



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address 6286 Five Mile Rd, The Dalles, OR 97058

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 the
- 10 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

Section 1. EXCLUSION FROM ORS 105.465 TO 105.490:

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 of this form completely.

Initial only the exclusion you wish to claim.

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

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

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

_____ This sale or transfer is by a governmental agency.

Signature(s) of Seller(s) Claiming Exclusion

Seller _____ Date _____ ← Seller _____ Date _____ ←

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

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

(NOT A WARRANTY) (ORS 105.465)

NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE PROPERTY LOCATED AT 6286 Five Mile Rd, The Dalles, OR 97058 THE "PROPERTY".

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

SELLER Cyrene Howell Date 6.28.22 SELLER Samuel Howell Date 6.28.22 ←
THE DALLES RANCH LLC

Buyer Initials ____ / ____ Date _____

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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 that may have made or may make a
43 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
44 buyer.

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

46 1. TITLE

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

64 2. WATER

- 65 A. Household water
- 66 (1) The source of the water is (check ALL that apply): Public Community Private Other
- 67 (2) Water source information:
- 68 *a) Does the water source require a water permit?..... Yes* No Unknown
- 69 If yes, do you have a permit? Yes No Unknown NA
- 70 SELLER Eugene Gravel Date 6.28.22 SELLER Yvonne Gravel Date 6.22.22
THE DALLES RANCH LLC

Buyer Initials ____ / ____ Date _____



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- 71 *b) Is the water source located on the property? Yes* No Unknown NA
- 72 *If not, are there any written agreements for a shared water source? Yes* No Unknown NA
- 73 *c) Is there an easement (recorded or unrecorded) for your access to or
- 74 maintenance of the water source? Yes* No Unknown
- 75 d) If the source of water is from a well or spring, have you had any of
- 76 the following in the past 12 months? Yes No Unknown NA
- 77 Flow test Bacteria test Chemical contents test
- 78 *e) Are there any water source plumbing problems or needed repairs?..... Yes* No Unknown
- 79 (3) Are there any water treatment systems for the property? Yes No Unknown
- 80 Leased Owned

- 81 B. Irrigation
- 82 (1) Are there any water rights or other rights for the property?..... Yes No Unknown
- 83 * (2) If any exist, has the irrigation water been used during the last five-year period?..... Yes* No Unknown NA
- 84 * (3) Is there a water rights certificate or other written evidence available? Yes* No Unknown NA

- 85 C. Outdoor sprinkler system
- 86 (1) Is there an outdoor sprinkler system for the property? Yes No Unknown
- 87 (2) Has a back flow valve been installed? Yes No Unknown NA
- 88 (3) Is the outdoor sprinkler system operable? Yes No Unknown NA

89 3. SEWAGE SYSTEM

- 90 A. Is the property connected to a public or community sewage system?..... Yes No Unknown
- 91 B. Are there any new public or community sewage systems proposed for the property? Yes No Unknown
- 92 C. Is the property connected to an on-site septic system?..... Yes No Unknown
- 93 (1) If yes, when was the system installed? 2000 Unknown NA
- 94 (2) *If yes, was the system installed by permit? Yes* No Unknown NA
- 95 (3) *Has the system been repaired or altered? Yes* No Unknown NA
- 96 (4) *Has the condition of the system been evaluated and a report issued?..... Yes* No Unknown NA
- 97 (5) Has the septic tank ever been pumped? Not pumped in past 12 Yes No Unknown NA
- 98 If yes, when? 4 years. At that time they said not needed so often. NA
- 99 (6) Does the system have a pump? Yes No Unknown NA
- 100 (7) Does the system have a treatment unit such as a sand filter or an aerobic unit? Yes No Unknown NA
- 101 (8) *Is a service contract for routine maintenance required for the system? Yes No Unknown NA
- 102 (9) Are all components of the system located on the property? Yes No Unknown NA

103 SELLER Eugene Aravel Date 6.28.22 SELLER Lorraine Gravel Date 6.28.22
 THE DALLES RANCH LLC

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- 104 *D. Are there any sewage system problems or needed repairs? Yes* No Unknown
- 105 E. Does your sewage system require on-site pumping to another level? Yes No Unknown

106 4. DWELLING INSULATION

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

112 5. DWELLING STRUCTURE

- 113 *A. Has the roof leaked? Yes* No Unknown
- 114 If yes, has it been repaired? Yes No Unknown NA
- 115 B. Are there any additions, conversions or remodeling? Yes No Unknown
- 116 If yes, was a building permit required? Yes No Unknown NA
- 117 If yes, was a building permit obtained? Yes No Unknown NA
- 118 If yes, was final inspection obtained? Yes No Unknown NA
- 119 C. Are there smoke alarms or detectors? Yes No Unknown
- 120 D. Are there carbon monoxide alarms? Yes No Unknown
- 121 E. Is there a woodstove or fireplace insert included in the sale? Yes No Unknown
- 122 *If yes, what is the make? Fireplace Extraordinary
- 123 *If yes, was it installed with a permit? Maupin State Yes* No Unknown NA
- 124 *If yes, is a certification label issued by the United States Environmental Protection Agency
- 125 (EPA) or the Department of Environmental Quality (DEQ) affixed to it? Yes* No Unknown NA
- 126 *F. Has pest and dry rot, structural or "whole house" inspection been done within the last three years? Yes* No Unknown
- 127 *G. Are there any moisture problems, areas of water penetration, mildew odors
- 128 or other moisture conditions (especially in the basement)? Yes* No Unknown
- 129 *If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, repairs or remediation done.
- 130 H. Is there a sump pump on the property? Yes No Unknown
- 131 I. Are there any materials used in the construction of the structure that are or
- 132 have been the subject of a recall, class action suit, settlement or litigation? Yes No Unknown
- 133 If yes, what are the materials? _____
- 134 (1) Are there problems with the materials? Yes No Unknown NA
- 135 (2) Are the materials covered by a warranty? Yes No Unknown NA

