



COMMERCIAL

SELLER'S PROPERTY DISCLOSURE STATEMENT

1 Property Address or Tax ID # 5113 S 6th St, Klamath Falls, OR 97601
 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
 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
 7 [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
 8 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 Section
 9 1.
- 10 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
 11 Property or the buyer may revoke their offer to purchase anytime prior to closing the transaction. Questions regarding the legal consequences of the
 12 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

13 Section 1. EXCLUSION FROM ORS 105.462 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 permit(s) #
 18 _____ 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 foreclosure.

20 _____ Seller is a court appointed (*select only one*) ☐ receiver, ☐ personal representative, ☐ trustee, ☐ conservator, or ☐ guardian.

21 _____ This sale or transfer is by a governmental agency.

22 Signature(s) of Seller(s) claiming exclusion:

23 Seller _____ Print Orval Bruce Simmons Jr Date _____ ☐ a.m. ☐ p.m. ←

24 Seller _____ Print Marilyn Sue Simmons Date _____ ☐ a.m. ☐ p.m. ←

25 Signature(s) of Buyer(s) to acknowledge Seller's claim:

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

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

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 105.464](#))

30 NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE
 31 PROPERTY LOCATED AT 5113 S 6th St, Klamath Falls, OR 97603 (THE "PROPERTY").

Buyer Initials _____ / _____ Date _____

Seller Initials Obsj MSS Date 9/20/2025 | 13:44

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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COMMERCIAL

SELLER'S PROPERTY DISCLOSURE STATEMENT

32 Property Address or Tax ID # **5113 S 6th St, Klamath Falls, OR 97601**
 33 _____ (the "Property")

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

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

43 Seller (select one) ☒ is ☐ is not occupying the Property.

I. SELLER'S REPRESENTATIONS

44 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
 45 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.

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

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

48 1. TITLE

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

Buyer Initials _____ / _____ Date _____

Seller Initials BSJ / MSS Date 9/20/2025 | 13:44

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67 Property Address or Tax ID # 5113 S 6th St, Klamath Falls, OR 97601
 68 _____ (the "Property")

69 **2. WATER**

70 A. Household water

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

72 (2) Water source information:

73 a. *Does the water source require a water permit? ☐ Yes* ☒ No ☐ Unknown
 74 If yes, do you have a permit? ☐ Yes ☐ No ☐ Unknown ☒ NA

75 b. Is the water source located on the Property? ☐ Yes* ☐ No ☐ Unknown ☒ NA
 76 *If not, are there any written agreements for a shared water source? ☐ Yes* ☐ No ☐ Unknown ☒ NA

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

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

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

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

85 B. Irrigation

86 (1) Are there any ☐ water rights or ☐ other irrigation rights for the Property? ☐ Yes ☐ No ☒ Unknown
 87 (2) *If any exist, has the irrigation water been used during the last five-year period? ☐ Yes* ☐ No ☐ Unknown ☒ NA
 88 (3) *Is there a water rights certificate or other written evidence available? ☐ Yes* ☐ No ☐ Unknown ☒ NA

89 C. Outdoor sprinkler system

90 (1) Is there an outdoor sprinkler system for the Property? ☐ Yes ☒ No ☐ Unknown
 91 (2) Has a back flow valve been installed? ☐ Yes ☐ No ☒ Unknown ☐ NA
 92 (3) Is the outdoor sprinkler system operable? ☐ Yes ☐ No ☐ Unknown ☒ NA

93 **3. SEWAGE SYSTEM**

94 A. Is the Property connected to a public or community sewage system? ☒ Yes ☐ No ☐ Unknown ☐ NA
 95 B. Are there any new public or community sewage systems proposed for the Property? ☐ Yes ☐ No ☒ Unknown ☐ NA
 96 C. Is the Property connected to an on-site septic system? ☐ Yes ☒ No ☐ Unknown ☐ NA
 97 (1) If yes, when was the system installed? ☐ Unknown ☒ NA
 98 (2) *If yes, was the system installed by permit? ☐ Yes* ☐ No ☐ Unknown ☒ NA
 99 (3) *Has the system been repaired or altered? ☐ Yes* ☐ No ☐ Unknown ☒ NA
 100 (4) *Has the condition of the system been evaluated and a report issued? ☐ Yes* ☐ No ☐ Unknown ☒ NA
 101 (5) Has the septic tank ever been pumped? ☐ Yes ☐ No ☐ Unknown ☒ NA
 102 If yes, when? ☒ NA

