

Addendum 2
Seller Disclosures Addendum

Seller has delivered the "Seller Disclosure" Document to the buyer. Buyer chooses not to enclose.

CBT

SBT

JH

Addendum 4

CONSERVATION EASEMENTS

For 40 years, Trillium Farm has maintained conservation easements to protect specific natural areas and resources on the Land. These easements will be recorded with the Deed at the time of the sale.

1. EASEMENT ALONG THE LITTLE APPLIGATE RIVER.

To protect the river and its riparian ecosystems, the River Gorge will remain wild and undeveloped as a spiritual resource to uplift and inspire those who spend time there. As such, the following developments are prohibited in the River Gorge: Construction of dwellings and other buildings larger than 100 square feet, commercial logging or firewood harvesting, suction dredge and other mechanized mining, livestock grazing, road construction. Permitted activities include riparian restoration, trail maintenance, primitive campsites, construction of pit privies, footbridges, sweat lodge, and non-commercial dead firewood and understory pole harvest for domestic use.

The River Gorge comprises the area from the river south to the south property boundary and bounded by the east and west property boundaries; from the river north to the lip of the gorge east of Burdock Lane to the east property boundary, and to Little Applegate Road west of Burdock Lane to the west property boundary. (See attached photo: *River Gorge CEA*.) This easement also applies to all of the 2-acre Thomas Lot #1300.

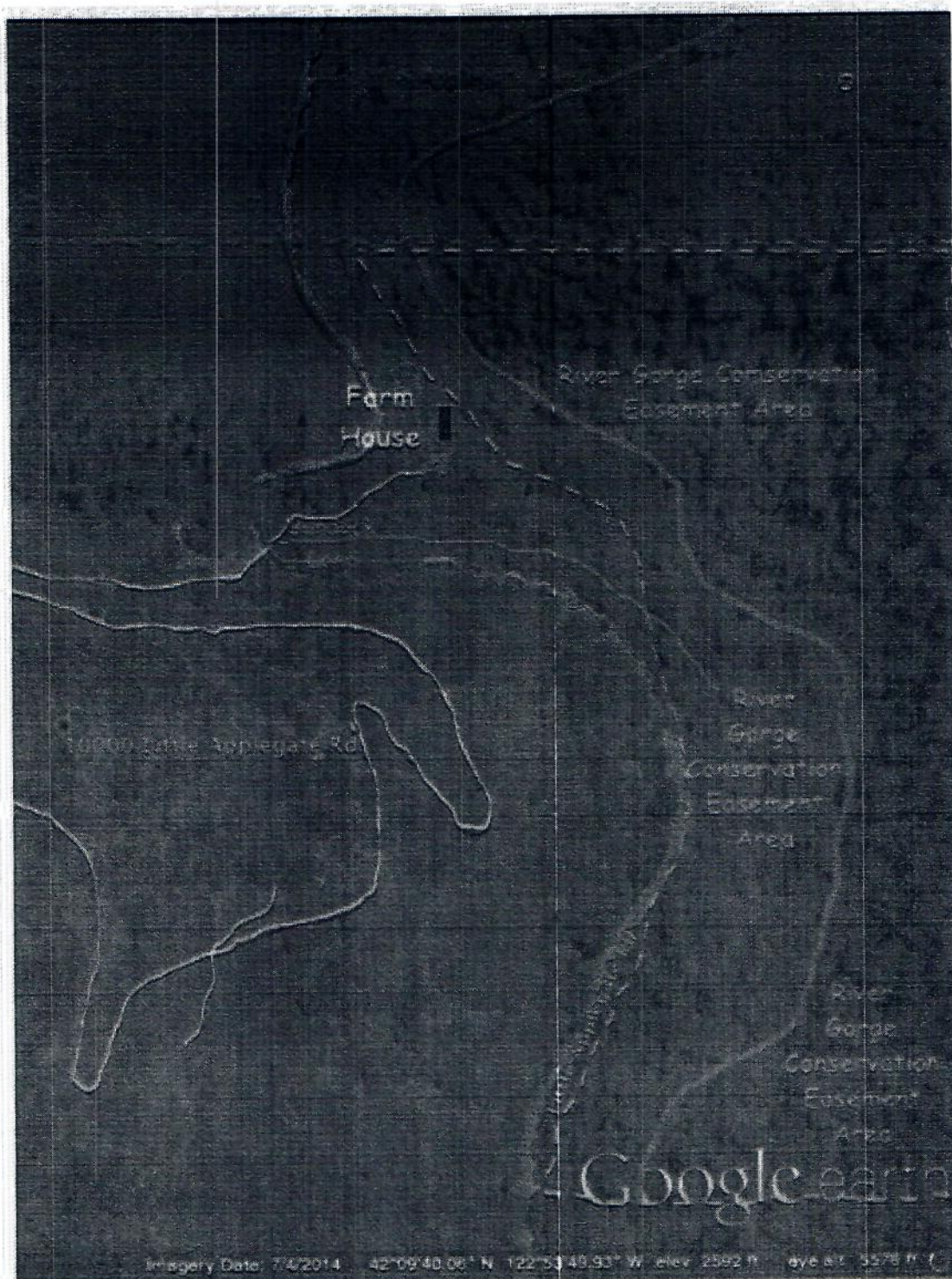
2. EASEMENT PROTECTING LEGACY TREES.

