

SELLER'S PROPERTY DISCLOSURE STATEMENT

1 Property Address or Tax ID # 390 Court St 1 2 3 4 5 , Vale , OR 97918

2 Tax Lot 1700 18S4520CC (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
 5 this 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 anytime prior to closing the transaction. Questions regarding the legal consequences of the
 11 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 105.462 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 Section 2
 14 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 foreclosure.
- 19 _____ Seller is a court appointed (*select only one*) receiver, personal representative, trustee, conservator, or guardian.
- 20 _____ This sale or transfer is by a governmental agency.
- 21 Signature(s) of Seller(s) claiming exclusion:
- 22 Seller _____ Print Five Grand Apartments LLC By Jay Cox Date _____ a.m. p.m. ←
- 23 Seller _____ Print Five Grand Apartments LLC by Carol Cox Date _____ a.m. p.m. ←
- 24 Signature(s) of Buyer(s) to acknowledge Seller's claim:
- 25 Buyer _____ Print _____ Date _____ a.m. p.m. ←
- 26 Buyer _____ Print _____ Date _____ a.m. p.m. ←

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

- 27 **Section 2. SELLER'S PROPERTY DISCLOSURE STATEMENT:**
- 28 (NOT A WARRANTY) (ORS 105.464)
- 29 NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE
 30 PROPERTY LOCATED AT 390 Court St 1 2 3 4 5 , Vale , OR 97918 THE "PROPERTY".

Buyer Initials _____ / _____ Date _____

Seller Initials JHC, CJC Date 6/2/24

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE OREF 020 | Released 01/2024 | Page 1 of 7

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SELLER'S PROPERTY DISCLOSURE STATEMENT

31 Property Address or Tax ID # 390 Court St 1 2 3 4 5, Vale, OR 97918
 32 Tax Lot 1700 18S4520CC (the "Property")

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

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

42 Seller (select one) is is not occupying the Property.

I. SELLER'S REPRESENTATIONS

43 The following are representations made by Seller and are not the representations of any financial institution that may have made or may make a loan
 44 pertaining to the Property, or that may have or take a security interest in the Property, or any real estate licensee engaged by Seller or Buyer.

45 (Select or fill in an answer to each question below. Select "N/A" if a question is not applicable to the Property.)

46 *If you mark "Yes" on items with *, attach a copy or explain on an attached sheet.

47 **1. TITLE**

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

Buyer Initials _____ / _____ Date _____

Seller Initials JHC/egc Date 6/2/24

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68 **2. WATER**

69 A. Household water

70 (1) The source of the water is (select ALL that apply): Public Community Private Other (specify) _____

71 (2) Water source information:

72 a. *Does the water source require a water permit?..... Yes* No Unknown
 73 If yes, do you have a permit? Yes No Unknown N/A

74 b. Is the water source located on the Property? Yes* No Unknown N/A
 75 *If not, are there any written agreements for a shared water source? Yes* No Unknown N/A

76 c. *Is there an easement (recorded or unrecorded) for your access to or
 77 maintenance of the water source? Yes* No Unknown

78 d. If the source of water is from a well or spring, have you had any of
 79 the following in the past 12 months? Yes No Unknown N/A
 80 Flow test Bacteria test Chemical contents test

81 e. *Are there any water source plumbing problems or needed repairs?..... Yes* No Unknown

82 (3) Are there any water treatment systems for the Property? Yes No Unknown
 83 Leased Owned

84 B. Irrigation

85 (1) Are there any water rights or other irrigation rights for the Property?..... Yes No Unknown

86 (2) *If any exist, has the irrigation water been used during the last five-year period?..... Yes* No Unknown N/A

87 (3) *Is there a water rights certificate or other written evidence available? Yes* No Unknown N/A

