



RESIDENTIAL

SELLER'S PROPERTY DISCLOSURE STATEMENT

1 Property Address or Tax ID # 32739 Taylor Butte Rd, Cottage Grove, OR 97424
 2 _____ (the "Property")

INSTRUCTIONS TO THE SELLER

- 3 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
 4 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
 5 this disclosure statement and each attachment.
- 6 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](#)
 7 [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)
 8 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.
- 9 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
 10 Property or the buyer may revoke their offer to purchase anytime prior to closing the transaction. Questions regarding the legal consequences of the
 11 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 105.462 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 Section 2
 14 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 foreclosure.

19 _____ Seller is a court appointed (*select only one*) ☐ receiver, ☐ personal representative, ☐ trustee, ☐ conservator, or ☐ guardian.

20 _____ This sale or transfer is by a governmental agency.

21 Signature(s) of Seller(s) claiming exclusion:

22 Seller _____ Date/Time _____ ←

23 Print _____

24 Seller _____ Date/Time _____ ←

25 Print _____

26 Seller _____ Date/Time _____ ←

27 Print _____

28 Seller _____ Date/Time _____ ←

29 Print _____

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

31 Buyer _____ Date/Time _____ ←

32 Print _____

33 Buyer _____ Date/Time _____ ←

34 Print _____

35 Buyer _____ Date/Time _____ ←

36 Print _____

37 Buyer _____ Date/Time _____ ←

38 Print _____

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 40 _____ (the "Property")

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

41 **Section 2. SELLER'S PROPERTY DISCLOSURE STATEMENT:**
 42 (NOT A WARRANTY) ([ORS 105.464](#))

43 NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE
 44 PROPERTY LOCATED AT 32739 Taylor Butte Rd, Cottage Grove, OR 97424 (THE "PROPERTY").

45 DISCLOSURES CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE
 46 PROPERTY AT THE TIME OF DISCLOSURE. BUYER HAS FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS SELLER'S
 47 DISCLOSURE STATEMENT TO REVOKE BUYER'S OFFER BY DELIVERING BUYER'S SEPARATE SIGNED WRITTEN STATEMENT OF
 48 REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE STATEMENT, UNLESS BUYER WAIVES THIS RIGHT AT OR
 49 PRIOR TO ENTERING INTO A SALE AGREEMENT.

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

54 Seller (select one) ☒ is ☐ is not occupying the Property.

I. SELLER'S REPRESENTATIONS

55 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
 56 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.

57 (Select or fill in an answer to each question below. Select "N/A" if a question is not applicable to the Property.)

58 ***If you mark "Yes" on items with *, attach a copy or explain on an attached sheet.**

59 1. TITLE

- 60 A. Do you have legal authority to sell the Property? ☒ Yes ☐ No ☐ Unknown
- 61 B. **Is title to the Property subject to any of the following?* ☐ Yes* ☒ No ☐ Unknown
 62 ☐ First right of refusal ☐ Option ☐ Lease or rental agreement ☐ Other listing ☐ Life estate
- 63 C. **Is the Property being transferred an unlawfully established unit of land?* ☐ Yes* ☒ No ☐ Unknown
- 64 D. **Are there any encroachments, boundary agreements, boundary disputes or*
 65 *recent boundary changes?* ☐ Yes* ☐ No ☒ Unknown
- 66 E. **Are there any rights of way, easements, licenses, access limitations or claims*
 67 *that may affect your interest in the Property?* ☐ Yes* ☐ No ☒ Unknown
- 68 F. **Are there any agreements for joint maintenance of an easement or right of way?* ☐ Yes* ☐ No ☒ Unknown
- 69 G. **Are there any governmental studies, designations, zoning overlays, surveys or*
 70 *notices that would affect the Property?* ☐ Yes* ☐ No ☒ Unknown
- 71 H. **Are there any pending or existing governmental assessments against the Property?* ☐ Yes* ☐ No ☒ Unknown
- 72 I. **Are there any zoning violations or nonconforming uses?* ☐ Yes* ☐ No ☒ Unknown

Buyer Initials _____ / _____ / _____ / _____

Seller Initials acw LS

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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

(1) The source of the water is (*select ALL that apply*): ☐ Public ☐ Community ☒ Private ☐ Other (*specify*) _____