136 SELLER Eugene Gravel Date 6.28.22 SELLER Yvonne Gravel Date 6.28.22
 THE DALLES RANCH LLC

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- 137 (3) Have the materials been inspected? Yes No Unknown NA
- 138 (4) Have there ever been claims filed for these materials by you or by previous owners?.. Yes No Unknown NA
- 139 If yes, when? _____ NA
- 140 (5) Was money received? Yes No Unknown NA
- 141 (6) Were any of the materials repaired or replaced? Yes No Unknown NA

6. DWELLING SYSTEMS AND FIXTURES

143 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?

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

7. COMMON INTEREST

- 166 A. Is there a Home Owners' Association or other governing entity?..... Yes No Unknown
- 167 Name of Association or Other Governing Entity _____
- 168 Contact Person _____
- 169 Address _____ Phone Number _____

170 SELLER Eugene Gravel Date 6.28.22 SELLER Jessica Gravel Date 6.28.22
 THE DALLES RANCH LLC

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- 171 B. Regular periodic assessments: \$ _____ per Month Year Other
- 172 *C. Are there any pending or proposed special assessments? Yes* No Unknown
- 173 D. Are there shared "common areas" or joint maintenance agreement for facilities like walls, fences,
- 174 pools, tennis courts, walkways or other areas co-owned in undivided interest with others?... Yes No Unknown
- 175 E. Is the Home Owners' Association or other governing entity a party to
- 176 pending litigation or subject to an unsatisfied judgment?..... Yes No Unknown NA
- 177 F. Is the property in violation of recorded covenants, conditions and
- 178 restrictions or in violation of other bylaws or governing rules, whether recorded or not?..... Yes No Unknown NA

179 **8. SEISMIC**

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

182 **9. GENERAL**

- 183 A. Are there problems with settling, soil, standing water or drainage on
- 184 the property or in the immediate area? Yes No Unknown
- 185 B. Does the property contain fill? Yes No Unknown
- 186 C. Is there any material damage to the property or any of the structure(s)
- 187 from fire, wind, floods, beach movements, earthquake, expansive soils or landslides?..... Yes No Unknown
- 188 D. Is the property in a designated floodplain? Yes No Unknown
- 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?

201 Seller *Cecilia A. Gravel* Date 6-28-22 Seller *Lorraine Grand* Date 6-28-22
 THE DALLES RANCH LLC

Buyer Initials ____ / ____ Date _____



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VERIFICATION

202 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
203 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.

204 One (complete even if zero) Number of pages of explanations are attached

205 Seller Eugene Gravel Date 6.28.22 Seller Lorraine Gravel Date 6.28.22
THE DALLES RANCH LLC

II. BUYER'S ACKNOWLEDGMENT:

206 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
207 by utilizing diligent attention and observation.

208 B. Each buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are
209 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
210 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
211 institution or real estate licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission, error or
212 inaccuracy contained in another party's disclosure statement required by this section or any amendment to the disclosure statement.

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

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

220 BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS SELLER'S PROPERTY DISCLOSURE STATEMENT.
221 Buyer _____ Date _____ ← Buyer _____ Date _____ ←

222 Agent receiving disclosure statement on buyer's behalf to sign and date:
223 _____ Real Estate Agent Date received by Agent _____
224 _____ Real Estate Firm

Buyer Initials ____ / ____ Date _____



Sale Agreement # _____

SELLER'S PROPERTY DISCLOSURE STATEMENT ADDENDUM

SELLER'S PROPERTY DISCLOSURE STATEMENT ADDENDUM

1 Property Address 6286 Five Mile Rd, The Dalles, OR 97058

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

3 Question # 78 e

4 Details:

5 Over 40 gpm 850' deep.
6
7
8
9

10 Attachment Identified as _____

11 Question # 113 A

12 Details:

13 Ice dam in darker valleys froze 1 year. Now seller each
14 year installs heat wire.
15
16
17

18 Attachment Identified as _____

19 Question # 180

20 Details:

21 No seismic on original cabin portion, yes seismic on the rest.
22
23
24
25

26 Attachment Identified as _____

27 Question # _____

28 Details:

29
30
31
32

33 Attachment Identified as _____

34 Question # _____

35 Details:

36
37
38
39

40 Attachment Identified as _____

41 SELLER *Peggy Hoag* Date 6.28.22 SELLER *Lorraine Hoag* Date 6.28.22

THE DALLES RANCH LLC

Buyer Initials ____ / ____ Date _____

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