

SELLER'S PROPERTY DISCLOSURE STATEMENT

1 Property Address or Tax ID # 35343 Riverside Dr., Albany, 97321
 2 _____ (the "Property")

INSTRUCTIONS TO THE SELLER

- 3 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
 4 explanation(s). If you are not claiming an exclusion or refusing to provide the form under ORS 105.475 (4), you should date and sign each page of this
 5 disclosure statement and each attachment.
- 6 Each seller of residential Property described in ORS 105.465 must deliver this form to each buyer who makes a written offer to purchase. Under ORS
 7 105.475 (4), refusal to provide this form gives the buyer the right to revoke their offer at any time prior to closing the transaction. Use only the section(s)
 8 of the form that apply to the transaction for which the form is used. If you are claiming an exclusion under ORS 105.470, fill out only Section 1.
- 9 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
 10 Property or the buyer may revoke their offer to purchase any time prior to closing the transaction. Questions regarding the legal consequences of the
 11 seller's choice should be directed to a qualified attorney.

12 DO NOT FILL OUT THIS SECTION UNLESS YOU ARE CLAIMING AN EXCLUSION UNDER ORS 105.470

13 Section 1. EXCLUSION FROM ORS 105.465 TO 105.490:

14 You may claim an exclusion under ORS 105.470 only if you qualify under the statute. If you are not claiming an exclusion, you must fill out Section 2
 15 of this form completely.

16 Initial only the exclusion you wish to claim.

17 _____ This is the first sale of a dwelling never occupied. The dwelling is constructed or installed under building or installation
 18 permit(s) # _____ issued by _____.

19 _____ This sale is by a financial institution that acquired the Property as custodian, agent or trustee, or by foreclosure or deed in lieu of
 20 foreclosure.

21 _____ The seller is a court appointed (Check only one): ☐ receiver ☐ personal representative ☐ trustee ☐ conservator ☐ guardian

22 _____ This sale or transfer is by a governmental agency.

23 Signature(s) of Seller(s) Claiming Exclusion

24 Seller _____ Date _____ ← Seller _____ Date _____ ←

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

26 Buyer _____ Date _____ ← Buyer _____ Date _____ ←

27 IF YOU DID NOT CLAIM AN EXCLUSION IN SECTION 1, YOU MUST FILL OUT THIS SECTION.

28 Section 2. SELLER'S PROPERTY DISCLOSURE STATEMENT

29 (NOT A WARRANTY) (ORS 105.465)

30 NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE
 31 PROPERTY LOCATED AT 35343 Riverside Dr., Albany, 97321 THE "PROPERTY".

32 DISCLOSURES CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE
 33 PROPERTY AT THE TIME OF DISCLOSURE. BUYER HAS FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS SELLER'S
 34 DISCLOSURE STATEMENT TO REVOKE BUYER'S OFFER BY DELIVERING BUYER'S SEPARATE SIGNED WRITTEN STATEMENT OF
 35 REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE STATEMENT, UNLESS BUYER WAIVES THIS RIGHT AT OR
 36 PRIOR TO ENTERING INTO A SALE AGREEMENT.

37 SELLER Dale Marwood Date 5-16-23 SELLER _____ Date _____ ←

Buyer Initials _____ / _____ Date _____

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 39 _____ (the "Property")

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

44 Seller ☒ is ☐ is not occupying the Property.

I. SELLER'S REPRESENTATIONS :

45 The following are representations made by the seller and are not the representations of any financial institution that may have made or may make a
 46 loan pertaining to the Property, or that may have or take a security interest in the Property, or any real estate licensee engaged by the seller or the
 47 buyer.

