



SALE AGREEMENT # _____

COMMERCIAL

NONDISCLOSURE AGREEMENT

1	Buyer(s) _____
2	Buyer's Agent 1 _____
3	Buyer's Agent 2 _____
4	Seller(s) 20186WY 83 LLC
5	Seller's Agent 1 E Lamar Yoder
6	Seller's Agent 2 _____
7	Property Address or Tax ID # 1451 SW Olive St, Madras, OR 97741
8	_____ (the "Property")

Buyer and Buyer's Agent(s) (collectively, "Recipient(s)") have asked Seller to provide certain information about the Property to Recipients. Seller and Recipients are entering into this Nondisclosure Agreement (this "Agreement") and will adhere to the following:

(a) **Delivery of Confidential Information.** All the information regarding the Property that Seller Delivers to Recipients – whether orally, in writing, or by other means – is referred to in this Agreement as "Confidential Information."

(b) **Recipient's Obligations.** Recipients agree that the Confidential Information is confidential and proprietary to Seller. Recipients will not use the Confidential Information other than for the purposes of evaluating the Property; will not publicize anything about the Property, this Agreement, or the fact that discussions are being held with Seller; and will disclose Confidential Information only to persons with a specific need to know and from whom Recipient obtains a written agreement of confidentially substantially in the form of this Agreement. Confidential Information furnished in tangible form will not be duplicated by Recipients, except for purposes of this Agreement. Within ten (10) Days of Seller's request, Recipients will return all Confidential Information received in tangible form.

(c) **Term.** The obligations of Recipients will be effective from the date Seller first discloses any Confidential Information to either of the Recipients and will continue for 1095 Days. The obligation not to disclose will be subject to any court order or procedure, whether initiated by or against either of the Recipients, but not by the rejection of any agreement between Seller and Recipients.

(d) **Exempt Information.** Recipients will have no obligation regarding Confidential Information that is or becomes publicly available without breach of this Agreement by either of the Recipients or is developed by Recipients without breach of this Agreement. Information disclosed by either of the Recipients with Seller's prior written approval will not be considered Confidential Information.

(e) **Miscellaneous.** This Agreement will be governed and construed under the laws of the State of Oregon without regard to conflicts of law. The party's consent to the exclusive jurisdiction and venue of the federal and state courts located in Oregon in any action arising out of or relating to this Agreement. If Recipient breaches or threatens to breach this Agreement, Seller may obtain all equitable and other relief necessary to protect Seller. This Agreement may be modified only in writing signed by both parties. Recipient may not assign this Agreement or any interest in this Agreement without Seller's express prior written consent. If any term of this Agreement is held by a court to be invalid or unenforceable, the remainder of this Agreement will be interpreted so as best to achieve the intent of the parties. Any notice required by this Agreement, or given in connection with it, will be in writing and given to the appropriate party at a known email or physical address. A party's failure to insist in any instance upon strict performance by the other party will not be construed as a waiver. In a dispute arising out of or related to this Agreement, the prevailing party may collect from the other party its reasonable attorney fees and costs and necessary expenditures. Electronic transmission of any signed original document, and retransmission of any signed transmission, will be the same as Delivery of an original.

Buyer _____ Print _____ Date _____ ☐ a.m. ☐ p.m. ←

Buyer _____ Print _____ Date _____ ☐ a.m. ☐ p.m. ←

Seller Lovel Yoder Print **20186WY 83 LLC** Date 05/30/2025, 12:15:22 PM PDT ☐ a.m. ☐ p.m. ←

Seller _____ Print _____ Date _____ ☐ a.m. ☐ p.m. ←

Buyer's Agent 1 _____ Prin. _____ Date _____ ☐ a.m. ☐ p.m. ←

Buyer's Agent 2 _____ Print _____ Date _____ ☐ a.m. ☐ p.m. ←

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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