



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address **92403 Goldson Rd, Cheshire, OR 97419-970597**

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 John W Watts IV Date _____ ← Seller Gwendolyn R Rominger 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 **92403 Goldson Rd, Cheshire, OR 97419-970597** "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 John W Watts IV Date 5/5/21 ← SELLER Gwendolyn R Rominger Date 5/5/21 ←

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- 37 FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY, BUYER IS ADVISED TO OBTAIN
 38 AND PAY FOR THE SERVICES OF A QUALIFIED SPECIALIST TO INSPECT THE PROPERTY ON BUYER'S BEHALF INCLUDING, FOR
 39 EXAMPLE, ONE OR MORE OF THE FOLLOWING: ARCHITECTS, ENGINEERS, PLUMBERS, ELECTRICIANS, ROOFERS,
 40 ENVIRONMENTAL INSPECTORS, BUILDING INSPECTORS, CERTIFIED HOME INSPECTORS, OR PEST AND DRY ROT INSPECTORS.
 41 Seller ☒ is ☐ is not occupying the property.

I. SELLER'S REPRESENTATIONS :

- 42 The following are representations made by the seller and are not the representations of any financial institution 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
 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

63 2. WATER

- 64 A. Household water
 65 (1) The source of the water is (check ALL that apply): ☐ Public ☐ Community ☒ Private ☐ Other
 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
 70 If not, are there any written agreements for a shared water source? ☐ Yes* ☐ No ☐ Unknown ☒ NA

71 SELLER Date 5/8/21
 John W Watts IV

SELLER Date 5/8/21
 Gwendolyn R Rominger

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- 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? ☐ 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
 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?..... ☒ Yes ☐ No ☐ Unknown
 92 (1) If yes, when was the system installed? ☒ 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? ☐ 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

John W Watts IV

Date

5/5/21

SELLER

Gwendolyn R Rominger

Date

5/5/21

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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 ☐ NA
- 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? ☒ Yes ☐ No ☐ Unknown
- 121 *If yes, what is the make? osburn
- 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 or other moisture conditions (especially in the basement)? ☐ 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 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

John W Watts IV

Date

3/5

SELLER

Gwendolyn R Rominger

Date

3/8/21

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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..... free standing ☒ 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

John W Watts IV

Date

5/5/21

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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 ^{DS} W ^{DS} GR
 183 the property or in the immediate area? ☐ Yes ☒ No ☐ Unknown

184 B. Does the property contain fill? exp ☒ 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

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?..... ☐ 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 2 Number of pages of explanations are attached.

204 Seller John W Watts IV

Date 5/5/21

Seller

Gwendolyn R Rominger

Date 5/5/21

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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

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Seller's Property Disclosure Statement Addendum

1 Property Address 92403 Goldson Rd, Cheshire, OR 97419-970597

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

3 Question # Line 162

4 Details: Property is in F2 zoning

10 Attachment Identified as _____

11 Question # Line 18

12 Details: Water filtration system - Iron filter

18 Attachment Identified as _____

19 Question # Line 91

20 Details: Septic tank located at NW corner of the home

21 RV septic dump ties into Septic Tank

22 Seller working with Lane County for copy of permit. x

26 Attachment Identified as _____

27 Question # Line 120

28 Details: Woodstove - Seller has placed a noncombustible
 29 surface in front of woodstove hearth that
 30 should remain in place to meet requirements.
 31 Buyers to verify requirements.

34 Attachment Identified as _____

35 Question # Line 184

36 Details: - On east side of coner there is some
 37 concrete pilings to create a "retaining
 38 wall".

42 Attachment Identified as _____

43 SELLER

John W Watts IV

Date

5/5/21

SELLER

Gwendolyn R Rominger

Date

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

3 Question # line 112 ☒ NO ☒ GR

4 Details:

5 Approximately 20 years ago there was a leak
6 over the dining room - Seller repaired
7 the leak & there has been a new
8 roof installed since that time.

10 Attachment Identified as _____ ☒ NO ☒ GR

11 Question # Misc ☒ NO ☒ GR

12 Details:

13 Air compressor & plumbing for air compressor
14 is currently in working order on the day
15 Sellers signed this document but
16 Sellers do not warrant future
17 functionality.

