



Sale Agreement # \_\_\_\_\_

3.1 SELLER PROPERTY DISCLOSURE STATEMENT

1 If required under ORS 105.465, Seller shall deliver in substantially the following form the Seller's Property Disclosure Statement to
2 each Buyer who makes a written offer to purchase real property in this state.

3 INSTRUCTIONS TO THE SELLER

4 Please complete the following form. Do not leave any spaces blank. Please refer to the line number(s) of the question(s) when you
5 provide your explanation(s). If you are not claiming an exclusion or refusing to provide the form under ORS 105.475 (4), you should
6 date and sign each page of this disclosure statement and each attachment.

7 Each Seller of residential property described in ORS 105.465 must deliver this form to each Buyer who makes a written offer to
8 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
9 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
10 exclusion under ORS 105.470, fill out only Section 1.

11 An exclusion may be claimed only if Seller qualifies for the exclusion under the law. If not excluded, the Seller must disclose the
12 condition of the Property or Buyer may revoke their offer to purchase any time prior to closing the transaction. Questions regarding
13 the legal consequences of Seller's choice should be directed to a qualified attorney.

SECTION 1. EXCLUSION FROM ORS 105.462 TO 105.490

(DO NOT FILL OUT THIS SECTION UNLESS YOU ARE CLAIMING AN EXCLUSION UNDER ORS 105.470)

16 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
17 out Section 2 of this form completely.

18 Initial only the exclusion you wish to claim.

19 This is the first sale of a dwelling never occupied. The dwelling is constructed or installed under building or
20 installation permit(s) # \_\_\_\_\_, issued by \_\_\_\_\_.

21 This sale is by a financial institution that acquired the Property as custodian, Agent or trustee, or by foreclosure
22 or deed in lieu of foreclosure.

23 The Seller is a court-appointed receiver, personal representative, trustee, conservator or guardian.

24 This sale or transfer is by a governmental agency.

25 Signature(s) of Seller claiming exclusion

26 Seller: \_\_\_\_\_ Date: \_\_\_\_\_ Seller: \_\_\_\_\_ Date: \_\_\_\_\_

27 Seller: \_\_\_\_\_ Date: \_\_\_\_\_ Seller: \_\_\_\_\_ Date: \_\_\_\_\_

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

29 Buyer: \_\_\_\_\_ Date: \_\_\_\_\_ Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

30 Buyer: \_\_\_\_\_ Date: \_\_\_\_\_ Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

SECTION 2. SELLER PROPERTY DISCLOSURE STATEMENT

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

NOT A WARRANTY

35 NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE
36 PROPERTY LOCATED AT 1753 Wooded Knolls Dr, Philomath, OR 97370 ("THE PROPERTY").

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**SELLER PROPERTY DISCLOSURE STATEMENT**

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

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

46 Seller  is occupying the Property; or  is not occupying the Property.

**I. SELLER REPRESENTATIONS**

48 The following are representations made by Seller and are not the representations of any financial institution that may have made or  
49 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  
50 engaged by Seller or Buyer.

**DO NOT LEAVE ANY SPACES BLANK**

52 **If you mark "yes" on items with \*, attach a copy of item's document or explain yes answer on an attached sheet.**

**1. TITLE**

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

**2. WATER**

79 A. Household water

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- 80 (1) The source of the water is (check ALL that apply):
- 81  Public  Community  Private  Other \_\_\_\_\_
- 82 (2) Water source information:
- 83 a. Does the water source require a water permit?  Yes\*  No  Unknown
- 84 *If yes, do you have a permit?*  Yes  No  N/A
- 85 b. Is the water source located on the Property?  Yes  No  Unknown
- 86 *If not, are there any written agreements for a shared water source?*
- 87  Yes\*  No  Unknown  N/A
- 88 c. If the source of water is from a well or spring, have you had any of the following in the past 12 months?
- 89 i. Flow test?  Yes  No  Unknown  N/A
- 90 ii. Bacteria test?  Yes  No  Unknown  N/A
- 91 iii. Chemical contents test?  Yes  No  Unknown  N/A
- 92 d. Is there an easement (recorded or unrecorded) for your access to or maintenance of the water source?
- 93  Yes\*  No  Unknown
- 94 e. Are there any water source plumbing problems or needed repairs?
- 95  Yes\*  No  Unknown
- 96 (3) Are there any water treatment systems for the Property?
- 97 *If yes, are the systems:*  Leased  Owned  N/A

