJECTED WITHIN DLC 43

LOT 10 (NE 1/4 NW 1/4) 6.5 ACRES  
LOT 11 (NW 1/4 NW 1/4) 18.2 ACRES  
SECTION 31  
TOWNSHIP 20 SOUTH, RANGE 4 WEST, W.M.

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described. The use confirmed herein may be made only at times when sufficient water is available to satisfy all prior rights, including rights for maintaining instream flows.

SEE NEXT PAGE



1995

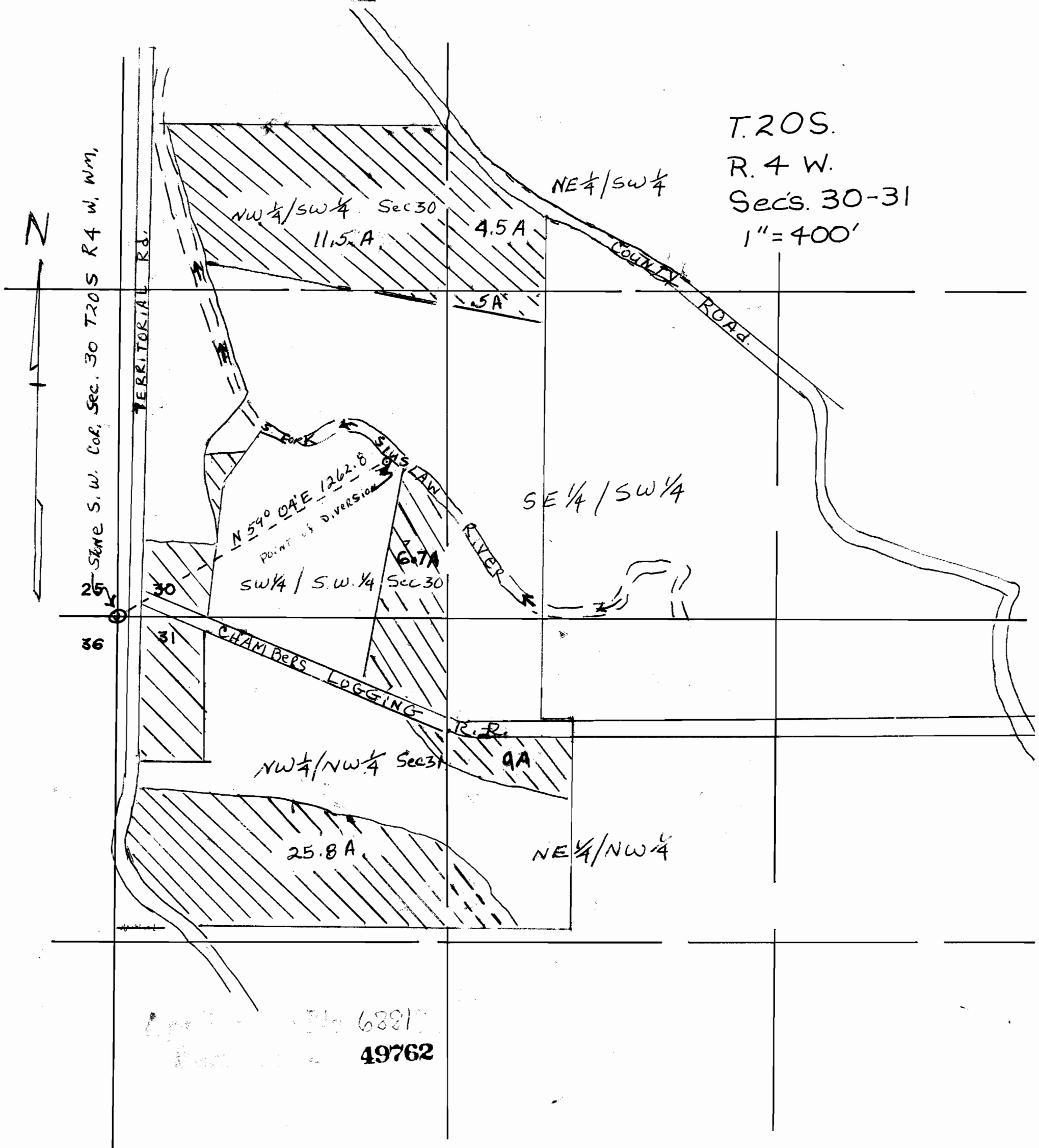
WITNESS the signature of the Water Resources Director, attested DECEMBER 27,

Steven P. Applegate

for Martha O. Pagel

Recorded in State Record of Water Right Certificates numbered 68726.