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

49 1. TITLE

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

67 2. WATER

- 68 A. Household water
 69 (1) The source of the water is (check ALL that apply): ☐ Public ☐ Community ☒ Private ☐ Other
 70 (2) Water source information:
 71 *a) Does the water source require a water permit?..... ☐ Yes* ☒ No ☐ Unknown
 72 If yes, do you have a permit? ☐ Yes ☐ No ☐ Unknown ☒ N/A
 73 SELLER Dale Marwood Date 5-16-22 SELLER _____ Date _____

Buyer Initials ____ / ____ Date _____

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74 Property Address or Tax ID # **35343 Riverside Dr., Albany, 97321**
75 _____ (the "Property")

76 *b) Is the water source located on the Property? ☒ Yes* ☐ No ☐ Unknown ☐ NA
77 *If not, are there any written agreements for a shared water source? ☐ Yes* ☐ No ☐ Unknown ☒ NA

78 *c) Is there an easement (recorded or unrecorded) for your access to or
79 maintenance of the water source? ☐ Yes* ☒ No ☐ Unknown

80 d) If the source of water is from a well or spring, have you had any of
81 the following in the past 12 months? ☐ Yes ☒ No ☐ Unknown ☐ NA
82 ☐ Flow test ☐ Bacteria test ☐ Chemical contents test

83 *e) Are there any water source plumbing problems or needed repairs?..... ☐ Yes* ☒ No ☐ Unknown

84 (3) Are there any water treatment systems for the Property? ☒ Yes ☐ No ☐ Unknown
85 ☐ Leased ☒ Owned

86 B. Irrigation
87 (1) Are there any ☒ water rights or ☐ other irrigation rights for the Property?..... ☒ Yes ☐ No ☐ Unknown
88 *(2) If any exist, has the irrigation water been used during the last five-year period?..... ☐ Yes* ☒ No ☐ Unknown ☐ NA
89 *(3) Is there a water rights certificate or other written evidence available? ☒ Yes* ☐ No ☐ Unknown ☐ NA

90 C. Outdoor sprinkler system
91 (1) Is there an outdoor sprinkler system for the Property? ☐ Yes ☒ No ☐ Unknown
92 (2) Has a back flow valve been installed? ☐ Yes ☐ No ☐ Unknown ☒ NA
93 (3) Is the outdoor sprinkler system operable? ☐ Yes ☐ No ☐ Unknown ☒ NA

3. SEWAGE SYSTEM

95 A. Is the Property connected to a public or community sewage system?..... ☐ Yes ☒ No ☐ Unknown
96 B. Are there any new public or community sewage systems proposed for the Property? ☐ Yes ☒ No ☐ Unknown
97 C. Is the Property connected to an on-site septic system?..... ☒ Yes ☐ No ☐ Unknown
98 (1) If yes, when was the system installed? 2015 ☐ Unknown ☐ NA
99 *(2) If yes, was the system installed by permit? ☒ Yes* ☐ No ☐ Unknown ☐ NA
100 *(3) Has the system been repaired or altered? ☐ Yes* ☒ No ☐ Unknown ☐ NA
101 *(4) Has the condition of the system been evaluated and a report issued?..... ☒ Yes* ☐ No ☐ Unknown ☐ NA
102 (5) Has the septic tank ever been pumped? ☒ Yes ☐ No ☐ Unknown ☐ NA
103 If yes, when? 4-2023 ☐ NA
104 (6) Does the system have a pump?..... ☒ Yes ☐ No ☐ Unknown ☐ NA
105 (7) Does the system have a treatment unit such as a sand filter or an aerobic unit?..... ☒ Yes ☐ No ☐ Unknown ☐ NA
106 *(8) Is a service contract for routine maintenance required for the system?..... ☒ Yes* ☐ No ☐ Unknown ☐ NA

107 SELLER  Date 5/20/23 SELLER _____ Date _____ ←
Dale Marwood

Buyer Initials _____ / _____ Date _____

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108 Property Address or Tax ID # 35343 Riverside Dr., Albany, 97321
 109 _____ (the "Property")

110 (9) Are all components of the system located on the Property? ☒ Yes ☐ No ☐ Unknown ☐ NA

111 *D. Are there any sewage system problems or needed repairs? ☐ Yes* ☒ No ☐ Unknown