**B. Irrigation**

- 99 (1) Are there any of the following running with the Property?
- 100 a.  water rights?  Yes  No  Unknown
- 101 b.  other irrigation rights for the Property?  Yes  No  Unknown
- 102 (2) If any exist, has the irrigation water been used during the last five-year period?
- 103  Yes\*  No  Unknown  N/A
- 104 (3) Is there a water rights certificate or other written evidence available?
- 105  Yes  No  Unknown  N/A
- 106 **C. Outdoor sprinkler system**
- 107 (1) Is there an outdoor sprinkler system for the Property?  Yes  No  Unknown
- 108 (2) Has a back flow valve been installed?  Yes  No  Unknown  N/A
- 109 (3) Is the outdoor sprinkler system operable?  Yes  No  Unknown  N/A

**3. SEWAGE SYSTEM**

- 111 A. Is the Property connected to a public or community sewage system?  Yes  No  Unknown
- 112 B. Are there any new public or community sewage systems proposed for the Property?  Yes  No  Unknown
- 113 C. Is the Property connected to an on-site septic system?
- 114 (1) If yes, when was the system installed? \_\_\_\_\_ [Date]  Unknown  N/A
- 115 (2) If yes, was the system installed by permit?  Yes\*  No  Unknown  N/A
- 116 (3) If yes, has the system been repaired or altered?  Yes\*  No  Unknown  N/A
- 117 (4) If yes, has the condition of the system been evaluated and a report issued?  Yes\*  No  Unknown  N/A
- 118 (5) If yes, has the septic tank ever been pumped?  Yes  No  Unknown  N/A
- 119 *If yes to the above question (3)(C)(5), when?* \_\_\_\_\_ [Date]  Unknown  N/A
- 120 (6) Does the system have a pump?  Yes  No  Unknown  N/A
- 121 (7) Does the system have a treatment unit such as a sand filter or an aerobic unit?
- 122  Yes  No  Unknown  N/A
- 123 (8) Is a service contract for routine maintenance required for the system?  Yes\*  No  Unknown  N/A
- 124 (9) Are all components of the system located on the Property?  Yes  No  Unknown  N/A
- 125 D. Are there any sewage system problems or needed repairs?  Yes\*  No  Unknown
- 126 E. Does your sewage system require on-site pumping to another level?  Yes  No  Unknown

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**SELLER PROPERTY DISCLOSURE STATEMENT**

**4. DWELLING INSULATION**

- 127 **4. DWELLING INSULATION**
- 128 A. Is there insulation in the:
- 129 (1) Ceiling?  Yes  No  Unknown
- 130 (2) Exterior walls?  Yes  No  Unknown
- 131 (3) Floors?  Yes  No  Unknown
- 132 B. Are there any defective insulated doors or windows?  Yes  No  Unknown

**5. DWELLING STRUCTURE**

- 133 **5. DWELLING STRUCTURE**
- 134 A. Has the roof leaked?  Yes\*  No  Unknown
- 135 *If yes, has it been repaired?*  Yes  No  Unknown  N/A
- 136 B. Are there any additions, conversions or remodeling?  Yes  No  Unknown
- 137 *If yes, was a building permit required?*  Yes  No  Unknown  N/A
- 138 *If yes, was a building permit obtained?*  Yes  No  Unknown  N/A
- 139 *If yes, was final inspection obtained?*  Yes  No  Unknown  N/A
- 140 C. Are there smoke alarms or detectors?  Yes  No  Unknown
- 141 D. Are there carbon monoxide alarms?  Yes  No  Unknown
- 142 E. Is there a woodstove or fireplace insert included in the sale?  Yes  No  Unknown
- 143 *If yes, what is the make?\** \_\_\_\_\_  N/A
- 144 *If yes, was it installed with a permit?*  Yes\*  No  Unknown  N/A
- 145 *If yes, is a certification label issued by the United States Environmental Protection Agency (EPA) or the Department of*
- 146 *Environmental Quality (DEQ) affixed to it?*  Yes\*  No  Unknown  N/A
- 147 F. Has pest and dry rot, structural or "whole house" inspection been done within the last three years?
- 148  Yes\*  No  Unknown
- 149 G. Are there any moisture problems, areas of water penetration, mildew odors or other moisture conditions (especially in the
- 150 basement)?  Yes\*  No  Unknown
- 151 *If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, repairs or remediation*
- 152 *done.\**
- 153 H. Is there a sump pump on the Property?  Yes  No  Unknown
- 154 I. Are there any materials used in the construction of the structure that are or have been the subject of a recall, class action
- 155 suit, settlement or litigation?  Yes  No  Unknown
- 156 *If yes, what are the materials?* \_\_\_\_\_  N/A
- 157 (1) Are there problems with the materials?  Yes  No  Unknown  N/A
- 158 (2) Are the materials covered by a warranty?  Yes  No  Unknown  N/A
- 159 (3) Have the materials been inspected?  Yes  No  Unknown  N/A
- 160 (4) Have there ever been claims filed for these materials by you or by previous owners?
- 161  Yes  No  Unknown  N/A
- 162 *If yes, when?* \_\_\_\_\_ [Date]  N/A
- 163 (5) Was money received?  Yes  No  Unknown  N/A
- 164 (6) Were any of the materials repaired or replaced?  Yes  No  Unknown  N/A

