

**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

14 (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: _____

James N Wahlgren

Christina Wahlgren

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

32 (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 448 College St., Philomath, OR 97370 ("THE PROPERTY").

Buyer Initials _____

Seller Initials M CW

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SELLER PROPERTY DISCLOSURE STATEMENT



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 ☒ is occupying the Property; or ☐ is not occupying the Property.

I. SELLER 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.

DO NOT LEAVE ANY SPACES BLANK

If you mark "yes" on items with *, attach a copy of item's document or explain yes answer 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:
- (1) First right of refusal ☐ Yes* ☒ No ☐ Unknown
 - (2) Option ☐ Yes* ☒ No ☐ Unknown
 - (3) Lease or rental agreement ☐ Yes* ☒ No ☐ Unknown
 - (4) Other listing ☐ Yes* ☒ No ☐ Unknown
 - (5) Life estate ☐ Yes* ☒ No ☐ Unknown
- 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

2. WATER

- A. Household water

Buyer Initials _____

Seller Initials *W* *CW*

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448 College St.

SELLER PROPERTY DISCLOSURE STATEMENT



(1) The source of the water is (check ALL that apply):

☒ Public ☐ Community ☐ Private ☐ Other _____

(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 ☒ N/A

b. Is the water source located on the Property?

☐ Yes ☒ No ☐ Unknown

If not, are there any written agreements for a shared water source?

☐ Yes* ☒ No ☐ Unknown ☐ N/A

c. If the source of water is from a well or spring, have you had any of the following in the past 12 months?

i. Flow test?

☐ Yes ☐ No ☐ Unknown ☒ N/A

ii. Bacteria test?

☐ Yes ☐ No ☐ Unknown ☒ N/A

iii. Chemical contents test?

☐ Yes ☐ No ☐ Unknown ☒ N/A

d. Is there an easement (recorded or unrecorded) for your access to or maintenance of the water source?

☐ Yes* ☒ No ☐ Unknown

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
If yes, are the systems: ☐ Leased ☐ Owned ☒ N/A

B. Irrigation

(1) Are there any of the following running with the Property?

a. ☐ water rights?
☐ Yes ☒ No ☐ Unknown
b. ☐ 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

*But we do have
drip irrigation*

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? _____

[Date] ☐ Unknown ☒ N/A

(2) If yes, was the system installed by permit?

☐ Yes* ☐ No ☐ Unknown ☒ N/A

(3) If yes, has the system been repaired or altered?

☐ Yes* ☐ No ☐ Unknown ☒ N/A

(4) If yes, has the condition of the system been evaluated and a report issued?

☐ Yes* ☐ No ☐ Unknown ☒ N/A

(5) If yes, has the septic tank ever been pumped?

☐ Yes ☐ No ☐ Unknown ☒ N/A

If yes to the above question (3)(C)(5), when? _____

[Date] ☐ Unknown ☒ N/A

(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

Buyer Initials _____

Seller Initials *mw* *cn*

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448 College St.

SELLER PROPERTY DISCLOSURE STATEMENT



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?** ☒ N/A*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?** ☒ N/A

(1) Are there problems with the materials?

☐ Yes ☐ No ☐ Unknown ☒ N/A

(2) Are the materials covered by a warranty?

☐ Yes ☐ No ☐ Unknown ☒ N/A

(3) Have the materials been inspected?

☐ Yes ☐ No ☐ Unknown ☒ N/A

(4) Have there ever been claims filed for these materials by you or by previous owners?

☐ Yes ☐ No ☐ Unknown ☒ N/A*If yes, when?** [Date] ☒ N/A

(5) Was money received?

☐ Yes ☐ No ☐ Unknown ☒ N/A

(6) Were any of the materials repaired or replaced?

☐ Yes ☐ No ☐ Unknown ☒ N/A

6. DWELLING SYSTEMS AND FIXTURES

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 signed?

(1) Electrical system, including wiring, switches, outlets and service

☒ Yes ☐ No ☐ Unknown

(2) Plumbing system, including pipes, faucets, fixtures and toilets

☒ Yes ☐ No ☐ Unknown

(3) Water heater tank

☒ Yes ☐ No ☐ Unknown

(4) Garbage disposal

☒ Yes ☐ No ☐ Unknown ☐ N/A

(5) Built-in range and oven

☒ Yes ☐ No ☐ Unknown ☐ N/A

(6) Built-in dishwasher

☒ Yes ☐ No ☐ Unknown ☐ N/A

Buyer Initials _____

Seller Initials mw cw

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SELLER PROPERTY DISCLOSURE STATEMENT