(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 ☐ Unknown ☒ N/A

b. Is the water source located on the Property? ☒ Yes ☐ No ☐ Unknown ☐ N/A
**If not, are there any written agreements for a shared water source?* ☐ Yes* ☐ No ☐ Unknown ☒ N/A

c. **Is there an easement (recorded or unrecorded) for your access to or maintenance of the water source?* ☐ Yes* ☐ No ☒ Unknown

d. If the source of water is from a well or spring, have you had any of the following in the past 12 months? ☐ Yes ☐ No ☒ Unknown ☐ N/A
☐ Flow test ☐ Bacteria test ☐ Chemical contents test

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
☐ Leased ☐ Owned

B. Irrigation

(1) Are there any ☐ water rights or ☐ 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? ☒ Unknown ☐ N/A

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 110 _____ (the "Property")

- 111 (2) **If yes, was the system installed by permit?* ☐ Yes* ☐ No ☒ Unknown ☐ N/A
- 112 (3) **Has the system been repaired or altered?* ☐ Yes* ☐ No ☒ Unknown ☐ N/A
- 113 (4) **Has the condition of the system been evaluated and a report issued?* ☐ Yes* ☐ No ☒ Unknown ☐ N/A
- 114 (5) Has the septic tank ever been pumped? ☒ Yes ☐ No ☐ Unknown ☐ N/A
- 115 If yes, when? **Around 5 years ago** ☐ N/A
- 116 (6) Does the system have a pump? ☐ Yes ☐ No ☒ Unknown ☐ N/A
- 117 (7) Does the system have a treatment unit such as a sand filter or an aerobic unit? ☐ Yes ☐ No ☒ Unknown ☐ N/A
- 118 (8) **Is a service contract for routine maintenance required for the system?* ☐ Yes* ☐ No ☒ Unknown ☐ N/A
- 119 (9) Are all components of the system located on the Property? ☒ Yes ☐ No ☐ Unknown ☐ N/A
- 120 D. **Are there any sewage system problems or needed repairs?* ☐ Yes* ☐ No ☒ Unknown
- 121 E. Does your sewage system require on-site pumping to another level? ☐ Yes ☒ No ☐ Unknown

122 4. DWELLING INSULATION

- 123 A. Is there insulation in the:
- 124 (1) Ceiling? ☒ Yes ☐ No ☐ Unknown
- 125 (2) Exterior walls? ☒ Yes ☐ No ☐ Unknown
- 126 (3) Floors? ☒ Yes ☐ No ☐ Unknown
- 127 B. Are there any defective insulated doors or windows? ☐ Yes ☐ No ☒ Unknown

128 5. DWELLING STRUCTURE

- 129 A. **Has the roof leaked?* ☐ Yes* ☒ No ☐ Unknown
- 130 If yes, has it been repaired? ☐ Yes ☐ No ☐ Unknown ☒ N/A
- 131 B. Are there any additions, conversions or remodeling? ☒ Yes ☐ No ☐ Unknown
- 132 If yes, was a building permit required? ☐ Yes ☐ No ☒ Unknown ☐ N/A
- 133 If yes, was a building permit obtained? ☐ Yes ☐ No ☒ Unknown ☐ N/A
- 134 If yes, was final inspection obtained? ☐ Yes ☐ No ☒ Unknown ☐ N/A
- 135 C. Are there smoke alarms or detectors? ☒ Yes ☐ No ☐ Unknown
- 136 D. Are there carbon monoxide alarms? ☒ Yes ☐ No ☐ Unknown
- 137 E. Is there a woodstove or fireplace insert included in the sale? ☒ Yes ☐ No ☐ Unknown
- 138 **If yes, what is the make?* **Quadra**
- 139 **If yes, was it installed with a permit?* ☐ Yes* ☐ No ☒ Unknown ☐ N/A
- 140 **If yes, is a certification label issued by the United States Environmental Protection*
- 141 *Agency (EPA) or the Department of Environmental Quality (DEQ) affixed to it?* ☐ Yes* ☐ No ☒ Unknown ☐ N/A
- 142 F. **Has pest and dry rot, structural or "whole house" inspection been done within the*
- 143 *last three years?* ☐ Yes* ☐ No ☒ Unknown