Legacy trees are those oldest and largest trees on the Land. These legacy trees provide a glimpse of the size of the trees that once grew here, providing a living link to the era before Europeans arrived in the area. As dead snags, legacy trees provide critical habitat to wildlife that need large tree trunk cavities for nesting and shelter. A list of legacy trees to be protected will be compiled by the present and future owners of Trillium.

Legacy trees will be allowed to complete their life cycle and will not be cut except when threatening a building or a location frequented by people. Two examples are noteworthy. The first is the large Douglas Fir snag on the east side of Birch Creek Road near where the driveway for the Gathering Meadow takes off just above the large dome frame. This 100+' tall dead tree was leaning over the meadow where hundreds of guests camp. The tree was topped, removing the hazardous section while leaving the lower 30 feet in place. The second example is the large Incense Cedar growing on the east side of the Farm House driveway between two ponds. The top of this tree has died. When the whole tree dies, the power company will want to remove it. Instead the owners of Trillium should have the tree topped so it would not damage the powerline if it fell in that direction.

3. ORGANIC SOILS EASEMENT

Soils of the Land will remain in an organic condition suitable for organic certification, through the prohibition of chemical herbicides, pesticides, and fertilizers. Animal manure must be from an organic source (not sprayed for insects) and composted for one year before application.



River Gorge Conservation Easement Area:
North of south boundary river gorge marked with yellow dashed lines.
South is to the right; North to the left; East top & west bottom.

Addendum 5

EXCLUSIVE USE AREA EASEMENT IN EXCHANGE FOR USE OF THOMAS LOT 1301

This easement grants Chant and Susanna Thomas an Exclusive Use Area (EUA) of less than one acre on the eastern end of the north river bank within the 80-acre Lot 300. In exchange the buyers are granted use of the Thomas Lot 1300, 2.01 acres on the south river bank, located within the River Gorge Conservation Easement Area. Use of this EUA includes placement of a tiny house, small sheds for storage and shower, decking, and a tent for guests. Use also includes planting trees, shrubs, flowers, herbs in small beds and pots; also pruning trees and removing dead trees. Chant and Susanna's use of the EUA will be occasional and sporadic with varying lengths of time. Their primary residence will be on the elsewhere, although they could spend up to a few months at a time in the tiny house depending on the season.

LEGAL DESCRIPTION

The EUA is bounded by the eastern boundary of Lot 300 (T39S-R2W-Sec.23) on the East, by Little Applegate Road on the North, by the centerline of the Little Applegate River on the South. The western boundary runs from the power pole south of the bend in the county road at its intersection with the access driveway, on an azimuth of approximately 115 degrees along the east side of the compost bin down to the center line of the said river. See attached photo: Trillium Aerial Base Map. EUA outlined in orange NE of Farm House.

The legal description of the 2.01 acre Thomas Lot 1300 is as follows:

All that portion of the Southwest Quarter of the Southwest Quarter of Section 24, Township 39 South, Range 2 West, Willamette Meridian, Jackson County, Oregon, lying southerly of the centerline of the Little Applegate River. EXCEPTING THEREFROM that portion of Section 24, Township 39 South, Range 2 West, Willamette Meridian, Jackson County, Oregon, described as follows: (Tax Lot #1200) Commencing at the Southwest corner of Section 24, Township 39 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence East 659.68 feet to the true point of beginning; thence North 386.39 feet, more or less, to the centerline of the Little Applegate River; thence upstream (Easterly) along said centerline to the North-South centerline of Section 24; thence South 511.28 feet to the South boundary line of Section 24; thence West 659.68 feet to the true point of beginning. ALSO, EXCEPTING THEREFROM that portion of Section 24, Township 39 South, Range 2 West, Willamette Meridian, Jackson County, Oregon, described as follows: (Tax Lot #1301) Commencing at the Southwest corner of Section 24, Township 39 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence North 379.97 feet; thence East 300.00 feet; thence North 310 feet, more or less, to the centerline of the Little Applegate River; thence upstream (Easterly) along said centerline to the North-South centerline of the Southwest Quarter of Section 24; thence South 386.39 feet to the South boundary line of Section 24; thence West 659.68 feet to the true point of beginning.

BATH HOUSE PROVISION

This easement also grants Chant & Susanna use of the bath house facilities at the farmhouse, including toilet and outhouse, for themselves and occasional guests, unless an event precludes this provision.

UTILITIES

Chant and Susanna will make an agreed-upon donation for their use of electricity during their stay at the EUA. The telephone line 899-5009 will transfer to the tiny house as Chant & Susanna's personal line for which they will pay for monthly.

Addendum 6

PERSONAL PROPERTY INCLUDED IN THE SALE

(may change as we go through things)

Personal property of Chant and Susanna Thomas included in the sale is described below, by location.

FARMHOUSE (Thomas residence):

- **NORTHWEST BEDROOM:** wooden armoire, carpeting, window coverings.
- **PARLOR:** antique wood heater, window coverings, glass table, floor lamp.
- **SOUTHWEST BEDROOM:** carpeting, lace curtains.
- **SOUTHEAST BEDROOM:** wood counter, bed (mattress and platform) shelving.
- **LIVING ROOM:** antique piano with chair, wood heater, green wool sofa, corner table lamp, stereo music equipment and vintage wooden speakers.
- **DINING ROOM:** oak table & 2 leaves with 5 matching chairs, stained glass chandelier, 2 wood straight-back chairs.
- **KITCHEN:** antique wood cookstove, vintage gas range, various tableware, bookcase and shelving, and cookbooks.
- **TOILET ROOM:** everything included.
- **MUD ROOM:** everything except 3 antique coat racks on east wall.
- **BATH HOUSE:** woodstove and tools, wooden ofuro tub, 2 uninstalled port-hole windows.
- **PANTRY:** 2 refrigerators, chest freezer, washer and dryer, radiant floor heat equipment, 2 metal shelving units.
- **OUTSIDE:** 2 wood picnic tables, wood loveseat bench, 4 wood lawn chairs, several rigid plastic chairs, 2 wood/metal benches, wood hot tub with 2 wood-fired water heaters (heaters stored in barn).
- **HOUSEHOLD GOODS IN VARIOUS LOCATIONS:** Miscellaneous bedding, tapestries, blankets and towels.

