



VACANT LAND DISCLOSURE ADDENDUM

1 Property Address or Tax ID # No Situs Address, Umatilla, OR 97882
2 (the "Property")

3 This is a Vacant Land Disclosure Addendum ("Land Disclosure Addendum") made by the Seller concerning the Property. This is not a warranty of any
4 kind by Seller or any agent of Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain.
5 A real estate agent is not bound by and has no liability with respect to any representation, misrepresentation, omission, error, or inaccuracy contained
6 in another party's disclosure statement or any amendments to another party's disclosure statement.

INSTRUCTIONS TO SELLER

- 7 Complete the following form. Answer all the questions. If a question is not applicable to this Property, mark "N/A."
8 Use Section 7 (Documents and Explanations) to explain or reference any attached reports or documentation for any item that may require additional
9 information. Clearly identify the question(s) by section, letter, or number when providing explanation(s).
10 Date and initial each page of this Land Disclosure Addendum and each attachment. Seller(s) authorize(s) all real estate agents to provide a copy of
11 this Land Disclosure Addendum to other real estate agents and prospective buyers of the Property.

DISCLOSURE STATEMENT

12 1. TITLE

- 13 A. Is this Property a legal lot of record? [X] Yes [] No [] Unknown
14 (1) Is this Property subject to any of the following? [] Yes [] No [X] Unknown
15 (If Yes, select all that apply) [] first right of refusal [] option [] lease or rental agreement
16 [] other listing [] life estate [] Timber Contracts
17 B. Are there any of the following? [] Yes [] No [X] Unknown
18 (If Yes, select all that apply) [] encroachments [] written or oral boundary or fencing agreements
19 [] boundary disputes [] recent boundary changes
20 C. Are there any of the following? [] Yes [] No [X] Unknown
21 (If Yes, select all that apply) [] rights of way [] easements (other than normal utility easements)
22 [] access limitations [] written or oral agreements concerning the use or access to/from this property
23 (1) Is there a [] written or [] oral agreement for joint maintenance of an easement? [] Yes [X] No [] Unknown [] N/A
24 D. Are there any past, pending, proposed sale, transfer, or reservation of development, water or
25 drainage rights? [] Yes [X] No [] Unknown
26 E. Are there any past, pending, proposed sale, transfer, or reservation of oil, gas, mineral rights,
27 or timber rights? [] Yes [X] No [] Unknown
28 F. Are you aware of any governmental study, survey, or notice that would affect this Property? [] Yes [X] No
29 G. Are there any pending or existing assessments against this Property (other than real property
30 taxes not yet due for the current year)? [] Yes [X] No [] Unknown
31 H. What is the current zoning for the Property?
32 I. What is the current use of the Property?
33 J. Are you aware of any pending land use changes? [] Yes [X] No
34 K. Is there a land survey for this Property? [] Yes [] No [X] Unknown
35 Survey Number, if known

Buyer Initials

Seller Initials km jsm

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE OREF 019a | Released 01/2026 | Page 1 of 6
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- 71 (3) Is (are) the well(s) shared? ... [] Yes [] No [] Unknown [X] N/A
72 a. Is there an oral or written agreement for a shared well? ... [] Yes [] No [] Unknown [X] N/A
73 b. Is there an easement, recorded or unrecorded, for access to and maintenance of a
74 shared well? ... [] Yes [] No [] Unknown [X] N/A
75 (4) Is a copy of the well log(s) available? ... [] Yes [] No [] Unknown [X] N/A
76 (5) Well depth(s) is estimated to be _____ feet? ... [X] N/A
77 (6) Well(s) supply approximately _____ gallons per minute (GPM) of water. ... [X] N/A
78 a. This figure is taken from [] well log [] a flow test of the well performed
79 when _____
80 and by whom _____ [X] N/A
81 (7) Is there a holding tank in addition to the pressure tank for the water system? ... [] Yes [X] No [] Unknown [] N/A
82 a. What is the capacity of the tank? _____ gallons ... [X] N/A
83 (8) Well is _____ year old. Pump type: [] submersible [] jet ... [X] N/A
84 a. What is the pump make? _____ [X] N/A
85 b. Who installed the pump and when? _____ [X] N/A
86 c. When was the date of last service? _____ [X] N/A
87 d. Who conducted the last service? _____ [X] N/A
88 (9) Are there any known problems with the water system? ... [] Yes [] No [X] N/A
89 (10) Have there been any repairs to the water system? ... [] Yes [] No [] Unknown [X] N/A
90 (11) Have any of the following water quality tests been performed? ... [] Yes [] No [] Unknown [X] N/A
91 (select all that apply) [] coliform bacteria [] nitrates [] arsenic or [] other
92 a. The test(s) were performed when _____
93 and by whom _____ [X] N/A
94 (If more than one test has been performed, indicate the date and company in Section 7.)
95 C. Is there a water treatment system? ... [] Yes [X] No [] Unknown
96 (1) The water treatment system is (select one) [] owned or [] leased ... [X] N/A
97 (2) Why was the water treatment system installed? _____ [X] N/A
98
99 (3) Is the water treatment system in good working order? ... [] Yes [] No [] Unknown [X] N/A
100 D. Are there any abandoned wells on the Property? ... [] Yes [X] No [] Unknown
101 E. Is there a capped well on the Property? ... [] Yes [X] No [] Unknown
102 (1) Is the well intended to supply water for human consumption? ... [] Yes [] No [] Unknown [X] N/A
103 (2) Is there power to the well? ... [] Yes [] No [] Unknown [X] N/A
104 F. Do you have other pertinent information regarding the water supply? ... [] Yes [] No [X] Unknown
105 G. Are there any irrigation wells? ... [] Yes [X] No [] Unknown
106 (1) How many? _____ [X] N/A