**6. DWELLING SYSTEMS AND FIXTURES**

- 165 **6. DWELLING SYSTEMS AND FIXTURES**
- 166 A. If the following systems or fixtures are included in the purchase price, are they in good working order on the date this form is
- 167 signed?
- 168 (1) Electrical system, including wiring, switches, outlets and service  Yes  No  Unknown
- 169 (2) Plumbing system, including pipes, faucets, fixtures and toilets  Yes  No  Unknown
- 170 (3) Water heater tank  Yes  No  Unknown
- 171 (4) Garbage disposal  Yes  No  Unknown  N/A
- 172 (5) Built-in range and oven  Yes  No  Unknown  N/A
- 173 (6) Built-in dishwasher  Yes  No  Unknown  N/A

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- 174 (7) Sump pump
175 (8) Heating and cooling systems
176 (9) Security system
177 If yes, are the systems:
178 B. 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?
179 If yes, what product?
181 (1) Are there problems with the product?
182 (2) Is the product covered by a warranty?
183 (3) Has the product been inspected?
184 (4) Have claims been filed for this product by you or by previous owners?
185 If yes, when?
186 (5) Was money received?
187 (6) Were any of the materials or products repaired or replaced?

7. COMMON INTEREST

- 189 A. Is there a Home Owners' Association or other governing entity?
190 Name of Association or Other Governing Entity:
191
192 Contact Person
193 Address
194 Phone Number
195 B. Regular periodic assessments: \$\_\_\_\_\_ per:
196 C. Are there any pending or proposed special assessments?
197 D. Are there shared "common areas" or joint maintenance agreements for facilities like walls, fences, pools, tennis courts, walkways or other areas co-owned in undivided interest with others?
199
200 E. Is the Homeowners' Association or other governing entity a party to pending litigation or subject to an unsatisfied judgment?
201
202 F. Is the Property in violation of recorded covenants, conditions and restrictions or in violation of other bylaws or governing rules, whether recorded or not?

8. SEISMIC

- 205 A. Was the house constructed before 1974?
206 If yes, has the house been bolted to its foundation?

9. GENERAL

- 208 A. Are there problems with settling, soil, standing water or drainage on the Property or in the immediate area?
209
210 B. Does the Property contain fill?
211 C. Is there any material damage to the Property or any of the structure(s) from fire, wind, floods, beach movements, earthquake, expansive soils or landslides?
212
213 D. Is the Property in a designated floodplain?
214 Note: Flood insurance may be required for homes in a floodplain.
215 E. Is the Property in a designated slide or other geologic hazard zone?
216 F. Has any portion of the Property been tested or treated for asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks or contaminated soil or water?
217
218 G. Are there any tanks or underground storage tanks (e.g., septic, chemical, fuel, etc.) on the Property?
219
220 H. Has the Property ever been used as an illegal drug manufacturing or distribution site?
221

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222 *If yes, was a Certificate of Fitness issued?*  Yes\*  No  Unknown  N/A

223 **10. FULL DISCLOSURE BY SELLER**

224 A. Are there any other material defects affecting this Property or its value that a prospective Buyer should know about?  
225  Yes\*  No  
226 *If yes, describe the defect on attached sheet and explain the frequency and extent of the problem and any insurance claims,*  
227 *repairs or remediation.\**

228 **II. VERIFICATION**

229 The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and I/we have  
230 received a copy of this disclosure statement. I/we authorize my/our Agents to deliver a copy of this disclosure statement to all  
231 prospective Buyers of the Property or their Agents.