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

7. COMMON INTEREST

- 188
 189 A. Is there a Home Owners' Association or other governing entity? ☐ Yes ☒ No ☐ Unknown
 190 Name of Association or Other Governing Entity: ☒ N/A
 191 Contact Person ☒ N/A
 192 Address ☒ N/A
 193 Phone Number ☒ N/A
 194
 195 B. Regular periodic assessments: \$ _____ per: ☐ Month ☐ Year ☐ Other ☒ N/A
 196 C. Are there any pending or proposed special assessments? ☐ Yes* ☒ No ☐ Unknown
 197 D. Are there shared "common areas" or joint maintenance agreements for facilities like walls, fences, pools, tennis courts,
 198 walkways or other areas co-owned in undivided interest with others?
 199 ☐ Yes ☒ No ☐ Unknown
 200 E. Is the Homeowners' Association or other governing entity a party to pending litigation or subject to an unsatisfied judgment?
 201 ☐ Yes ☐ No ☐ Unknown ☒ N/A
 202 F. Is the Property in violation of recorded covenants, conditions and restrictions or in violation of other bylaws or governing
 203 rules, whether recorded or not? ☐ Yes ☒ No ☐ Unknown ☐ N/A

8. SEISMIC

- 204
 205 A. Was the house constructed before 1974? ☐ Yes ☒ No ☐ Unknown
 206 If yes, has the house been bolted to its foundation? ☐ Yes ☐ No ☐ Unknown ☒ N/A

9. GENERAL

- 207
 208 A. Are there problems with settling, soil, standing water or drainage on the Property or in the immediate area?
 209 ☐ Yes ☒ No ☐ Unknown
 210 B. Does the Property contain fill? ☐ Yes ☐ 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 ☒ No ☐ Unknown
 213 D. Is the Property in a designated floodplain?
 214 ☐ Yes ☒ No ☐ Unknown
 215 *Note: Flood insurance may be required for homes in a floodplain.*
 216 E. Is the Property in a designated slide or other geologic hazard zone? ☐ Yes ☒ No ☐ Unknown
 217 F. Has any portion of the Property been tested or treated for asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel
 218 or chemical storage tanks or contaminated soil or water? ☐ Yes* ☒ No ☐ Unknown
 219 G. Are there any tanks or underground storage tanks (e.g., septic, chemical, fuel, etc.) on the Property?
 220 ☐ Yes ☒ No ☐ Unknown
 221 H. Has the Property ever been used as an illegal drug manufacturing or distribution site?
☐ Yes ☐ No ☒ Unknown

Buyer Initials _____

Seller Initials ju cu

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448 College St.

Sale Agreement # _____

SELLER PROPERTY DISCLOSURE STATEMENT



222 *If yes, was a Certificate of Fitness issued?* ☐ Yes* ☐ No ☐ Unknown ☒ N/A
223 I. Has the Property been classified as forestland-urban interface? ☐ Yes* ☒ No ☐ Unknown

224 **10. FULL DISCLOSURE BY SELLER**

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

229 **II. VERIFICATION**

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

233 Seller(s) signature:

234 Seller: James N Wahlgren Dated: 7/8/2025
235 Seller: Christina Wahlgren Dated: 7-8-2025
236 Seller: _____ Dated: _____
237 Seller: _____ Dated: _____

238 **III. BUYER'S ACKNOWLEDGMENT**

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

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

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

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

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

257 Buyer: _____ Dated: _____
258 Buyer: _____ Dated: _____
259 Buyer: _____ Dated: _____
260 Buyer: _____ Dated: _____

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

263 _____ Real Estate Licensee

264 _____ Real Estate Firm

265 Date received by Agent _____

Sale Agreement # _____



3.1A SELLER PROPERTY DISCLOSURE STATEMENT ATTACHMENT

1. Property Address or Description: 448 College St., Philomath, OR 97370

2. Names of Parties to this Agreement:

Buyer: _____ Seller: James N Wahlgren

Buyer: _____ Seller: Christina Wahlgren

Buyer: _____ Seller: _____

Buyer: _____ Seller: _____

3. Use and Effect of this Attachment. The **Form 3.1 Seller Property Disclosure Statement** states, "If you mark yes on items with *, attach a copy of item's document or explain yes answer on an attached sheet." This Attachment form is used for those explanations. 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, 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 additional items, use **Form 3.4 Attachment Sheet for Disclosure Forms**.

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 levy of additional taxes if the Property is Sold; Seller then attaches the tax record for Property stating, "POSSIBLE TAX ASSESSMENT, \$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 Document labeled as Exhibit A - Tax Assessment showing pending governmental assessment."

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

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

Item Related to Question 1E Attached Document labeled as Exhibit _____

Statement of Explanation (if any): We recall there being easements at the time of purchase

Item Related to Question 1K Attached Document labeled as Exhibit _____

Statement of Explanation (if any): We recall CCHs at time of purchase

Item Related to Question _____ Attached Document labeled as Exhibit _____

Statement of Explanation (if any): _____

Item Related to Question _____ Attached Document labeled as Exhibit _____

Statement of Explanation (if any): _____

Item Related to Question _____ Attached Document labeled as Exhibit _____

Statement of Explanation (if any): _____

Buyer Initials _____

Seller Initials JN OW

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