

Sale Agreement # _____

**3.1 SELLER PROPERTY DISCLOSURE STATEMENT**

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

INSTRUCTIONS TO THE SELLER

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 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 this disclosure statement and each attachment.

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 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 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 Section 1.

An exclusion may be claimed only if Seller qualifies for the exclusion under the law. If not excluded, the Seller must disclose the condition of the Property or Buyer may revoke their offer to purchase any time prior to closing the transaction. Questions regarding 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)

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 receiver, personal representative, trustee, conservator or guardian.

This sale or transfer is by a governmental agency.

Signature(s) of Seller claiming exclusion

Seller: _____ Date: _____ Seller: _____ Date: _____

Cory Hoover

Seller: _____ Date: _____ Seller: _____ Date: _____

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

Buyer: _____ Date: _____ Buyer: _____ Date: _____

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

NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE PROPERTY LOCATED AT **2785 NW Daylily Ave, Corvallis, OR 97330** ("THE PROPERTY").

Buyer Initials _____

Seller Initials  _____

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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

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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 ☐ Unknownb. ☐ 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**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

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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

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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

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 The Meadows at Timberhill ☐ N/A
 191 Contact Person Sherrie ☐ N/A
 192 Address sherri@hoa-flemingproperties.com ☐ N/A
 193 Phone Number 541-704-0605 ☐ N/A
 194 B. Regular periodic assessments: \$ 220 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?
 199 ☐ Yes ☒ No ☐ Unknown ☐ 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 ☐ N/A
 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?
 208 ☐ Yes ☒ No ☐ Unknown
 209 B. Does the Property contain fill? ☐ Yes ☒ No ☐ Unknown
 210 C. Is there any material damage to the Property or any of the structure(s) from fire, wind, floods, beach movements, earthquake,
 211 expansive soils or landslides? ☐ Yes ☒ No ☐ Unknown
 212 D. Is the Property in a designated floodplain? ☐ Yes ☒ No ☐ Unknown
 213 *Note: Flood insurance may be required for homes in a floodplain.*
 214 E. Is the Property in a designated slide or other geologic hazard zone? ☐ Yes ☒ No ☐ Unknown
 215 F. Has any portion of the Property been tested or treated for asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel
 216 or chemical storage tanks or contaminated soil or water? ☐ Yes* ☒ No ☐ Unknown
 217 G. Are there any tanks or underground storage tanks (e.g., septic, chemical, fuel, etc.) on the Property?
 218 ☐ Yes ☒ No ☐ Unknown
 219 H. Has the Property ever been used as an illegal drug manufacturing or distribution site?
 220 ☐ Yes ☒ No ☐ Unknown
 221

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If yes, was a Certificate of Fitness issued?

☐ Yes* ☐ No ☐ Unknown ☒ N/A

I. Has the Property been classified as forestland-urban interface?

☐ Yes* ☒ No ☐ Unknown**10. FULL DISCLOSURE BY SELLER**

A. Are there any other material defects affecting this Property or its value that a prospective Buyer should know about?

☒ Yes* ☐ No

If yes, describe the defect on attached sheet and explain the frequency and extent of the problem and any insurance claims, repairs or remediation.*

II. VERIFICATION

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 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 their Agents.

Seller(s) signature:

Seller: Signed by: Cory Hoover Dated: 3/21/2025 | 5:22:02 PM PDT
 Seller: 23CCB1E4F7684C2... Dated: _____
 Seller: _____ Dated: _____
 Seller: _____ Dated: _____

III. BUYER'S ACKNOWLEDGMENT

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 by utilizing diligent attention and observation.

B. Each Buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are 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 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 institution or real estate licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission, error or inaccuracy contained in another party's disclosure statement required by this section or any amendment to the disclosure statement.

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

DISCLOSURES, IF ANY, 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. IF THE SELLER HAS FILLED OUT SECTION 2 OF THIS FORM, YOU, THE BUYER, HAVE FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS DISCLOSURE STATEMENT TO REVOKE YOUR OFFER BY DELIVERING YOUR SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE UNLESS YOU WAIVE THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

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

Buyer: _____ Dated: _____
 Buyer: _____ Dated: _____
 Buyer: _____ Dated: _____
 Buyer: _____ Dated: _____

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

 _____ Real Estate Licensee
 _____ Real Estate Firm

Date received by Agent _____

Sale Agreement # _____



3.1A SELLER PROPERTY DISCLOSURE STATEMENT ATTACHMENT

1. Property Address or Description: 2785 NW Daylily Ave, Corvallis, OR 97330

2. Names of Parties to this Agreement:

Buyer: _____	Seller: <u>Cory Hoover</u>
Buyer: _____	Seller: _____
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 10A Attached Document labeled as Exhibit _____
 Statement of Explanation (if any): The unit has a fireplace that is not operational.
All fireplaces in this development were decommissioned after construction due to lack of exhaust vent

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): _____

Item Related to Question _____ Attached Document labeled as Exhibit _____
 Statement of Explanation (if any): _____

Buyer Initials _____

Seller Initials CH