68817.RK



T.20S.  
R.4 W.  
Sec's. 30-31  
1" = 400'

6881  
49762

STATE OF OREGON  
COUNTY OF LANE  
**CERTIFICATE OF WATER RIGHT**

**This Is to Certify, That** CHARLES B. MITCHELL

of General Delivery, Lorane, State of Oregon, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of Siuslaw River a tributary of \_\_\_\_\_ for the purpose of irrigation under Permit No. 22057 of the State Engineer, and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from January 26, 1953.

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.32 cubic foot per second,

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the SW $\frac{1}{4}$  SW $\frac{1}{4}$  as projected within D. B. Cartwright DLC #43, Section 30, Township 20 South, Range 4 West, W.M.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-eightieth of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2 $\frac{1}{2}$  acre feet per acre for each acre irrigated during the irrigation season of each year.

and shall conform to such reasonable rotation system as may be ordered by the proper state officer. A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

0.7 acres in the NW $\frac{1}{4}$  SW $\frac{1}{4}$   
17.0 acres in the SW $\frac{1}{4}$  SW $\frac{1}{4}$   
5.5 acres in the SE $\frac{1}{4}$  SW $\frac{1}{4}$   
Section 30  
2.5 acres in the NW $\frac{1}{4}$  NW $\frac{1}{4}$   
Section 31

All as projected within D. B. Cartwright DLC #43  
Township 20 South, Range 4 West, W.M.

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

WITNESS the signature of the State Engineer, affixed

this 28th day of March, 1958.

LEWIS A. STANLEY

State Engineer



livingroom

Sale Agreement # \_\_\_\_\_

## WOODSTOVE/WOOD BURNING FIREPLACE INSERT ADDENDUM

- 1 Use this form if a woodstove/fireplace is on the property.
- 2 This is an Addendum to: ☐ Real Estate Sale Agreement ☐ Seller's Counter Offer ☐ Buyer's Counter Offer
- 3 Buyer: \_\_\_\_\_
- 4 Seller: \_\_\_\_\_
- 5 The real property is identified as: \_\_\_\_\_ ("the Property")
- 6 **SELLER REPRESENTATIONS TO BUYER.** Seller represents the following:
- 7 Is the woodstove or wood burning fireplace insert certified: ☐ Yes ☒ No ☐ Unknown
- 8 ☐ One or more Uncertified Device(s) are located on the Property. (Unless Buyer has signed accepting responsibility at Section 5 below, Seller
- 9 agrees to remove and destroy the Uncertified Device(s) and to so notify DEQ by providing Certificate of Destruction prior to Closing.)