112 E. Does your sewage system require on-site pumping to another level? ☐ Yes ☒ No ☐ Unknown

113 4. DWELLING INSULATION

114 A. Is there insulation in the:

115 (1) Ceiling? ☒ Yes ☐ No ☐ Unknown

116 (2) Exterior Walls? ☒ Yes ☐ No ☐ Unknown

117 (3) Floors? ☒ Yes ☐ No ☐ Unknown

118 B. Are there any defective insulated doors or windows? ☐ Yes ☒ No ☐ Unknown

119 5. DWELLING STRUCTURE

120 *A. Has the roof leaked? ☐ Yes* ☒ No ☐ Unknown

121 If yes, has it been repaired? ☐ Yes ☐ No ☐ Unknown ☒ NA

122 B. Are there any additions, conversions or remodeling? ☒ Yes ☒ No ☐ Unknown

123 If yes, was a building permit required? ☐ Yes ☒ No ☐ Unknown ☒ NA

124 If yes, was a building permit obtained? ☐ Yes ☐ No ☐ Unknown ☒ NA

125 If yes, was final inspection obtained? ☐ Yes ☐ No ☐ Unknown ☒ NA

126 C. Are there smoke alarms or detectors? ☒ Yes ☐ No ☐ Unknown

127 D. Are there carbon monoxide alarms? ☒ Yes ☐ No ☐ Unknown

128 E. Is there a woodstove or fireplace insert included in the sale? ☐ Yes ☒ No ☐ Unknown

129 *If yes, what is the make? _____

130 *If yes, was it installed with a permit? ☐ Yes* ☐ No ☐ Unknown ☒ NA

131 *If yes, is a certification label issued by the United States Environmental Protection Agency (EPA)

132 or the Department of Environmental Quality (DEQ) affixed to it? ☐ Yes* ☐ No ☐ Unknown ☒ NA

133 *F. Has pest and dry rot, structural or "whole house" inspection been done within the last three years? ☐ Yes* ☒ No ☐ Unknown

134 *G. Are there any moisture problems, areas of water penetration, mildew odors

135 or other moisture conditions (especially in the basement)? ☐ Yes* ☒ No ☐ Unknown

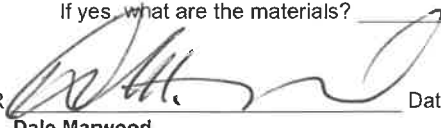
136 *If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, repairs or remediation done.

137 H. Is there a sump pump on the Property? ☐ Yes ☒ No ☐ Unknown

138 I. Are there any materials used in the construction of the structure that are or

139 have been the subject of a recall, class action suit, settlement or litigation? ☐ Yes ☒ No ☐ Unknown

140 If yes, what are the materials? _____

141 SELLER  Date 5-16-23 ← SELLER _____ Date _____ ←
 Dale Marwood

Buyer Initials ____ / ____ Date _____

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142 Property Address or Tax ID # **35343 Riverside Dr. , Albany, 97321**
 143 _____ (the "Property")

- 144 (1) Are there problems with the materials? ☐ Yes ☐ No ☒ Unknown ☐ NA
 145 (2) Are the materials covered by a warranty? ☐ Yes ☐ No ☒ Unknown ☐ NA
 146 (3) Have the materials been inspected? ☐ Yes ☐ No ☒ Unknown ☐ NA
 147 (4) Have there ever been claims filed for these materials by you or by previous owners?.. ☐ Yes ☐ No ☒ Unknown ☐ NA
 148 If yes, when? ☐ NA
 149 (5) Was money received? ☐ Yes ☐ No ☒ Unknown ☐ NA
 150 (6) Were any of the materials repaired or replaced? ☐ Yes ☐ No ☒ Unknown ☐ NA

151 6. DWELLING SYSTEMS AND FIXTURES

152 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?