CEDAR BARN (presently Chant's office): desks and work stations along window wall, 3 metal shelving units, white wooden bookcase, green sofa, wood heater, exterior window shades.

OLD BARN and utility sheds: portable water tank, washer and dryer, portable wooden event booth, well drilling rig, claw foot tub, Envirolet composting toilet ..

GARDEN CABIN: desks, chairs, wood heater, 2 refrigerators, table, shelving, lamps.

MAPLE GROVE CABIN: wooden armoire, bed, wood heater, electric fireplace heater, coffee table, sofa bed, wooden rocking chair, rugs, bookcase, kitchen appliances, cookware, tableware.

FIELD KITCHEN: antique wood heater, 3 refrigerators, all furnishings, shelving, appliances, equipment, tableware, cookware, utensils.

EVENT DOME: Floating plywood flooring (stored in old llama shed); carpet with pad (stored downstairs in Maple Grove); white roof tarps (stored in barn laundry room).

ROSE LODGE CABIN: wood heater, all bath furnishings, propane hot water heater.

SCHOOL: wood heater, propane range, propane hot water heater, original Grandma's Trout 1 arm wood table and benches, chairs, bookcases, tables, beds, all furnishings and kitchen gear.

PINE GROVE CABIN: wood heater, all furnishings.

VALLEY VIEW CABIN: wood heater, propane range, propane hot water heater, all furnishings.

SUN HOUSE CABIN: wood heater, propane range, propane hot water heater, furnishings, kitchen gear, all furniture except kitchen table & 4 chairs.

LOHOKO CABIN: antique wood cook stove, wood heater, all furnishings.

MOUNTAIN VIEW CABIN: anything there, including claw-foot tub and solar hot water unit outside.

RIDGETOP CABIN (Bahaar and Chant's cabin): bed platform, wood heater, propane range & tanks, vintage wooden dresser, built-in cabinets.

GOMPA SOL CABIN (former Chant and Bahaar cabin): antique wood cook stove, wood heater, built-in furniture with covered pads, shelving, bookcase. Cedar wood trunk (upstairs).

Note: 2 personal fixtures are not included: the redwood slab counter downstairs, the handmade wood heater upstairs.

DONATED ITEMS: The following items will be donated by Chant and Susanna to a non-profit associated with Friends of Trillium, either Birch Creek Arts & Ecology Center or Lucid University:

- **Vehicles:** 1985 Toyota pick-up truck (\$800); 1967 Ford 1-ton truck with 12' enclosed box bed (\$800), Gringo (\$3000).
- **Power Tools:** Portable gasoline generator (\$400); unused new gasoline twin tank air compressor (\$900); gasoline pressure washer (\$150); gasoline irrigation "trash" pump with collapsible hose (\$300); 2 electric irrigation pumps (\$300, \$100).
- **Forest Tools:** 2 Husqvarna gasoline chain saws (\$100, \$200); electric Husqvarna chain saw with power cord (\$200).
- **Lawn Tools:** ride-on mower (\$500), 2 Honda professional weed trimmers (\$600 total).
- **Appliances:** 3 newish propane ranges in SH, School, MG (\$400); 2 new propane hot water heaters at Sun House, Rose Lodge (\$200 \$350).
- **Kitchen Tools:** small appliances, utensils, pots & pans, tableware, cutlery, cooking equipment (\$1200).
- **Misc. Retreat Center Equipment & Tools:** sofas, chairs, tables, bookshelves, beds with linens, pillows, approximately 15 portable propane tanks, (\$1100).
- **Garden Tools:** miscellaneous pole handle & hand tools, hoses & sprinklers (\$850).

Seller's Property Disclosure Statement Addendum

PAGE 1

1 Property Address 10000 Little Applegate Rd, Jacksonville, OR 97530-9440

2 (Responses marked "yes" on items with an * require a written explanation. See below)

3 Question # 1.B. LINE 47&48

4 Details:

5 Previous owners, Chant and Susanna Thomas, have first right of refusal. The dwelling has 2 tenants with a 6-month lease
 6 ending 12/31/21, at which time it changes to month-to-month. Two additional cabins on the property have tenants (each a single
 7 mother with one child) on month-to-month leases.

10 Attachment Identified as _____

11 Question # 1.D. line 50&51, 1.E. line 52&53, 1.K. line 60

12 Details:

13 Our purchase agreement with Chant and Susanna Thomas details an "EXCLUSIVE USE EASEMENT IN EXCHANGE FOR USE
 14 OF THOMAS LOT 1300" in Exhibit B, as well as "CONSERVATION EASEMENTS" in Exhibit A. Lot 1300 is currently in escrow to
 15 be closed January 2022 as reported by our neighbor, the buyer. This sale of lot 1300 will nullify Exhibit B.

