



RESIDENTIAL

SELLER'S PROPERTY DISCLOSURE STATEMENT

1 Property Address or Tax ID # 44552 Red Boy Rd, Sumpter, OR 97877
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 44552 Red Boy Rd, Sumpter, OR 97877 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 Hedy Andersch Date 10.6.23 ← SELLER _____ Date _____ ←
Hedy Andersch

Buyer Initials _____ / _____ Date _____

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Hong Real Estate, 2934 SW Montgomery Dr. Portland OR 97201
Peggy Hoag

Phone: (503) 906-1370 Fax: _____
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Andersch 44552

SELLER'S PROPERTY DISCLOSURE STATEMENT

38 Property Address or Tax ID # 44552 Red Boy Rd, Sumpter, OR 97877
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 ☒ NA

73 SELLER H.A. Date 10.6.23 ← SELLER _____ Date _____ ←
Hedy Andersch

Buyer Initials _____ / _____ Date _____

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74 Property Address or Tax ID # 44552 Red Boy Rd, Sumpter, OR 97877
 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

94 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? 2003 ☐ 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? 2020 ☐ 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 H.A. Date 10.6.23 ← SELLER _____ Date _____
 Hedy Andersch

Buyer Initials _____ / _____ Date _____

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108 Property Address or Tax ID # 44552 Red Boy Rd, Sampter, OR 97877
 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

4. DWELLING INSULATION

- 114 A. Is there insulation in the:
 115 (1) Ceiling? ☒ Yes ☐ No ☐ Unknown
 116 (2) Exterior Walls? ☒ Yes ☐ No ☐ Unknown *full log home*
 117 (3) Floors? ☐ Yes ☐ No ☒ Unknown
 118 B. Are there any defective insulated doors or windows? ☐ Yes ☒ No ☐ Unknown

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 H.A. Date 10.6.23 SELLER _____ Date _____
 Hedy Andersch

Buyer Initials _____ / _____ Date _____

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142 Property Address or Tax ID # 44552 Red Boy Rd, Sumpter, OR 97077
 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? _____
 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 H.A. Date 10.6.23 ← SELLER _____ Date _____
 Hedy Andersch

Buyer Initials _____ / _____ Date _____

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175 Property Address or Tax ID # 44552 Red Boy Rd, Sumpter, OR 97877
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 H.A. Date 10-6-23 ← Seller _____ Date _____ ←
Hedy Andersch

Buyer Initials _____ / _____ Date _____

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214 Property Address or Tax ID # 44552 Red Boy Rd, Sumpter, OR 97877
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 Hedy Andersch Date 10.6.23 a.m. p.m. ←
Hedy Andersch

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 44552 Red Boy Rd, ^{Grant} Sumpter, OR 97877
 2 _____

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

4 Question # 56E

5 Details: There is a small sliver of land that is Forest land at the
 6 beginning of my driveway. The Forest Service as well as myself
 7 have a Key for access to open the gate to go inside the
 8 property.

9 Attachment Identified as _____

10 Question # 63J

11 Details: It was surveyed around 2000. Corner stakes are
 12 put into the ground on all the corners of the
 13 property.
 14 _____

15 Attachment Identified as _____

16 Question # 118B

17 Details: Primary purpose of upstairs screen doors is to protect main
 18 door from the snow.
 19 _____
 20 _____

21 Attachment Identified as _____

22 Question # _____

23 Details: _____
 24 _____
 25 _____
 26 _____

27 Attachment Identified as _____

28 Question # _____

29 Details: _____
 30 _____
 31 _____
 32 _____

33 Attachment Identified as _____

34 Seller Hedy Andersch Date 10.6.23 a.m. p.m. ←
 Hedy Andersch

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

Buyer Initials _____ / Date _____

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