### 10 GENERAL INFORMATION:

- 11 **1. Remove and Destroy Before Closing.** As of August 1, 2010, Oregon law (ORS 468A.460 - 468A.515) requires all sellers of "residential
- 12 structures" to remove and destroy **uncertified** solid fuel burning devices, such as woodstoves or fireplace inserts (collectively "Uncertified
- 13 Device") prior to closing of the sale. A "residential structure" includes: (1) Any structure containing one or more dwelling units and is four stories
- 14 or less above grade; (2) A condominium, rental residential unit, or other residential dwelling unit that is part of a larger structure, if the property
- 15 interest in the unit is separate from the property interest in the larger structure.; (3) A modular home constructed off-site; (4) A manufactured
- 16 dwelling; or (5) A floating home.
- 17 **2. Certification Label.** A certified device is one bearing a certification label located on the back and issued by the Oregon DEQ or U.S
- 18 Environmental Protection Agency ("EPA"), which means it has met certain particulate emission standards. If the device does not bear such a
- 19 label, it is an "Uncertified Device" and must be removed from the Property and destroyed. Sellers who cannot access the back of their device
- 20 may call the manufacturer or check the EPA's certified woodstove list at: <http://www2.epa.gov>.
- 21 **3. Exemptions.** The primary exemptions from this law are pellet stoves, central wood fired furnaces, antique stoves, masonry fireplaces,
- 22 and masonry heaters.
- 23 **4. Removal and Destruction; DEQ Notification.** An Uncertified Device must be entirely removed from the Property, including garages,
- 24 outbuildings, and shops. Woodstove retailers, chimney sweeps, or others may perform the removal and destruction. Sellers removing an
- 25 Uncertified Device themselves may take it directly to a metal scrap recycler or DEQ-approved landfill. Sellers must obtain a receipt from
- 26 the contractor or business verifying that the Uncertified Device has been destroyed, and then notify DEQ at their website:
- 27 [www.deq.state.or.us/](http://www.deq.state.or.us/). Check the DEQ website at: [www.oregon.gov/deq/Pages/index.aspx](http://www.oregon.gov/deq/Pages/index.aspx) for the notification form confirming destruction
- 28 of the Uncertified Device. Either form should then be (a) mailed or delivered to Oregon DEQ, Heat Smart Notification, 811 SW Sixth
- 29 Ave, Portland, OR 97204 or (b) faxed to Heat Smart Notification, 503-229-5675. Failure to remove or destroy an Uncertified Device at the
- 30 time of closing does not invalidate the sale. However, it may constitute a Class A Misdemeanor and/or result in a civil fine. See, ORS
- 31 468A.990.
- 32 **5. Responsibility.** Seller is primarily responsible for removal and destruction of an Uncertified Device located on the Property unless Buyer accepts
- 33 written responsibility for removal and destruction. (To accept this responsibility, Buyer must initial below.)
- 34 \_\_\_\_\_ / \_\_\_\_\_ By initialing here, Buyer expressly accepts responsibility and acknowledges the Uncertified Device must be both removed and destroyed
- 35 by Buyer within 30 days following the Closing Date. Buyer to verify with lender, if applicable, Buyer can accept this responsibility.
- 36 **6. More Information.** Contact: DEQ - Heat Smart Program, 811 SW Sixth Ave, Portland, OR 97204, Review ORS 468A.460 - 468A.515 or go to:
- 37 [www.oregon.gov/deq](http://www.oregon.gov/deq) or [www.deq.state.or.us](http://www.deq.state.or.us)

38 Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_ a.m. \_\_\_\_ p.m. ←

39 Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_ a.m. \_\_\_\_ p.m. ←

40 Seller Signature Joseph X. H. Johnson Jr. Date 2-12-21 \_\_\_\_\_ a.m. \_\_\_\_ p.m. ←

41 Seller Signature \_\_\_\_\_ Date \_\_\_\_\_ a.m. \_\_\_\_ p.m. ←

42 Buyer's Agent \_\_\_\_\_ Seller's Agent Lisa Johnson

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 2021

[www.orefonline.com](http://www.orefonline.com)

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

OREF 046



*Kitchen*

Sale Agreement # \_\_\_\_\_

## WOODSTOVE/WOOD BURNING FIREPLACE INSERT ADDENDUM

1 Use this form if a woodstove/fireplace is on the property.

2 This is an Addendum to: ☐ Real Estate Sale Agreement ☐ Seller's Counter Offer ☐ Buyer's Counter Offer

3 Buyer: \_\_\_\_\_

4 Seller: \_\_\_\_\_

5 The real property is identified as: \_\_\_\_\_ ("the Property")

6 **SELLER REPRESENTATIONS TO BUYER.** Seller represents the following:

7 Is the woodstove or wood burning fireplace insert certified: ☐ Yes ☒ No ☐ Unknown

8 ☐ One or more Uncertified Device(s) are located on the Property. (Unless Buyer has signed accepting responsibility at Section 5 below, Seller agrees to remove and destroy the Uncertified Device(s) and to so notify DEQ by providing Certificate of Destruction prior to Closing.)

### 10 GENERAL INFORMATION:

11 1. **Remove and Destroy Before Closing.** As of August 1, 2010, Oregon law (ORS 468A.460 - 468A.515) requires all sellers of "residential structures" to remove and destroy **uncertified** solid fuel burning devices, such as woodstoves or fireplace inserts (collectively "Uncertified Device") prior to closing of the sale. A "residential structure" includes: (1) Any structure containing one or more dwelling units and is four stories or less above grade; (2) A condominium, rental residential unit, or other residential dwelling unit that is part of a larger structure, if the property interest in the unit is separate from the property interest in the larger structure.; (3) A modular home constructed off-site; (4) A manufactured dwelling; or (5) A floating home.

