



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: _____

Paul J Lusardi

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 30630 SW 5th St, Lebanon, OR 97355 ("THE PROPERTY").

Buyer Initials _____

Seller Initials  _____

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
40 REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE STATEMENT, UNLESS BUYER WAIVES THIS RIGHT AT OR
41 PRIOR TO ENTERING INTO 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.

47 **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.

51 **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.**

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

78 **2. WATER**

79 A. Household water

Buyer Initials _____

Seller Initials PJL

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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? Yes No Unknown
 97 *If yes, are the systems:* Leased Owned N/A
- 98 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
- 110 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? Yes No Unknown
 114 (1) If yes, when was the system installed? 1997-1998 [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?* 4/2022 [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

Buyer Initials _____

Seller Initials AGJ

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- 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
- 182 (2) Is the product covered by a warranty? Yes No Unknown
- 183 (3) Has the product been inspected? Yes No Unknown
- 184 (4) Have claims been filed for this product by you or by previous owners? Yes No Unknown
- 185 If yes, when? _____ [Date] N/A
- 186 (5) Was money received? Yes No Unknown
- 187 (6) Were any of the materials or products repaired or replaced? Yes No Unknown

N/A

7. COMMON INTEREST

- 188 A. Is there a Home Owners' Association or other governing entity? Yes No Unknown
- 189 Name of Association or Other Governing Entity: _____
- 190 _____ N/A
- 191 Contact Person _____ N/A
- 192 Address _____ N/A
- 193 Phone Number _____ N/A
- 194 B. Regular periodic assessments: \$ _____ per: Month Year Other _____ N/A
- 195 C. Are there any pending or proposed special assessments? Yes* 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 No Unknown
- 198 E. Is the Homeowners' Association or other governing entity a party to pending litigation or subject to an unsatisfied judgment? Yes No Unknown N/A
- 199 F. Is the Property in violation of recorded covenants, conditions and restrictions or in violation of other bylaws or governing
- 200 rules, whether recorded or not? Yes No Unknown N/A
- 201
- 202
- 203

8. SEISMIC

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

9. GENERAL

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

Buyer Initials _____

Seller Initials *BJ*

Sale Agreement # _____

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222 *If yes, was a Certificate of Fitness issued?*
223 I. Has the Property been classified as forestland-urban interface?

Yes* No Unknown N/A
 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: *Paul J Lusardi* Paul J Lusardi Dated: 6-18-2025
235 Seller: _____ Dated: _____
236 Seller: _____ Dated: _____
237 Seller: _____ Dated: _____
238

239 **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 1. Property Address or Description: 30630 SW 5th St, Lebanon, OR 97355

2 2. Names of Parties to this Agreement:

3 Buyer: _____ Seller: Paul J Lusardi
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 3C2 Attached Document labeled as Exhibit
21 Statement of Explanation (if any): septic installation records Available
22
23
24

25 Item Related to Question 3C4 Attached Document labeled as Exhibit
26 Statement of Explanation (if any): System was evaluated at time of purchase
27 4/2022
28
29

30 Item Related to Question 3D Attached Document labeled as Exhibit
31 Statement of Explanation (if any): secondary drainage field displays water
32 during rainy months only
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 PJL