18 Attachment Identified as Purchase Agreement

19 Question # 1.I. line 58

20 Details:

21 The property is zoned Open Space Reserve - Non-conforming Use. We recommend meeting with Jackson County Senior Planner
 22 Frank Hernandez to discuss specific rights and responsibilities tied to this NCU status.

26 Attachment Identified as _____

27 Question # 2.A.(2)a) line 67&68, 2.B.(3) line 83

28 Details:

29 See attached documents from Jackson County Water Master for a full description of water sources, rights and permits.

34 Attachment Identified as Water Master documents

35 Question # 2A.(2)b) line 69

36 Details:

37 There are multiple water sources both on and off the property.

42 Attachment Identified as _____

43 SELLER _____ Date _____ ← SELLER _____ Date _____ ←

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Seller's Property Disclosure Statement Addendum PAGE 2

1 Property Address 10000 Little Applegate Rd, Jacksonville, OR 97530-9440

2 (Responses marked "yes" on items with an * require a written explanation. See below)

3 Question # 2.A.(2)e line 77

4 Details:

5 The intake pond on Birch Creek is in need of assessment and repair. It did not provide water in the late summer through fall of 2020.

6 The entire plumbing system experiences occasional leaks due to old pipes breaking and/or bursting.

7 _____

8 _____

9 _____

10 Attachment Identified as _____

11 Question # 2.B.(2) line 82

12 Details:

13 The water is used on a regular (daily) basis.

14 _____

15 _____

16 _____

17 _____

18 Attachment Identified as _____

19 Question # 3. line 88

20 Details:

21 There are 2 sewage systems on the property: one at the dwelling ("Farmhouse") and one at the community field kitchen. We have

22 attached a second page 3 to describe the kitchen septic.

23 _____

24 _____

25 _____

26 Attachment Identified as Kitchen Septic page 3

27 Question # 3.C.(2) line 93 of Kitchen Septic page 3

28 Details:

29 Kitchen septic was approved by Jackson County in 2018.

30 _____

31 _____

32 _____

33 _____

34 Attachment Identified as Kitchen permit

35 Question # 3.D. line 102 of Kitchen Septic page 3

36 Details:

37 There was an issue with a rock delivery truck possibly driving over the eastern portion of the kitchen septic field and getting stuck

38 at the far end of the infiltrator. Any possible damage was not professionally assessed. We have not noted any problems during

39 our use.

40 _____

41 _____

42 Attachment Identified as _____

43 SELLER _____ Date _____ ← SELLER _____ Date _____ ←

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Seller's Property Disclosure Statement Addendum PAGE 3

1 Property Address 10000 Little Applegate Rd, Jacksonville, OR 97530-9440

2 (Responses marked "yes" on items with an * require a written explanation. See below)

3 Question # 4.A. line 105

4 Details:

5 There are insulated parts of the house (ceiling and walls) but not the entire house.

6 _____

7 _____

8 _____

9 _____

10 Attachment Identified as _____

11 Question # 5.A. line 112&113

12 Details:

13 During heavy rain, the roof leaks at the junction of the mudroom and WC with the bath-house. Patchwork repairs and tarp/plastic

14 coverings have been implemented to reduce the leak. Per consult with a contractor, the roof needs to be pitched at a proper angle

15 to fully repair the issue. Remodel plans have been professionally drawn up and are available for purchase. The bath-house roof

16 is also in need of repair, although it is not leaking at this time.

17 _____

18 Attachment Identified as _____

19 Question # 5.E. line 120-122

20 Details:

21 Existing wood stoves (Blaze King and Jotul) may be purchased separately. there are 3 chimneys in the dwelling: 2 in the main

22 house and 1 in the bath-house.

23 _____

24 _____

25 _____

26 Attachment Identified as _____

27 Question # 5.F. line 125

28 Details:

29 All Natural Pest Control serviced the dwelling from April 24, 2018 - April 23, 2020.

30 _____

31 _____

32 _____

33 _____

34 Attachment Identified as _____

35 Question # 5.G. line 126&127

36 Details:

37 Water penetration from leaking roof. the water runs into the wall between the mudroom/WC and the bath-house and causes

38 mildew during the rainy season.

39 _____

40 _____

41 _____

42 Attachment Identified as _____

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Seller's Property Disclosure Statement Addendum PAGE 4

1 Property Address 10000 Little Applegate Rd, Jacksonville, OR 97530-9440

2 (Responses marked "yes" on items with an * require a written explanation. See below)

3 Question # 10.A. lines 197-200

4 Details:

5 In accordance with the grandfathered status of additional cabins, all cabins were to be brought to code, including septic. That was

6 not done by the owners at that time. We have made improvements - to code - on a few structures.

7 _____

8 _____

9 _____

10 Attachment Identified as 1981 Grandfathered status letter

11 Question # 10.A. lines 197-200

12 Details:

13 Please see attached recommendations of needed improvements.

14 _____

15 _____

16 _____

17 _____

18 Attachment Identified as Recommended Improvements

19 Question # _____

20 Details:

21 _____

22 _____

23 _____

24 _____

25 _____

26 Attachment Identified as _____

27 Question # _____

28 Details:

29 _____

30 _____

31 _____

32 _____

33 _____

34 Attachment Identified as _____

35 Question # _____

36 Details:

37 _____

38 _____

39 _____

40 _____

41 _____

42 Attachment Identified as _____

43 SELLER _____ Date _____ ← SELLER _____ Date _____ ←

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SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address 10000 Little Applegate Rd, Jacksonville, OR 97530-9440

INSTRUCTIONS TO THE SELLER

- 1 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
2 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
3 this disclosure statement and each attachment.
- 4 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
5 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
6 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
7 Section 1.
- 8 An exclusion may be claimed only if the seller qualifies for the exclusion under the law. If not excluded, the seller must disclose the condition of the
9 property or the buyer may revoke their offer to purchase any time prior to closing the transaction. Questions regarding the legal consequences of
10 the seller's choice should be directed to a qualified attorney.