18 Attachment Identified as _____ ☒ NO ☒ GR

19 Question # Misc ☒ NO ☒ GR

20 Details:

21 Seller installed block foundation under
22 east end of home.

26 Attachment Identified as _____ ☒ NO ☒ GR

27 Question # Misc ☒ NO ☒ GR

28 Details:

29 Shop has had roof leaks in the past & Seller
30 repaired them.

34 Attachment Identified as _____

35 Question # _____

36 Details:

42 Attachment Identified as _____

43 SELLER [Signature]

John W Watts IV

Date 8/14

SELLER [Signature]

Gwendolyn R Rominger

Date 8/8/21

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9341506

FOREST MANAGEMENT AGREEMENT

John Watts

JOHN WATTS

Herein called the Grantors are the owners of real property described on Exhibit "A", attached hereto, and identified or depicted on Lane County Assessor's Map as 16-06-24, 2nd 1/4 Sec 11, T10N, R12E, S1E. In accordance with the conditions set forth in the decision of the Lane County Land Management Division, dated June 21, 1992, approving Special Permit PA 1613-93. Grantors hereby grant to the owners of all property adjacent to the above described property (Grantees), a perpetual non-exclusive forest practices management easement as follows:

1. The Grantors, their heirs, successors, and assigns hereby acknowledge by the granting of this easement that the above described property is situated in a forest zone in Lane County, Oregon, and may be subjected to conditions resulting from commercial forest operations on adjacent lands. Such operations include management and harvesting of timber, disposal of slash, reforestation, application of chemicals, road construction and maintenance, and other accepted and customary forest management activities conducted in accordance with Federal and State Laws. Said forest management activities ordinarily and necessarily produce noise, dust, smoke, and other conditions, which may conflict with Grantor's use of Grantor's property for residential purposes. Grantors hereby waive all common law rights to object to normal, non-negligent forest management activities legally conducted on adjacent lands which may conflict with Grantor's use of Grantor's property for residential purposes, and Grantors hereby give an easement to the adjacent property owners for the resultant impact on Grantor's property caused by the forest management activities on adjacent lands.
2. Grantors shall comply with all restrictions and conditions for maintaining residences in forest zones that may be required by State, Federal, and local land use laws and regulations. Grantors will comply with all fire safety regulations developed by the Oregon Department of Forestry for residential development within a forest zone.

This easement is appurtenant to all property adjacent to the above described property, and shall bind the heirs, successors, and assigns of Grantors, and shall endure for the benefit of the adjacent landowners, their heirs, successors, and assigns. The adjacent landowners, their heirs, successors, and assigns are hereby expressly granted the right of third party enforcement of this easement.

IN WITNESS WHEREOF, the Grantors have executed this easement on June 23rd, 1992.

STATE OF OREGON)
) vs.
COUNTY OF LANE)

John W. Watts
1992 JUL 07 93#08REC 15.00
Grantors 1992 JUL 07 93#08P-FUND 10.00
1992 JUL 07 93#08A&T FUND 20.00

Personally appeared the above named JOHN W. WATTS
and acknowledged the above easement to be his
voluntary act and deed.

Ann R. Yerkes
Notary Public for Oregon

AFTER RECORDATION RETURN TO:





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: John W Watts IV, Gwendolyn R Rominger
- 5 The real property is identified as: 92403 Goldson Rd, Cheshire, OR 97419-970597 ("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/. Check the DEQ website at: 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 or www.deq.state.or.us

38 Buyer Signature _____ Date _____ a.m. ____ p.m. ←

39 Buyer Signature _____ Date _____ a.m. ____ p.m. ←

40 Seller Signature John W Watts IV Date 5/5/21 a.m. ____ p.m. ←41 Seller Signature Gwendolyn R Rominger Date 5/5/21 a.m. ____ p.m. ←42 Buyer's Agent _____ Seller's Agent Lisa Johnson

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OREF 046



Sale Agreement # _____

LEAD-BASED PAINT DISCLOSURE ADDENDUM1 PROPERTY ADDRESS 92403 Goldson Rd, Cheshire, OR 97419-970597

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 such property
6 may present exposure to lead from lead-based paint which 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 Seller's Agent's Initials Required: [Signature] Agent has informed the seller of the seller's obligations under 42 USC 4852d and is aware of his/her
13 responsibility to ensure compliance.

SELLER'S DISCLOSURE

14
15 1. Seller must check either (a) or (b) below regarding presence of lead-based paint and/or lead-based paint hazards:

16 (a) ☐ Seller has knowledge of lead-based paint and/or lead-based paint hazards in the housing (**explain**).
17
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:

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

44
45 Buyer _____ Date _____ ← Seller [Signature] John W Watts IV Date 5/5/21 ←

46 Buyer _____ Date _____ ← Seller [Signature] Gwendolyn R Rominger Date 5/5/21 ←

47 Buyer's Agent _____ Date _____ ← Seller's Agent _____ Lisa Johnson Date _____ ←

48 Buyer's Agent's Firm _____ Seller's Agent's Firm Horsepower Real Estate

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