17 2. **Certification Label.** A certified device is one bearing a certification label located on the back and issued by the Oregon DEQ or U.S. Environmental Protection Agency ("EPA"), which means it has met certain particulate emission standards. If the device does not bear such a label, it is an "Uncertified Device" and must be removed from the Property and destroyed. Sellers who cannot access the back of their device may call the manufacturer or check the EPA's certified woodstove list at: <http://www2.epa.gov>.

21 3. **Exemptions.** The primary exemptions from this law are pellet stoves, central wood fired furnaces, antique stoves, masonry fireplaces, and masonry heaters.

23 4. **Removal and Destruction; DEQ Notification.** An Uncertified Device must be entirely removed from the Property, including garages, outbuildings, and shops. Woodstove retailers, chimney sweeps, or others may perform the removal and destruction. Sellers removing an Uncertified Device themselves may take it directly to a metal scrap recycler or DEQ-approved landfill. Sellers must obtain a receipt from the contractor or business verifying that the Uncertified Device has been destroyed, and then notify DEQ at their website:

27 [www.deq.state.or.us/](http://www.deq.state.or.us/). Check the DEQ website at: [www.oregon.gov/deq/Pages/index.aspx](http://www.oregon.gov/deq/Pages/index.aspx) for the notification form confirming destruction of the Uncertified Device. Either form should then be (a) mailed or delivered to Oregon DEQ, Heat Smart Notification, 811 SW Sixth Ave, Portland, OR 97204 or (b) faxed to Heat Smart Notification, 503-229-5675. Failure to remove or destroy an Uncertified Device at the time of closing does not invalidate the sale. However, it may constitute a Class A Misdemeanor and/or result in a civil fine. See, ORS 468A.990.

32 5. **Responsibility.** Seller is primarily responsible for removal and destruction of an Uncertified Device located on the Property unless Buyer accepts written responsibility for removal and destruction. (To accept this responsibility, Buyer must initial below.)

34 \_\_\_\_\_ / \_\_\_\_\_ By initialing here, Buyer expressly accepts responsibility and acknowledges the Uncertified Device must be both removed and destroyed by Buyer within 30 days following the Closing Date. Buyer to verify with lender, if applicable, Buyer can accept this responsibility.

36 6. **More Information.** Contact: DEQ - Heat Smart Program, 811 SW Sixth Ave, Portland, OR 97204, Review ORS 468A.460 - 468A.515 or go to: [www.oregon.gov/deq](http://www.oregon.gov/deq) or [www.deq.state.or.us](http://www.deq.state.or.us)

38 Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_, \_\_\_\_\_ a.m. \_\_\_\_ p.m. ←

39 Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_, \_\_\_\_\_ a.m. \_\_\_\_ p.m. ←

40 Seller Signature \_\_\_\_\_ Date \_\_\_\_\_, \_\_\_\_\_ a.m. \_\_\_\_ p.m. ←

41 Seller Signature *Joseph L. Johnson Jr.* Date *2-12-21*, \_\_\_\_\_ a.m. \_\_\_\_ p.m. ←

42 Buyer's Agent \_\_\_\_\_ Seller's Agent *Lisa Johnson*

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 2021

[www.orefonline.com](http://www.orefonline.com)

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

OREF 046



## LEAD-BASED PAINT DISCLOSURE ADDENDUM

1 PROPERTY ADDRESS 78655 Territorial Hwy, Lorane, OR  
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 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified such property  
5 may present exposure to lead from lead-based paint which may place young children at risk of developing lead poisoning. Lead  
6 poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient,  
7 behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in  
8 residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or  
9 inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for  
10 possible lead-based paint hazards is recommended prior to purchase.

### SELLER'S AGENT'S ACKNOWLEDGMENT:

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

### SELLER'S DISCLOSURE

- 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 2. Seller must check either (a) or (b) below regarding records and reports available to the Seller:  
22 (a) ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards  
23 in the housing (list documents below):  
24 \_\_\_\_\_  
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:

- 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

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):

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 [Signature] Date 2/12/21  
46 Buyer \_\_\_\_\_ Date \_\_\_\_\_ Seller \_\_\_\_\_ Date \_\_\_\_\_  
47 Buyer's Agent \_\_\_\_\_ Date \_\_\_\_\_ Seller's Agent [Signature] Date 2/12/21  
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 2021

[www.orefonline.com](http://www.orefonline.com)

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

OREF 021