232 Seller(s) signature:

233 Seller: Severn Thomas Dated: 05/12/2026

234 Seller: Charlene Opheim Dated: 05/11/2026

235 Seller: \_\_\_\_\_ Dated: \_\_\_\_\_

236 Seller: \_\_\_\_\_ Dated: \_\_\_\_\_

237

238 **III. BUYER'S ACKNOWLEDGMENT**

239 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  
240 by me/us by utilizing diligent attention and observation.

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

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

249

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

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

256 Buyer: \_\_\_\_\_ Dated: \_\_\_\_\_

257 Buyer: \_\_\_\_\_ Dated: \_\_\_\_\_

258 Buyer: \_\_\_\_\_ Dated: \_\_\_\_\_

259 Buyer: \_\_\_\_\_ Dated: \_\_\_\_\_

260

261 If Agent receiving disclosure statement for Buyer, Agent is to sign and date:

262 \_\_\_\_\_ Real Estate Licensee

263 \_\_\_\_\_ Real Estate Firm

264 Date received by Agent \_\_\_\_\_



Sale Agreement # \_\_\_\_\_ **3.1A SELLER PROPERTY DISCLOSURE STATEMENT ATTACHMENT**

1 **1. Property Address or Description:** 1753 Wooded Knolls Dr, Philomath, OR 97370

2 **2. Names of Parties to this Agreement:**

3 **Buyer:** \_\_\_\_\_ **Seller:** Severn Thomas

4 **Buyer:** \_\_\_\_\_ **Seller:** \_\_\_\_\_

5 **Buyer:** \_\_\_\_\_ **Seller:** \_\_\_\_\_

6 **Buyer:** \_\_\_\_\_ **Seller:** \_\_\_\_\_

7 **3. Use and Effect of this Attachment.** The **Form 3.1 Seller Property Disclosure Statement** states, "If you mark yes on items with \*,  
8 attach a copy of item's document or explain yes answer on an attached sheet." This Attachment form is used for those explanations.  
9 If you are attaching a copy of a document, label the top right corner of all pages that are part of the copy with an A, B, C, or 1, 2, 3,  
10 etc. and use the below space to describe the item. If you have used all of the fields below and need to provide explanations for  
11 additional items, use **Form 3.4 Attachment Sheet for Disclosure Forms**.

12 **E.g.** Seller answered yes to Form 3.1 (1)(L) asking whether there are any special tax assessments or tax treatment that may result in  
13 levy of additional taxes if the Property is Sold; Seller then attaches the tax record for Property stating, "POSSIBLE TAX ASSESSMENT,  
14 \$1,234", writes the letter A in the top right corner of the page and writes below in Section 5: "Item Related to Question 1 L - Attached  
15 Document labeled as Exhibit A – Tax Assessment showing pending governmental assessment."

16 **4. Disclosure.** This Attachment is related to the above referenced Sale Agreement and **Form 3.1 Seller's Property Disclosure**  
17 **Statement.**

18 **5. Explanations and Attachments.** The following are explanations of various "yes" answers to disclosure items marked with \*, or  
19 descriptions of attached items related to such \* items.

20 **Item Related to Question** 3.C.3.116 **Attached Document labeled as Exhibit** \_\_\_\_\_  
21 **Statement of Explanation (if any):** minor repair near the septic tank  
22 \_\_\_\_\_  
23 \_\_\_\_\_  
24 \_\_\_\_\_

25 **Item Related to Question** \_\_\_\_\_ **Attached Document labeled as Exhibit** \_\_\_\_\_  
26 **Statement of Explanation (if any):** \_\_\_\_\_  
27 \_\_\_\_\_  
28 \_\_\_\_\_  
29 \_\_\_\_\_

30 **Item Related to Question** \_\_\_\_\_ **Attached Document labeled as Exhibit** \_\_\_\_\_  
31 **Statement of Explanation (if any):** \_\_\_\_\_  
32 \_\_\_\_\_  
33 \_\_\_\_\_  
34 \_\_\_\_\_

35 **Item Related to Question** \_\_\_\_\_ **Attached Document labeled as Exhibit** \_\_\_\_\_  
36 **Statement of Explanation (if any):** \_\_\_\_\_  
37 \_\_\_\_\_  
38 \_\_\_\_\_  
39 \_\_\_\_\_

40 **Item Related to Question** \_\_\_\_\_ **Attached Document labeled as Exhibit** \_\_\_\_\_  
41 **Statement of Explanation (if any):** \_\_\_\_\_  
42 \_\_\_\_\_  
43 \_\_\_\_\_  
44 \_\_\_\_\_

**Buyer Initials** \_\_\_\_\_ **Seller Initials** ST CO Page 1 of 1

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