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

- 12 Section 1. EXCLUSION FROM ORS 105.465 TO 105.490:
13 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
14 Section 2 of this form completely.
- 15 Initial only the exclusion you wish to claim.
- 16 _____ This is the first sale of a dwelling never occupied. The dwelling is constructed or installed under building or installation permit(s) #
17 _____ issued by _____.
- 18 _____ This sale is by a financial institution that acquired the property as custodian, agent or trustee, or by foreclosure or deed in lieu of
19 foreclosure.
- 20 _____ The seller is a court appointed (Check only one): ☐ receiver ☐ personal representative ☐ trustee ☐ conservator ☐ guardian
- 21 _____ This sale or transfer is by a governmental agency.

Signature(s) of Seller(s) Claiming Exclusion

23 Seller _____ Date _____ ← Seller _____ Date _____ ←
Friends of Trillium LLC

Signature(s) of Buyer(s) Acknowledging Seller's Claim

25 Buyer _____ Date _____ ← Buyer _____ Date _____ ←

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

Section 2. SELLER'S PROPERTY DISCLOSURE STATEMENT

(NOT A WARRANTY) (ORS 105.465)

NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF
THE PROPERTY LOCATED AT 10000 Little Applegate Rd, Jacksonville, OR 97530-9440 "THE PROPERTY."

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.

SELLER _____ Date _____ ← SELLER _____ Date _____ ←
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SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address **10000 Little Applegate Rd, Jacksonville, OR 97530-9440**

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

41 Seller ☐ is ☐ is not occupying the property.

I. SELLER'S REPRESENTATIONS :

42 The following are representations made by the seller and are not the representations of any financial institution having made, or may make, a loan
 43 pertaining to the property, or that may have or take a security interest in the property, or any real estate licensee engaged by the seller or the buyer.

44 *If you mark yes on items with *, attach a copy or explain on an attached sheet.

45 1. TITLE

- 46 A. Do you have legal authority to sell the property? ☒ Yes ☐ No ☐ Unknown
- 47 *B. Is title to the property subject to any of the following: ☒ Yes* ☐ No ☐ Unknown
- 48 ☒ First right of refusal ☐ Option ☒ Lease or rental agreement ☐ Other listing ☐ Life estate
- 49 *C. Is the property being transferred an unlawfully established unit of land? ☐ Yes* ☒ No ☐ Unknown
- 50 *D. Are there any encroachments, boundary agreements, boundary disputes or
 51 recent boundary changes? ☒ Yes* ☐ No ☐ Unknown
- 52 *E. Are there any rights of way, easements, licenses, access limitations or
 53 claims that may affect your interest in the property? ☒ Yes* ☐ No ☐ Unknown
- 54 *F. Are there any agreements for joint maintenance of an easement or right of way? ☐ Yes* ☒ No ☐ Unknown
- 55 *G. Are there any governmental studies, designations, zoning overlays, surveys
 56 or notices that would affect the property? ☐ Yes* ☒ No ☐ Unknown
- 57 *H. Are there any pending or existing governmental assessments against the property? ☐ Yes* ☒ No ☐ Unknown
- 58 *I. Are there any zoning violations or nonconforming uses? ☒ Yes* ☐ No ☐ Unknown
- 59 *J. Is there a boundary survey for the property? ☐ Yes* ☐ No ☒ Unknown
- 60 *K. Are there any covenants, conditions, restrictions or private assessments that affect the property? ☒ Yes* ☐ No ☐ Unknown
- 61 *L. Is the property subject to any special tax assessment or tax treatment that may
 62 result in levy of additional taxes if the property is sold? ☐ Yes* ☒ No ☐ Unknown

63 2. WATER

- 64 A. Household water
- 65 (1) The source of the water is (check ALL that apply): ☐ Public ☐ Community ☒ Private ☐ Other
- 66 (2) Water source information:
- 67 *a) Does the water source require a water permit? ☒ Yes* ☐ No ☐ Unknown
- 68 If yes, do you have a permit? ☒ Yes ☐ No ☐ Unknown ☐ NA
- 69 *b) Is the water source located on the property? See addendum ☐ Yes* ☐ No ☐ Unknown ☐ NA
- 70 *If not, are there any written agreements for a shared water source? ☐ Yes* ☐ No ☐ Unknown ☒ NA
See addendum

71 SELLER _____ Date _____ ← SELLER _____ Date _____ ←
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Property Address **10000 Little Applegate Rd, Jacksonville, OR 97530-9440**