88 C. Outdoor sprinkler system

89 (1) Is there an outdoor sprinkler system for the Property? Yes No Unknown

90 (2) Has a back flow valve been installed? Yes No Unknown N/A

91 (3) Is the outdoor sprinkler system operable? Yes No Unknown N/A

92 **3. SEWAGE SYSTEM**

93 A. Is the Property connected to a public or community sewage system?..... Yes No Unknown

94 B. Are there any new public or community sewage systems proposed for the Property? Yes No Unknown

95 C. Is the Property connected to an on-site septic system?..... Yes No Unknown

96 (1) If yes, when was the system installed? Unknown N/A

97 (2) *If yes, was the system installed by permit? Yes* No Unknown N/A

98 (3) *Has the system been repaired or altered? Yes* No Unknown N/A

99 (4) *Has the condition of the system been evaluated and a report issued?..... Yes* No Unknown N/A

100 (5) Has the septic tank ever been pumped? Yes No Unknown N/A
 101 If yes, when?

Buyer Initials _____ / _____ Date _____

Seller Initials JHC/aga Date 6/12/24

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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- 104 (6) Does the system have a pump?..... Yes No Unknown N/A
 105 (7) Does the system have a treatment unit such as a sand filter or an aerobic unit?..... Yes No Unknown N/A
 106 (8) *Is a service contract for routine maintenance required for the system?..... Yes* No Unknown N/A
 107 (9) Are all components of the system located on the Property? Yes No Unknown N/A
 108 D. *Are there any sewage system problems or needed repairs? Yes* No Unknown
 109 E. Does your sewage system require on-site pumping to another level? Yes No Unknown

110 **4. DWELLING INSULATION**

- 111 A. Is there insulation in the:
 112 (1) Ceiling? Yes No Unknown
 113 (2) Exterior walls?..... Yes No Unknown
 114 (3) Floors? Yes No Unknown
 115 B. Are there any defective insulated doors or windows? Yes No Unknown

116 **5. DWELLING STRUCTURE**

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

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

149 **6. DWELLING SYSTEMS AND FIXTURES**

150 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?

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

172 **7. COMMON INTEREST**

- 173 A. Is there a Home Owners' Association or other governing entity?..... Yes No Unknown
 174 Name of Association or Other Governing Entity: _____
 175 Contact Person: _____
 176 Address: _____
 177 Phone Number: _____

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178 Property Address or Tax ID # 390 Court St 1 2 3 4 5, Vale, OR 97918
 179 Tax Lot 1700 18S4520CC (the "Property")

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

189 **8. SEISMIC**

- 190 A. Was the house constructed before 1974? Yes No Unknown
 191 If yes, has the house been bolted to its foundation? Yes No Unknown N/A

192 **9. GENERAL**

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

209 **10. FULL DISCLOSURE BY SELLER(S)**

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

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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
 217 of this disclosure statement. I/we authorize my/our agents to deliver a copy of this disclosure statement to all prospective buyers of the Property or
 218 their agents.

219 _____ (complete even if zero) Number of pages of explanations that are attached.

220 Seller Jay H Cox Print Five Grand Apartments LLC By Jay Cox Date 6/2 2024 11:05 a.m. p.m. ←
 221 Seller _____ Print Five Grand Apartments LLC by Carol Cox Date 6/2/24 11:05 a.m. p.m. ←

II. BUYER'S ACKNOWLEDGMENT

222 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
 223 utilizing diligent attention and observation.

224 B. Each Buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are made
 225 only by Seller and are not representations of any financial institution that may have made or may make a loan pertaining to the Property, or that
 226 may have or take a security interest in the Property, or of any real estate licensee engaged by Seller or Buyer. A financial institution or real estate
 227 licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission, error or inaccuracy contained in
 228 another party's disclosure statement required by this section or any amendment to the disclosure statement.

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

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

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

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

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

239 Agent receiving disclosure statement on Buyer's behalf to sign and date:
 240 Real Estate Agent _____ ← Real Estate Firm (identify) _____
 241 Date received by Agent _____