Buyer Initials _____ / _____ / _____ / _____

Seller Initials Km Jm / _____ / _____



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- 107 H. Are there water appropriation rights for this Property?
108 (1) Have the water rights been certified by the State of Oregon?
109 (2) To what body of water do the water rights pertain?
110 (3) Have the water rights been used beneficially during the last five years?
111 I. Are any man-made ponds or bodies of water on this Property?
112 (1) Is there a permit?

4. SEWAGE

- 114 A. Is sanitary sewer currently available to this Property?
115 (1) Where is the sewer line located?
116 (2) If No, will such service be available in the future?
117 B. Are you aware of any sanitary sewer proposed for this Property?
118 C. Is there a septic system on this Property?
119 (1) What type of system?
120 (select one) [] standard [] cap fill [] sand filtration
121 [] other (describe)
122 (2) Who last inspected the septic system?
123 (attach copies of the inspection report and invoice)
124 (3) When was the septic system last pumped, and who conducted the service?
125
126 (4) Are there any known problems or repairs?
127 D. If a septic system will need to be installed, is there a current governmental approval for
128 such a system?
129 (1) What type of system is approved?
130 (select one) [] standard [] cap fill [] sand filtration
131 [] other (describe)
132 (2) Date of approval:
133 E. Is there an abandoned septic system on the Property?
134 (1) Where is it located?

135 Buyer may wish to have the sewage system inspected

136 5. DEED RESTRICTIONS, ASSOCIATIONS, COMMON FACILITIES, ETC.

- 137 A. Is this Property subject to any recorded Covenants, Conditions, and Restrictions (CC&Rs)?
138 B. Is there a Home or Unit Owners' Association?
139 (1) Who is the contact person?

Buyer Initials

Seller Initials hu jm

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE



RESIDENTIAL

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140 (2) Contact information: [X] N/A

141 (3) Dues: \$ per [] month [] year [X] N/A

142 (4) Assessments [X] N/A

143 C. Is this Property in an area with a neighborhood group or community organization? [] Yes [] No [X] Unknown

144 (1) Contact information: [X] N/A

145 D. Are there any features of this Property shared in common with adjoining landowners, such as
146 a wall, fence, roof, road, or driveway for which use or maintenance responsibility may affect
147 this Property? [] Yes [X] No [] Unknown

148 E. Are there any "common areas" (facilities such as a pool, recreation building, tennis court,
149 walkway, etc.)? [] Yes [X] No [] Unknown

150 6. OTHER CONDITIONS

151 A. Are there any known disputes, irregularities, or other unsettled issues? [] Yes [X] No [] Unknown

152 B. Are you aware of any other material fact or condition affecting this Property? [] Yes [X] No

153 7. DOCUMENTS AND EXPLANATIONS: (Explain or reference any attached reports or documentation for any item that may require additional
154 information. Clearly identify the question[s] by section, letter, or number when providing explanations.)

155
156
157
158
159
160
161 (attach an Addendum if necessary)

SIGNATURES AND ACKNOWLEDGMENTS

162 Seller represents to Buyer the answers in this Land Disclosure Addendum, together with all included documents and information, if any, are complete
163 and correct to the best of Seller's actual knowledge, without further investigation or testing.

164 Seller [Signature] Date/Time 1/27/26 6:34 PM
165 Print Kent R. Madison

166 Seller [Signature] Date/Time 1/27/26 7:42 PM
167 Print Laura L. Madison

168 Seller Date/Time
169 Print

170 Seller Date/Time
171 Print

172 Unless previously waived by Buyer in writing, Seller will deliver a copy of the completed Land Disclosure Addendum to any Buyer making a written
173 offer to purchase the Property. Buyer will have the absolute right to revoke their offer, for any reason or no reason, by giving written notice to Seller
174 within five (5) business days following the date of Seller's delivery of the Land Disclosure Addendum to Buyer (the "Revocation Period"). Unless

Buyer Initials / / /



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175 previously waived in writing, if Buyer's right of revocation is not timely exercised in writing by midnight at the end of the last day of the Revocation
176 Period, it will automatically expire. In all events, the right of revocation will expire upon closing of the transaction.

177 8. ACKNOWLEDGMENT: The undersigned Buyers acknowledge that they (a) understand that all representations in this Land Disclosure Addendum
178 are not warranties and are advised to conduct complete and thorough due diligence of the Property; and (b) have received a copy of this Land
179 Disclosure Addendum for their own files.

180 Buyer _____ Date/Time _____ ←
181 Print _____
182 Buyer _____ Date/Time _____ ←
183 Print _____
184 Buyer _____ Date/Time _____ ←
185 Print _____
186 Buyer _____ Date/Time _____ ←
187 Print _____
188 Buyer's Agent _____ Date/Time _____ ←
189 Print _____

Seller Initials Km Jm

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