- 72 *c) Is there an easement (recorded or unrecorded) for your access to or
 73 maintenance of the water source? ☐ Yes* ☒ No ☐ Unknown
 74 d) If the source of water is from a well or spring, have you had any of
 75 the following in the past 12 months? ☐ Yes ☒ No ☐ Unknown ☐ NA
 76 ☐ Flow test ☐ Bacteria test ☐ Chemical contents test
 77 *e) Are there any water source plumbing problems or needed repairs?..... ☒ Yes* ☐ No ☐ Unknown
 78 (3) Are there any water treatment systems for the property? ☐ Yes ☒ No ☐ Unknown
 79 ☐ Leased ☐ Owned
 80 B. Irrigation
 81 (1) Are there any ☐ water rights or ☐ other rights for the property?..... ☒ Yes ☐ No ☐ Unknown
 82 * (2) If any exist, has the irrigation water been used during the last five-year period?..... ☒ Yes* ☐ No ☐ Unknown ☐ NA
 83 * (3) Is there a water rights certificate or other written evidence available? ☒ Yes* ☐ No ☐ Unknown ☐ NA
 84 C. Outdoor sprinkler system
 85 (1) Is there an outdoor sprinkler system for the property? ☐ Yes ☒ No ☐ Unknown
 86 (2) Has a back-flow valve been installed? ☐ Yes ☐ No ☐ Unknown ☒ NA
 87 (3) Is the outdoor sprinkler system operable? ☐ Yes ☐ No ☐ Unknown ☒ NA
 88 **3. SEWAGE SYSTEM - There are 2 on property. Answers here for dwelling. See attachment.**
 89 **FARMHOUSE**
 89 A. Is the property connected to a public or community sewage system? ☐ Yes ☒ No ☐ Unknown
 90 B. Are there any new public or community sewage systems proposed for the property? ☐ Yes ☒ No ☐ Unknown
 91 C. Is the property connected to an on-site septic system?..... ☒ Yes ☐ No ☐ Unknown
 92 (1) If yes, when was the system installed? 1990's ☐ Unknown ☐ NA
 93 (2) *If yes, was the system installed by permit? ☐ Yes* ☒ No ☐ Unknown ☐ NA
 94 (3) *Has the system been repaired or altered? ☐ Yes* ☒ No ☐ Unknown ☐ NA
 95 (4) *Has the condition of the system been evaluated and a report issued?..... ☐ Yes* ☒ No ☐ Unknown ☐ NA
 96 (5) Has the septic tank ever been pumped? ☐ Yes ☒ No ☐ Unknown ☐ NA
 97 If yes, when? ☐ NA
 98 (6) Does the system have a pump? ☐ Yes ☒ No ☐ Unknown ☐ NA
 99 (7) Does the system have a treatment unit such as a sand filter or an aerobic unit? ☐ Yes ☒ No ☐ Unknown ☐ NA
 100 (8) *Is a service contract for routine maintenance required for the system? ☐ Yes ☒ No ☐ Unknown ☐ NA
 101 (9) Are all components of the system located on the property? ☒ Yes ☐ No ☐ Unknown ☐ NA
 102 *D. Are there any sewage system problems or needed repairs? ☐ Yes* ☐ No ☒ Unknown
 103 E. Does your sewage system require on-site pumping to another level? ☐ Yes ☒ No ☐ Unknown

104 SELLER _____ Date _____ ← SELLER _____ Date _____ ←
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FARMHOUSE
 10000 Little
SEPTIC



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address **10000 Little Applegate Rd, Jacksonville, OR 97530-9440**

- 72 *c) Is there an easement (recorded or unrecorded) for your access to or
 73 maintenance of the water source? ☐ Yes* ☐ No ☐ Unknown
 74 d) If the source of water is from a well or spring, have you had any of
 75 the following in the past 12 months? ☐ Yes ☐ No ☐ Unknown ☐ NA
 76 ☐ Flow test ☐ Bacteria test ☐ Chemical contents test
 77 *e) Are there any water source plumbing problems or needed repairs?..... ☐ Yes* ☐ No ☐ Unknown
 78 (3) Are there any water treatment systems for the property? ☐ Yes ☐ No ☐ Unknown
 79 ☐ Leased ☐ Owned
 80 B. Irrigation
 81 (1) Are there any ☐ water rights or ☐ other rights for the property?..... ☐ Yes ☐ No ☐ Unknown
 82 * (2) If any exist, has the irrigation water been used during the last five-year period?..... ☐ Yes* ☐ No ☐ Unknown ☐ NA
 83 * (3) Is there a water rights certificate or other written evidence available? ☐ Yes* ☐ No ☐ Unknown ☐ NA
 84 C. Outdoor sprinkler system
 85 (1) Is there an outdoor sprinkler system for the property? ☐ Yes ☐ No ☐ Unknown
 86 (2) Has a back-flow valve been installed? ☐ Yes ☐ No ☐ Unknown ☐ NA
 87 (3) Is the outdoor sprinkler system operable? ☐ Yes ☐ No ☐ Unknown ☐ NA
 88 **3. SEWAGE SYSTEM - KITCHEN**
 89 A. Is the property connected to a public or community sewage system?..... ☐ Yes ☒ No ☐ Unknown
 90 B. Are there any new public or community sewage systems proposed for the property? ☐ Yes ☒ No ☐ Unknown
 91 C. Is the property connected to an on-site septic system?..... ☒ Yes ☐ No ☐ Unknown
 92 (1) If yes, when was the system installed? 2018 ☐ Unknown ☐ NA
 93 (2) *If yes, was the system installed by permit? ☒ Yes* ☐ No ☐ Unknown ☐ NA
 94 (3) *Has the system been repaired or altered? ☐ Yes* ☒ No ☐ Unknown ☐ NA
 95 (4) *Has the condition of the system been evaluated and a report issued?..... ☐ Yes* ☒ No ☐ Unknown ☐ NA
 96 (5) Has the septic tank ever been pumped? ☐ Yes ☒ No ☐ Unknown ☐ NA
 97 If yes, when? ☐ NA
 98 (6) Does the system have a pump? ☒ Yes ☐ No ☐ Unknown ☐ NA
 99 (7) Does the system have a treatment unit such as a sand filter or an aerobic unit? ☐ Yes ☐ No ☒ Unknown ☐ NA
 100 (8) *Is a service contract for routine maintenance required for the system? ☐ Yes ☒ No ☐ Unknown ☐ NA
 101 (9) Are all components of the system located on the property? ☒ Yes ☐ No ☐ Unknown ☐ NA
 102 *D. Are there any sewage system problems or needed repairs? ☐ Yes* ☐ No ☒ Unknown
 103 E. Does your sewage system require on-site pumping to another level? ☒ Yes ☐ No ☐ Unknown