- 153 A. Electrical system, including wiring, switches, outlets and service..... ☒ Yes ☐ No ☐ Unknown
 154 B. Plumbing system, including pipes, faucets, fixtures and toilets..... ☒ Yes ☐ No ☐ Unknown
 155 C. Water heater tank ☒ Yes ☐ No ☐ Unknown
 156 D. Garbage disposal..... ☐ Yes ☐ No ☐ Unknown ☒ NA
 157 E. Built-in range and oven..... ☒ Yes ☐ No ☐ Unknown ☐ NA
 158 F. Built-in dishwasher..... ☒ Yes ☐ No ☐ Unknown ☐ NA
 159 G. Sump pump ☐ Yes ☐ No ☐ Unknown ☒ NA
 160 H. Heating and cooling systems
 161 (1) Heating systems..... ☒ Yes ☐ No ☐ Unknown ☐ NA
 162 (2) Cooling systems ☒ Yes ☐ No ☐ Unknown ☐ NA
 163 I. Security system ☐ Owned ☐ Leased..... ☐ Yes ☐ No ☐ Unknown ☒ NA
 164 J. Are there any materials or products used in the systems and fixtures that are or have been
 165 the subject of a recall, class action suit settlement or other litigations?..... ☐ Yes ☒ No ☐ Unknown
 166 If yes, what product?
 167 (1) Are there problems with the product?..... ☐ Yes ☒ No ☐ Unknown ☐ NA
 168 (2) Is the product covered by a warranty?..... ☐ Yes ☒ No ☐ Unknown ☐ NA
 169 (3) Has the product been inspected?..... ☐ Yes ☐ No ☐ Unknown ☒ NA
 170 (4) Have claims been filed for this product by you or by previous owners?..... ☐ Yes ☐ No ☐ Unknown ☒ NA
 171 If yes, when?
 172 (5) Was money received? ☐ Yes ☐ No ☐ Unknown ☒ NA
 173 (6) Were any of the materials or products repaired or replaced? ☐ Yes ☐ No ☐ Unknown ☒ NA

174 SELLER  Date 5-16-23 ← SELLER _____ Date _____ ←
 Dale Marwood

Buyer Initials ____ / ____ Date _____

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175 Property Address or Tax ID # 35343 Riverside Dr., Albany, 97321
 176 _____ (the "Property")

177 7. COMMON INTEREST

- 178 A. Is there a Home Owners' Association or other governing entity?..... ☐ Yes ☒ No ☐ Unknown
 179 Name of Association or Other Governing Entity: _____
 180 Contact Person: _____
 181 Address: _____ Phone Number: _____
 182 B. Regular periodic assessments: \$ _____ per ☐ Month ☐ Year ☐ Other
 183 *C. Are there any pending or proposed special assessments? ☐ Yes* ☒ No ☐ Unknown
 184 D. Are there shared "common areas" or joint maintenance agreement for facilities like walls, fences, pools,
 185 tennis courts, walkways or other areas co-owned in undivided interest with others? ☐ Yes ☒ No ☐ Unknown
 186 E. Is the Home Owners' Association or other governing entity a party to
 187 pending litigation or subject to an unsatisfied judgment?..... ☐ Yes ☐ No ☐ Unknown ☒ NA
 188 F. Is the Property in violation of recorded covenants, conditions and
 189 restrictions or in violation of other bylaws or governing rules, whether recorded or not?..... ☐ Yes ☐ No ☐ Unknown ☒ NA

