



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address **43101 RITTER RD, Ritter, OR 97856**

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
- 10 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 105.465 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 _____ ←
HEROLD DANIEL L & HEROLD ROBIN

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 **43101 RITTER RD, Ritter, OR 97856** "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 BY OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

Seller DANIEL HEROLD Date 4/25/2019 ← Seller ROBIN HEROLD Date 4/25/2019 ←
HEROLD DANIEL L & HEROLD ROBIN DocuSigned by:
0C0996CC53BC40E...

This form has been licensed for use solely by Julie Mansfield-Smith pursuant to a Forms License Agreement with Oregon Real Estate Forms, LLC.

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

Buyer Initials _____ / _____ Date _____

Copyright Oregon Real Estate Forms, LLC 2019 www.orefonline.com

No portion may be reproduced without express permission of Oregon Real Estate Forms, LLC

OREF 020

Page 1 of 7



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address **43101 RITTER RD, Ritter, OR 97856**

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
 First right of refusal Option Lease or rental agreement Other listing Life estate
- 49
- 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 *b) Is the water source located on the property? Yes* No Unknown NA
- 71 Seller DANIEL HEROLD Date 4/25/2019 ← Seller ROBIN HEROLD Date 4/25/2019 ←

This form has been licensed for use solely by Julie Mansfield-Smith pursuant to a Forms License Agreement with Oregon Real Estate Forms, LLC.

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

Copyright Oregon Real Estate Forms, LLC 2019 www.orefonline.com

No portion may be reproduced without express permission of Oregon Real Estate Forms, LLC

Buyer Initials ____ / ____ Date _____

OREF 020

Page 2 of 7



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address **43101 RITTER RD, Ritter, OR 97856**

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 NA

91 B. *Are there any new public or community sewage systems proposed for the property?* Yes No Unknown NA

92 C. *Is the property connected to an on-site septic system?.....* Yes No Unknown NA

93 (1) *If yes, when was the system installed?* 1998 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?* Yes No Unknown NA

98 *If yes, when?* Unknown 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 *D. *Are there any sewage system problems or needed repairs?* Yes* No Unknown NA

104 E. *Does your sewage system require on-site pumping to another level?* Yes No Unknown NA

105 Seller DocuSigned by: DANIEL HEROLD Date 4/25/2019 ← Seller DocuSigned by: ROBIN HEROLD Date 4/25/2019 ←
HEROLD DANIEL L & HEROLD ROBIN

This form has been licensed for use solely by Julie Mansfield-Smith pursuant to a Forms License Agreement with Oregon Real Estate Forms, LLC.

Buyer Initials _____ / _____ Date _____

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE
Copyright Oregon Real Estate Forms, LLC 2019 www.orefonline.com
No portion may be reproduced without express permission of Oregon Real Estate Forms, LLC



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address **43101 RITTER RD, Ritter, OR 97856**

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?* Quadra Fire _____
- 123 **If yes, was it installed with a permit?*..... 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 (3) Have the materials been inspected? Yes No Unknown NA
- 137 (4) Have there ever been claims filed for these materials by you or by previous owners?.. Yes No Unknown NA
- 138 If yes, when? _____ NA
- 139 (5) Was money received? Yes No Unknown NA

140 Seller *DANIEL HEROLD* DocuSigned by: *ROBIN HEROLD* Date 4/25/2019 ← Seller Date 4/25/2019 ←

0C0996CC53BC40E... HEROLD DANIEL L & HEROLD ROBIN 0C0996CC53BC40E...

This form has been licensed for use solely by Julie Mansfield-Smith pursuant to a Forms License Agreement with Oregon Real Estate Forms, LLC.

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE
Copyright Oregon Real Estate Forms, LLC 2019 www.orefonline.com
No portion may be reproduced without express permission of Oregon Real Estate Forms, LLC

Buyer Initials ____ / ____ Date _____



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address **43101 RITTER RD, Ritter, OR 97856**

141 (6) Were any of the materials repaired or replaced? Yes No Unknown NA

142 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

165 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 B. Regular periodic assessments: \$ _____ per Month Year Other

171 *C. Are there any pending or proposed special assessments? Yes* No Unknown

172 D. Are there shared "common areas" or joint maintenance agreement for facilities like walls, fences,
173 pools, tennis courts, walkways or other areas co-owned in undivided interest with others? ... Yes No Unknown

174 E. Is the Home Owners' Association or other governing entity a party to
175 pending litigation or subject to an unsatisfied judgment?..... Yes No Unknown NA

176 Seller DANIEL HEROLD Date 4/25/2019

Seller ROBIN HEROLD Date 4/25/2019

HEROLD DANIEL L & HEROLD ROBIN

0C0996CC53BC40E...

This form has been licensed for use solely by Julie Mansfield-Smith pursuant to a Forms License Agreement with Oregon Real Estate Forms, LLC.

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

Copyright Oregon Real Estate Forms, LLC 2019 www.orefonline.com

No portion may be reproduced without express permission of Oregon Real Estate Forms, LLC

Buyer Initials ____ / ____ Date _____

OREF 020

Page 5 of 7



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address **43101 RITTER RD, Ritter, OR 97856**

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

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?

VERIFICATION

201 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
202 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
203 their agents. Signed by: _____ (complete even if zero) Number of pages of explanations are attached by: _____

204 Seller DANIEL L HEROLD Date 4/25/2019 ← Seller ROBIN HEROLD Date 4/25/2019 ←
HEROLD DANIEL L & HEROLD ROBIN 0C0996CC53BC40E...

II. BUYER'S ACKNOWLEDGMENT:

- 205 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
- 206 by utilizing diligent attention and observation.
- 207 B. Each buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are
- 208 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
- 209 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
- 210 institution or real estate licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission, error or
- 211 inaccuracy contained in another party's disclosure statement required by this section or any amendment to the disclosure statement.

This form has been licensed for use solely by Julie Mansfield-Smith pursuant to a Forms License Agreement with Oregon Real Estate Forms, LLC.

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

Copyright Oregon Real Estate Forms, LLC 2019 www.orefonline.com

No portion may be reproduced without express permission of Oregon Real Estate Forms, LLC

Buyer Initials ____ / ____ Date _____



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address 43101 RITTER RD, Ritter, OR 97856

212 C. Buyer (which term includes all persons signing the "Buyer's Acknowledgment" portion of this disclosure statement below) hereby
213 acknowledges receipt of a copy of this disclosure statement (including attachments, if any) bearing seller's signature(s).DISCLOSURES, IF
214 ANY, CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE
215 OF THE PROPERTY AT THE TIME OF DISCLOSURE. IF THE SELLER HAS FILLED OUT SECTION 2 OF THIS FORM, YOU, THE BUYER,
216 HAVE FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS DISCLOSURE STATEMENT TO REVOKE YOUR OFFER BY
217 DELIVERING YOUR SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S
218 DISCLOSURE UNLESS YOU WAIVE THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

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

220 Buyer _____ Date _____ ← Buyer _____ Date _____ ←

221 Agent receiving disclosure statement on buyer's behalf to sign and date:

222 _____ Real Estate Licensee Date received by Licensee _____

223 _____ Real Estate Firm

This form has been licensed for use solely by Julie Mansfield-Smith pursuant to a Forms License Agreement with Oregon Real Estate Forms, LLC.

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

Copyright Oregon Real Estate Forms, LLC 2019 www.orefonline.com

No portion may be reproduced without express permission of Oregon Real Estate Forms, LLC

OREF 020

Page 7 of 7