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SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address 10000 Little Applegate Rd, Jacksonville, OR 97530-9440

105 4. DWELLING INSULATION

106 A. Is there insulation in the:

107 (1) Ceiling? ☒ Yes ☐ No ☐ Unknown

108 (2) Exterior Walls? ☒ Yes ☐ No ☐ Unknown

109 (3) Floors? ☐ Yes ☒ No ☐ Unknown

110 B. Are there any defective insulated doors or windows? ☒ Yes ☐ No ☐ Unknown

111 5. DWELLING STRUCTURE

112 *A. Has the roof leaked? ☒ Yes* ☐ No ☐ Unknown

113 If yes, has it been repaired? ☐ Yes ☒ No ☐ Unknown ☐ NA

114 B. Are there any additions, conversions or remodeling? ☒ Yes ☐ No ☐ Unknown

115 If yes, was a building permit required? ☒ Yes ☐ No ☐ Unknown ☐ NA

116 If yes, was a building permit obtained? ☐ Yes ☒ No ☐ Unknown ☐ NA

117 If yes, was final inspection obtained? ☐ Yes ☐ No ☐ Unknown ☒ NA

118 C. Are there smoke alarms or detectors? ☒ Yes ☐ No ☐ Unknown

119 D. Are there carbon monoxide alarms? ☒ Yes ☐ No ☐ Unknown

120 E. Is there a woodstove or fireplace insert included in the sale? ☐ Yes ☒ No ☐ Unknown

121 *If yes, what is the make?

122 *If yes, was it installed with a permit? ☐ Yes* ☐ No ☐ Unknown ☒ NA

123 *If yes, is a certification label issued by the United States Environmental Protection Agency

124 (EPA) or the Department of Environmental Quality (DEQ) affixed to it? ☐ Yes* ☐ No ☐ Unknown ☒ NA

125 *F. Has pest and dry rot, structural or "whole house" inspection been done within the last three years? ☒ Yes* ☐ No ☐ Unknown

126 *G. Are there any moisture problems, areas of water penetration, mildew odors

127 or other moisture conditions (especially in the basement)? ☒ Yes* ☐ No ☐ Unknown

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

129 H. Is there a sump pump on the property? ☐ Yes ☒ No ☐ Unknown

130 I. Are there any materials used in the construction of the structure that are or
131 have been the subject of a recall, class action suit, settlement or litigation? ☐ Yes ☐ No ☒ Unknown

132 If yes, what are the materials?

133 (1) Are there problems with the materials? ☐ Yes ☐ No ☐ Unknown ☒ NA

134 (2) Are the materials covered by a warranty? ☐ Yes ☐ No ☐ Unknown ☒ NA

135 (3) Have the materials been inspected? ☐ Yes ☐ No ☐ Unknown ☒ NA

136 (4) Have there ever been claims filed for these materials by you or by previous owners?.. ☐ Yes ☐ No ☐ Unknown ☒ NA

137 If yes, when? ☒ NA

138 (5) Was money received? ☐ Yes ☐ No ☐ Unknown ☒ NA

139 (6) Were any of the materials repaired or replaced? ☐ Yes ☐ No ☐ Unknown ☒ NA

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141 6. DWELLING SYSTEMS AND FIXTURES

142 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 by Seller?

- | | | | | | |
|-----|---|---|--|---|--|
| 143 | A. Electrical system, including wiring, switches, outlets and service..... | ☐ Yes | ☒ No | ☐ Unknown | |
| 144 | B. Plumbing system, including pipes, faucets, fixtures and toilets..... | ☐ Yes | ☒ No | ☐ Unknown | |
| 145 | C. Water heater tank | ☒ Yes | ☐ No | ☐ Unknown | |
| 146 | D. Garbage disposal..... | ☐ Yes | ☐ No | ☐ Unknown | ☒ NA |
| 147 | E. Built-in range and oven..... | ☐ Yes | ☒ No | ☐ Unknown | ☐ NA |
| 148 | F. Built-in dishwasher..... | ☐ Yes | ☐ No | ☐ Unknown | ☒ NA |
| 149 | G. Sump pump | ☐ Yes | ☐ No | ☐ Unknown | ☒ NA |
| 150 | H. Heating and cooling systems | | | | |
| 151 | (1) Heating systems..... | ☐ Yes | ☐ No | ☐ Unknown | ☒ NA |
| 152 | (2) Cooling systems | ☐ Yes | ☐ No | ☐ Unknown | ☒ NA |
| 153 | I. Security system ☐ Owned ☐ Leased..... | ☐ Yes | ☐ No | ☐ Unknown | ☒ NA |
| 154 | J. Are there any materials or products used in the systems and fixtures | | | | |
| 155 | that are or have been the subject of a recall, class action suit settlement or other litigations? | ☐ Yes | ☐ No | ☒ Unknown | |
| 156 | If yes, what product? | | | | |
| 157 | (1) Are there problems with the product?..... | ☐ Yes | ☐ No | ☐ Unknown | ☒ NA |
| 158 | (2) Is the product covered by a warranty?..... | ☐ Yes | ☐ No | ☐ Unknown | ☒ NA |
| 159 | (3) Has the product been inspected?..... | ☐ Yes | ☐ No | ☐ Unknown | ☒ NA |
| 160 | (4) Have claims been filed for this product by you or by previous owners?..... | ☐ Yes | ☐ No | ☐ Unknown | ☒ NA |
| 161 | If yes, when? | | | | |
| 162 | (5) Was money received? | ☐ Yes | ☐ No | ☐ Unknown | ☒ NA |
| 163 | (6) Were any of the materials or products repaired or replaced? | ☐ Yes | ☐ No | ☐ Unknown | ☒ NA |