190 8. SEISMIC

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

193 9. GENERAL

- 194 A. Are there problems with settling, soil, standing water or drainage on
 195 the Property or in the immediate area? ☐ Yes ☒ No ☐ Unknown
 196 B. Does the Property contain fill? ☐ Yes ☒ No ☐ Unknown
 197 C. Is there any material damage to the Property or any of the structure(s)
 198 from fire, wind, floods, beach movements, earthquake, expansive soils or landslides?..... ☐ Yes ☒ No ☐ Unknown
 199 D. Is the Property in a designated floodplain? ☐ Yes ☒ No ☐ Unknown
 200 Note: Flood insurance may be required for homes in a floodplain.
 201 E. Is the Property in a designated slide or other geologic hazard zone?..... ☐ Yes ☒ No ☐ Unknown
 202 *F. Has any portion of the Property been tested or treated for asbestos, formaldehyde, radon, gas,
 203 lead-based paint, mold, fuel or chemical storage tanks or contaminated soil or water?..... ☐ Yes* ☒ No ☐ Unknown
 204 G. Are there any tanks or underground storage tanks (e.g., septic, chemical, fuel, etc.) on the Property? ☐ Yes ☒ No ☐ Unknown
 205 H. Has the property ever been used as an illegal drug manufacturing or distribution site?..... ☐ Yes ☒ No ☐ Unknown
 206 *If yes, was a Certificate of Fitness issued? ☐ Yes* ☐ No ☐ Unknown ☒ NA
 207 *I. Has the Property been classified as forestland-urban interface?..... ☐ Yes* ☒ No ☐ Unknown

208 10. FULL DISCLOSURE BY SELLER(S)

- 209 *A. Are there any other material defects affecting this Property or its value that
 210 a prospective buyer should know about?..... ☐ Yes* ☒ No
 211 If yes, describe the defect on attached sheet and explain the frequency and extent of the problem and any insurance claims, repairs or
 212 remediation.
 213 Seller Dale Marwood Date 5-16-23 Seller _____ Date _____

Buyer Initials _____ / _____ Date _____

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214 Property Address or Tax ID # **35343 Riverside Dr. , Albany, 97321**
 215 _____ (the "Property")

VERIFICATION

216 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
 217 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.

218 1 (complete even if zero) Number of pages of explanations are attached.

219 Seller Dale Marwood Date 5-26-23 a.m. p.m. ←
 Dale Marwood

220 Seller _____ Date _____ a.m. p.m. ←

II. BUYER'S ACKNOWLEDGMENT:

221 A. As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to me/us or can be known by me/us by
 222 utilizing diligent attention and observation.

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

228 C. Buyer (which term includes all persons signing the "Buyer's Acknowledgment" portion of this disclosure statement below) hereby
 229 acknowledges receipt of a copy of this disclosure statement (including attachments, if any) bearing seller's signature(s).

230 DISCLOSURES, IF ANY, CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL
 231 KNOWLEDGE OF THE PROPERTY AT THE TIME OF DISCLOSURE. IF THE SELLER HAS FILLED OUT SECTION 2 OF THIS FORM, YOU,
 232 THE BUYER, HAVE FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS DISCLOSURE STATEMENT TO REVOKE YOUR
 233 OFFER BY DELIVERING YOUR SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE
 234 SELLER'S DISCLOSURE UNLESS YOU WAIVE THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

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

236 Buyer _____ Date _____ a.m. p.m. ←

237 Buyer _____ Date _____ a.m. p.m. ←

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

239 _____ Real Estate Agent Date received by Agent _____

240 _____ Real Estate Firm

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SELLER'S PROPERTY DISCLOSURE STATEMENT ADDENDUM

1 Property Address **35343 Riverside Dr., Albany, 97321**

2

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

4 Question # **76, 2b**

5 Details: **Property is on a well on the property.**

6

7

8

9 Attachment Identified as

10 Question # **84**

11 Details: **Water Softener**

12

13

14

15 Attachment Identified as

16 Question # **89**

17 Details: **See associated docs. Buyer to Complete due diligence**

18

19

20

21 Attachment Identified as

22 Question # **99, 106**

23 Details: **New system installed 8 yrs ago. See attached doc.**

24

25

26

27 Attachment Identified as

28 Question #

29 Details:

30

31

32

33 Attachment Identified as

34 Seller

Dale Marwood

Date **5-16-23** a.m. p.m. ←

35 Seller

Date a.m. p.m. ←

Buyer Initials / Date

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