Buyer Initials _____ / _____ Date _____

Seller Initials BSJ / MSS Date 9/20/2025 | 13:44

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103 Property Address or Tax ID # 5113 S 6th St, Klamath Falls, OR 97601
 104 _____ (the "Property")

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

4. DWELLING INSULATION

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

5. DWELLING STRUCTURE

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

Buyer Initials _____ / _____ Date _____

Seller Initials ABSJ / MSS Date 9/20/2025 | 13:44

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**OREF**
OREGON REAL ESTATE FORMS

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SELLER'S PROPERTY DISCLOSURE STATEMENTProperty Address or Tax ID # **5113 S 6th St, Klamath Falls, OR 97601**

(the "Property")

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

6. DWELLING SYSTEMS AND FIXTURES

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?

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

7. COMMON INTEREST

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

Buyer Initials _____ / _____ Date _____

Seller Initials BSJ / MSS Date 9/20/2025 | 13:44**LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE****OREF C-510a | Released 08/2025 | Page 5 of 7**

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179 Property Address or Tax ID # **5113 S 6th St, Klamath Falls, OR 97601**
 180 _____ (the "Property")

- 181 B. Regular periodic assessments: \$ _____ per ☐ Month ☐ Year ☐ Other _____
- 182 C. **Are there any pending or proposed special assessments?* ☐ Yes* ☒ No ☐ Unknown
- 183 D. Are there shared "common areas" or joint maintenance agreements for facilities
 184 like walls, fences, pools, tennis courts, walkways or other areas co-owned in
 185 undivided interest with others? ☐ Yes ☒ No ☐ Unknown
- 186 E. Is the Home Owners' Association or other governing entity a party to pending
 187 litigation or subject to an unsatisfied judgment? ☐ Yes ☒ No ☐ Unknown ☐ NA
- 188 F. Is the Property in violation of recorded covenants, conditions and restrictions or in
 189 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 the Property
 195 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) from fire,
 198 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,*
 203 *radon gas, lead-based paint, mold, fuel or chemical storage tanks or contaminated*
 204 *soil or water?* ☐ Yes* ☐ No ☒ Unknown
- 205 G. Are there any tanks or underground storage tanks (for example, septic, chemical, fuel,
 206 etc.) on the Property? ☐ Yes ☒ No ☐ Unknown
- 207 H. Has the Property ever been used as an illegal drug manufacturing or distribution site? ☐ Yes ☒ No ☐ Unknown
 208 **If yes, was a Certificate of Fitness issued?* ☐ Yes* ☐ No ☐ Unknown ☒ NA
- 209 I. **Has the Property been classified as forestland-urban interface?* ☐ Yes* ☒ No ☐ Unknown

210 10. FULL DISCLOSURE BY SELLER(S)

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

Buyer Initials _____ / _____ Date _____

Seller Initials BSJ / MSS Date 9/20/2025 | 13:44

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215 Property Address or Tax ID # 5113 S 6th St, Klamath Falls, OR 97601
 216 _____ (the "Property")

VERIFICATION

217 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
 218 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
 219 their agents.

220 Total number of pages attached, including all addenda, reports, or any other documents. (complete even if zero) 0

221 Seller Orval Bruce Simmons Jr Print Orval Bruce Simmons Jr Date 9/20/2025 | 13:44 PDT ☐ a.m. ☐ p.m. ←
 222 Seller Marilyn Sue Simmons Print Marilyn Sue Simmons Date 9/21/2025 | 21:54 PDT ☐ a.m. ☐ p.m. ←

II. BUYER'S ACKNOWLEDGMENT

223 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
 224 utilizing diligent attention and observation.

225 B. Each Buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are made
 226 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
 227 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
 228 licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission, error or inaccuracy contained in
 229 another party's disclosure statement required by this section or any amendment to the disclosure statement.

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

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

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

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

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

240 Agent receiving disclosure statement on Buyer's behalf to sign and date:

241 Real Estate Agent _____ ← Real Estate Firm (identify) _____

242 Date received by Agent _____

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