164 7. COMMON INTEREST

- | | | | | | |
|-----|--|---|--|----------------------------------|--|
| 165 | A. Is there a Home Owners' Association or other governing entity?..... | ☐ Yes | ☒ No | ☐ Unknown | |
| 166 | Name of Association or Other Governing Entity | | | | |
| 167 | Contact Person | | | | |
| 168 | Address | Phone Number | | | |
| 169 | B. Regular periodic assessments: \$ | per ☐ Month ☐ Year ☐ Other | | | |
| 170 | *C. Are there any pending or proposed special assessments? | ☐ Yes* | ☐ No | ☐ Unknown | |
| 171 | D. Are there shared "common areas" or joint maintenance agreement for facilities like walls, fences, | | | | |
| 172 | pools, tennis courts, walkways or other areas co-owned in undivided interest with others?... | ☐ Yes | ☐ No | ☐ Unknown | |
| 173 | E. Is the Home Owners' Association or other governing entity a party to | | | | |
| 174 | pending litigation or subject to an unsatisfied judgment?..... | ☐ Yes | ☐ No | ☐ Unknown | ☒ NA |

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- 176 F. Is the property in violation of recorded covenants, conditions and
 177 restrictions or in violation of other bylaws or governing rules, whether recorded or not?..... ☐ Yes ☐ No ☐ Unknown ☒ NA
- 178 **8. SEISMIC**
- 179 A. Was the house constructed before 1974? ☒ Yes ☐ No ☐ Unknown
 180 If yes, has the house been bolted to its foundation? ☐ Yes ☒ No ☐ Unknown ☐ NA
- 181 **9. GENERAL**
- 182 A. Are there problems with settling, soil, standing water or drainage on
 183 the property or in the immediate area? ☐ Yes ☒ No ☐ Unknown
- 184 B. Does the property contain fill? ☐ Yes ☒ No ☐ Unknown
- 185 C. Is there any material damage to the property or any of the structure(s)
 186 from fire, wind, floods, beach movements, earthquake, expansive soils or landslides?..... ☐ Yes ☐ No ☒ Unknown
- 187 D. Is the property in a designated floodplain? ☐ Yes ☒ No ☐ Unknown
 188 **Note: Flood insurance may be required for homes in a floodplain.**
- 189 E. Is the property in a designated slide or other geologic hazard zone?..... ☐ Yes ☐ No ☒ Unknown
- 190 *F. Has any portion of the property been tested or treated for asbestos, formaldehyde, radon, gas,
 191 lead-based paint, mold, fuel or chemical storage tanks or contaminated soil or water?..... ☐ Yes* ☒ No ☐ Unknown
- 192 G. Are there any tanks or underground storage tanks (e.g., septic, chemical, fuel, etc.) on the property? ☒ Yes ☐ No ☐ Unknown
- 193 H. Has the property ever been used as an illegal drug manufacturing or distribution site? ☐ Yes ☒ No ☐ Unknown
 194 *If yes, was a Certificate of Fitness issued? ☐ Yes* ☐ No ☐ Unknown ☒ NA
- 195 I. Has the property been classified as forestland-urban interface?..... ☐ Yes ☒ No ☐ Unknown
- 196 **10. FULL DISCLOSURE BY SELLER(S)**
- 197 *A. Are there any other material defects affecting this property or its value that
 198 a prospective buyer should know about?..... See addendum ☒ Yes* ☐ No
 199 If yes, describe the defect on attached sheet and explain the frequency and extent of the problem and any insurance claims, repairs or
 200 remediation?

VERIFICATION

201 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
 202 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.

203 _____ Number of pages of explanations are attached.

204 Seller Friends of Trillium LLC Date _____ ← Seller _____ Date _____ ←

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II. BUYER'S ACKNOWLEDGMENT:

205 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
206 by utilizing diligent attention and observation.
207 B. Each buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are
208 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
209 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
210 institution or real estate licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission, error or
211 inaccuracy contained in another party's disclosure statement required by this section or any amendment to the disclosure statement.

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

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

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

220 Buyer _____ Date _____ ← Buyer _____ Date _____ ←

221 Agent receiving disclosure statement on buyer's behalf to sign and date:

222 _____ Real Estate Agent Date received by Agent _____

223 _____ Real Estate Firm

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