



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 2255 Fuller Ln, Lebanon, OR 97355 (“THE PROPERTY”).

Buyer Initials _____

Seller Initials MR _____

Sale Agreement # _____

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

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

DO NOT LEAVE ANY SPACES BLANK

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

1. TITLE

- 53 **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

MR

2. WATER

78 **2. WATER**

79 A. Household water

Buyer Initials _____

Seller Initials MR _____

Sale Agreement # _____

SELLER PROPERTY DISCLOSURE STATEMENT

- (1) The source of the water is (check ALL that apply):
(2) Water source information:
(3) Are there any water treatment systems for the Property?
B. Irrigation
(1) Are there any of the following running with the Property?
(2) If any exist, has the irrigation water been used during the last five-year period?
(3) Is there a water rights certificate or other written evidence available?
C. Outdoor sprinkler system
(1) Is there an outdoor sprinkler system for the Property?
(2) Has a back flow valve been installed?
(3) Is the outdoor sprinkler system operable?

3. SEWAGE SYSTEM

- A. Is the Property connected to a public or community sewage system?
B. Are there any new public or community sewage systems proposed for the Property?
C. Is the Property connected to an on-site septic system?
(1) If yes, when was the system installed?
(2) If yes, was the system installed by permit?
(3) If yes, has the system been repaired or altered?
(4) If yes, has the condition of the system been evaluated and a report issued?
(5) If yes, has the septic tank ever been pumped?
(6) Does the system have a pump?
(7) Does the system have a treatment unit such as a sand filter or an aerobic unit?
(8) Is a service contract for routine maintenance required for the system?
(9) Are all components of the system located on the Property?
D. Are there any sewage system problems or needed repairs?
E. Does your sewage system require on-site pumping to another level?

Buyer Initials _____

Seller Initials MR _____

Sale Agreement # _____

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

Buyer Initials _____

Seller Initials MR

Sale Agreement # _____

SELLER PROPERTY DISCLOSURE STATEMENT

- 174 (7) Sump pump [] Yes [] No [] Unknown [x] N/A
175 (8) Heating and cooling systems [x] Yes [] No [] Unknown [] N/A
176 (9) Security system [x] Yes [] No [] Unknown [] N/A
177 If yes, are the systems: [x] Owned [] Leased [] N/A
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
179 suit settlement or litigation? [] Yes [x] No [] Unknown
180 If yes, what product? [x] N/A
181 (1) Are there problems with the product? [] Yes [] No [] Unknown [x] N/A
182 (2) Is the product covered by a warranty? [] Yes [] No [] Unknown [x] N/A
183 (3) Has the product been inspected? [] Yes [] No [] Unknown [x] N/A
184 (4) Have claims been filed for this product by you or by previous owners? [] Yes [] No [] Unknown [x] N/A
185 If yes, when? [Date] [x] N/A
186 (5) Was money received? [] Yes [] No [] Unknown [x] N/A
187 (6) Were any of the materials or products repaired or replaced? [] Yes [] No [] Unknown [x] N/A

7. COMMON INTEREST

- 189 A. Is there a Home Owners' Association or other governing entity? [] Yes [x] No [] Unknown
190 Name of Association or Other Governing Entity: [x] N/A
191 Contact Person [x] N/A
192 Address [x] N/A
193 Phone Number [x] N/A
194 B. Regular periodic assessments: \$_____ per: [] Month [] Year [] Other [x] N/A
195 C. Are there any pending or proposed special assessments? [] Yes* [x] No [] Unknown
196 D. Are there shared "common areas" or joint maintenance agreements for facilities like walls, fences, pools, tennis courts,
197 walkways or other areas co-owned in undivided interest with others? [] Yes [x] No [] Unknown
198 E. Is the Homeowners' Association or other governing entity a party to pending litigation or subject to an unsatisfied judgment?
199 [] Yes [] No [] Unknown [x] N/A
200 F. Is the Property in violation of recorded covenants, conditions and restrictions or in violation of other bylaws or governing
201 rules, whether recorded or not? [] Yes [] No [] Unknown [x] N/A

8. SEISMIC

- 205 A. Was the house constructed before 1974? [] Yes [x] No [] Unknown
206 If yes, has the house been bolted to its foundation? [] Yes [] No [] Unknown [x] N/A

9. GENERAL

- 208 A. Are there problems with settling, soil, standing water or drainage on the Property or in the immediate area?
209 [] Yes [x] No [] Unknown
210 B. Does the Property contain fill? [] Yes [x] No [] Unknown
211 C. Is there any material damage to the Property or any of the structure(s) from fire, wind, floods, beach movements, earthquake,
212 expansive soils or landslides? [] Yes [x] No [] Unknown
213 D. Is the Property in a designated floodplain? [] Yes [x] No [] Unknown
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? [] Yes [x] No [] Unknown
216 F. Has any portion of the Property been tested or treated for asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel
217 or chemical storage tanks or contaminated soil or water? [x] Yes* [] No [] Unknown
218 G. Are there any tanks or underground storage tanks (e.g., septic, chemical, fuel, etc.) on the Property?
219 [x] Yes [] No [] Unknown
220 H. Has the Property ever been used as an illegal drug manufacturing or distribution site?
221 [] Yes [x] No [] Unknown

Buyer Initials _____

Seller Initials MR _____



Sale Agreement # _____ SELLER PROPERTY DISCLOSURE STATEMENT

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: Micah Ritschard Dated: 07/07/2026

234 Seller: _____ Dated: _____

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:** 2255 Fuller Ln, Lebanon, OR 97355

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

3 **Buyer:** _____ **Seller:** Micah Ritschard

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** 1.F.67 **Attached Document labeled as Exhibit** _____

21 **Statement of Explanation (if any):** Fuller Ln is either privately owned or there is some form of easement.
22 There is no agreement for joint maintenance responsibility that we are aware of.
23 _____
24 _____

25 **Item Related to Question** 9.F.217 **Attached Document labeled as Exhibit** _____

26 **Statement of Explanation (if any):** Master bathroom had a plumbing fixture break which resulted in damp
27 drywall and mold. Most of the drywall was replaced to fully remove the water damaged area. Work
28 was completed by licensed contractor.
29 _____

30 **Item Related to Question** 3.C.4.117 **Attached Document labeled as Exhibit** _____

31 **Statement of Explanation (if any):** System was evaluated and pumped out in early 2023.
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** MR _____ Page 1 of 1

Created by Michael Krasilovsky with Skyslope® Breeze.