



RESIDENTIAL

SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 1105 N Riverside AVE, Medford, OR 97501
(the "Property")

INSTRUCTIONS TO THE SELLER

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 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 this disclosure statement and each attachment.

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 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) 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.

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 Property or the buyer may revoke their offer to purchase anytime prior to closing the transaction. Questions regarding the legal consequences of the 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 105.462 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.

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

_____ This sale or transfer is by a governmental agency.

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

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

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

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

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

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

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 105.464](#))

NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE PROPERTY LOCATED AT 1105 N Riverside AVE, Medford, OR 97501 (THE "PROPERTY").

Buyer Initials _____ / _____ Date _____

Seller Initials BH / _____ Date 09/03/2025

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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Property Address or Tax ID # 1105 N Riverside AVE, Medford, OR 97501

(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.

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

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

I. SELLER'S REPRESENTATIONS

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 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.

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

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

1. TITLE

A. Do you have legal authority to sell the Property? ☒ Yes ☐ No ☐ Unknown

B. **Is title to the Property subject to any of the following?* ☐ Yes* ☒ No ☐ Unknown

☐ First right of refusal ☐ Option ☐ Lease or rental agreement ☐ Other listing ☐ Life estate

C. **Is the Property being transferred an unlawfully established unit of land?* ☐ Yes* ☒ No ☐ Unknown

D. **Are there any encroachments, boundary agreements, boundary disputes or recent boundary changes?* ☐ Yes* ☒ No ☐ Unknown

E. **Are there any rights of way, easements, licenses, access limitations or claims that may affect your interest in the Property?* ☐ Yes* ☒ No ☐ Unknown

F. **Are there any agreements for joint maintenance of an easement or right of way?* ☐ Yes* ☐ No ☒ Unknown

G. **Are there any governmental studies, designations, zoning overlays, surveys or notices that would affect the Property?* ☐ Yes* ☐ No ☒ Unknown

H. **Are there any pending or existing governmental assessments against the Property?* ☐ Yes* ☐ No ☒ Unknown

I. **Are there any zoning violations or nonconforming uses?* ☐ Yes* ☒ No ☐ Unknown

J. **Is there a boundary survey for the Property?* ☐ Yes* ☐ No ☒ Unknown

K. **Are there any covenants, conditions, restrictions or private assessments that affect the Property?* ☐ Yes* ☒ No ☐ Unknown

L. **Is the Property subject to any special tax assessment or tax treatment that may result in levy of additional taxes if the Property is sold?* ☐ Yes* ☐ No ☒ Unknown

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2. WATER

A. Household water

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

(2) Water source information:

- a. *Does the water source require a water permit? ☐ Yes* ☒ No ☐ Unknown
 If yes, do you have a permit? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- b. Is the water source located on the Property? ☐ Yes ☒ No ☐ Unknown ☐ N/A
 If not, are there any written agreements for a shared water source? ☐ Yes ☐ No ☐ Unknown ☒ N/A

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

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

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

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

☐ Leased ☐ Owned

B. Irrigation

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

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

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

C. Outdoor sprinkler system

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

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

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

3. SEWAGE SYSTEM

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

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

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

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

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

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

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

(5) Has the septic tank ever been pumped? ☐ Yes ☐ No ☐ Unknown ☒ N/A

If yes, when? ☒ N/A

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(6) Does the system have a pump? ☐ Yes ☐ No ☐ Unknown ☒ N/A

(7) Does the system have a treatment unit such as a sand filter or an aerobic unit? ☐ Yes ☐ No ☐ Unknown ☒ N/A

(8) **Is a service contract for routine maintenance required for the system?* ☐ Yes* ☐ No ☐ Unknown ☒ N/A

(9) Are all components of the system located on the Property? ☐ Yes ☐ No ☐ Unknown ☒ N/A

D. **Are there any sewage system problems or needed repairs?* ☐ Yes* ☒ No ☐ Unknown

E. Does your sewage system require on-site pumping to another level? ☐ Yes ☒ No ☐ Unknown

4. DWELLING INSULATION

A. Is there insulation in the:

(1) Ceiling? ☐ Yes ☐ No ☒ Unknown

(2) Exterior walls? ☐ Yes ☐ No ☒ Unknown

(3) Floors? ☐ Yes ☐ No ☒ Unknown

B. Are there any defective insulated doors or windows? ☐ Yes ☒ No ☐ Unknown

5. DWELLING STRUCTURE

A. **Has the roof leaked?* ☐ Yes* ☐ No ☒ Unknown

If yes, has it been repaired? ☐ Yes ☐ No ☒ Unknown ☐ N/A

B. Are there any additions, conversions or remodeling? ☐ Yes ☒ No ☐ Unknown

If yes, was a building permit required? ☐ Yes ☐ No ☐ Unknown ☒ N/A

If yes, was a building permit obtained? ☐ Yes ☐ No ☐ Unknown ☒ N/A

If yes, was final inspection obtained? ☐ Yes ☐ No ☐ Unknown ☒ N/A

C. Are there smoke alarms or detectors? ☐ Yes ☐ No ☒ Unknown

D. Are there carbon monoxide alarms? ☐ Yes ☐ No ☒ Unknown

E. Is there a woodstove or fireplace insert included in the sale? ☐ Yes ☒ No ☐ Unknown

**If yes, what is the make?* _____

**If yes, was it installed with a permit?* ☐ Yes* ☐ No ☐ Unknown ☒ N/A

**If yes, is a certification label issued by the United States Environmental Protection*

Agency (EPA) or the Department of Environmental Quality (DEQ) affixed to it? ☐ Yes* ☐ No ☐ Unknown ☒ N/A

F. **Has pest and dry rot, structural or "whole house" inspection been done within the last three years?* ☐ Yes* ☒ No ☐ Unknown

G. **Are there any moisture problems, areas of water penetration, mildew odors or other moisture conditions (especially in the basement)?* ☐ Yes* ☐ No ☒ Unknown

**If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, repairs or remediation done.*

H. Is there a sump pump on the Property? ☐ Yes ☐ No ☒ Unknown

I. Are there any materials used in the construction of the structure that are or have been the subject of a recall, class action suit, settlement or litigation? ☐ Yes ☒ No ☐ Unknown

If yes, what are the materials? _____

(1) Are there problems with the materials? ☐ Yes ☐ No ☐ Unknown ☒ N/A

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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 ☒ N/A
 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 See Disclosures addendum BH
 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: _____

Buyer Initials _____ / _____ Date _____

Seller Initials BH / _____ Date 09/03/2025

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 179 _____ (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, *See Disclosures addendum* **BH**
 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 wildland-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.*

Buyer Initials _____ / _____ Date _____

Seller Initials **BH** / _____ Date **09/03/2025**

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 215 _____ (the "Property")

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 Total number of pages attached, including all addenda, reports, or any other documents. (complete even if zero) 1

220 Seller _____ Print Beverly Hess Date _____ ☐ a.m. ☐ p.m. ←

221 Seller _____ Print _____ Date _____ ☐ 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 _____

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