Buyer Initials _____ / _____ / _____ / _____

Initial DS
 Seller Initials **acw** **LW**

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- 146 G. **Are there any moisture problems, areas of water penetration, mildew odors or*
 147 *other moisture conditions (especially in the basement)?* ☐ Yes* ☐ No ☒ Unknown
 148 **If yes, explain on attached sheet the frequency and extent of problem and any insurance*
 149 *claims, repairs or remediation done.*
- 150 H. Is there a sump pump on the Property? ☐ Yes ☐ No ☒ Unknown
- 151 I. Are there any materials used in the construction of the structure that are or have been
 152 the subject of a recall, class action suit, settlement or litigation? ☐ Yes ☐ No ☒ Unknown
 153 If yes, what are the materials? _____
- 154 (1) Are there problems with the materials? ☐ Yes ☐ No ☒ Unknown ☐ N/A
 155 (2) Are the materials covered by a warranty? ☐ Yes ☐ No ☒ Unknown ☐ N/A
 156 (3) Have the materials been inspected? ☐ Yes ☐ No ☒ Unknown ☐ N/A
 157 (4) Have there ever been claims filed for these materials by you or by previous owners? ☐ Yes ☐ No ☒ Unknown ☐ N/A
 158 If yes, when? ☐ N/A
 159 (5) Was money received? ☐ Yes ☐ No ☒ Unknown ☐ N/A
 160 (6) Were any of the materials repaired or replaced? ☐ Yes ☐ No ☒ Unknown ☐ N/A

161 6. DWELLING SYSTEMS AND FIXTURES

- 162 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?
- 163 A. Electrical system, including wiring, switches, outlets and service ☐ Yes ☐ No ☒ Unknown
 164 B. Plumbing system, including pipes, faucets, fixtures and toilets ☐ Yes ☐ No ☒ Unknown
 165 C. Water heater tank ☒ Yes ☐ No ☐ Unknown
 166 D. Garbage disposal ☐ Yes ☐ No ☒ Unknown ☐ N/A
 167 E. Built-in range and oven ☒ Yes ☐ No ☐ Unknown ☐ N/A
 168 F. Built-in dishwasher ☒ Yes ☐ No ☐ Unknown ☐ N/A
 169 G. Sump pump ☐ Yes ☐ No ☐ Unknown ☒ N/A
 170 H. Heating and cooling systems
- 171 (1) Heating systems ☒ Yes ☐ No ☐ Unknown ☐ N/A
 172 (2) Cooling systems ☒ Yes ☐ No ☐ Unknown ☐ N/A
 173 I. Security system ☐ Owned ☐ Leased ☐ Yes ☐ No ☒ Unknown ☐ N/A
 174 J. Are there any materials or products used in the systems and fixtures that are or have
 175 been the subject of a recall, class action suit settlement or litigation? ☐ Yes ☐ No ☒ Unknown
 176 If yes, what product? _____
- 177 (1) Are there problems with the product? ☐ Yes ☐ No ☒ Unknown ☐ N/A
 178 (2) Is the product covered by a warranty? ☐ Yes ☐ No ☒ Unknown ☐ N/A
 179 (3) Has the product been inspected? ☐ Yes ☐ No ☒ Unknown ☐ N/A

Buyer Initials _____ / _____ / _____ / _____

Seller Initials acw lur

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180 Property Address or Tax ID # **32739 Taylor Butte Rd, Cottage Grove, OR 97424**
 181 _____ (the "Property")

- 182 (4) Have claims been filed for this product by you or by previous owners? ☐ Yes ☐ No ☒ Unknown ☐ N/A
 183 If yes, when? _____
- 184 (5) Was money received? ☐ Yes ☐ No ☒ Unknown ☐ N/A
- 185 (6) Were any of the materials or products repaired or replaced? ☐ Yes ☐ No ☒ Unknown ☐ N/A

186 7. COMMON INTEREST

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

201 8. SEISMIC

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

204 9. GENERAL

- 205 A. Are there problems with settling, soil, standing water or drainage on the Property
 206 or in the immediate area? ☐ Yes ☐ No ☒ Unknown
- 207 B. Does the Property contain fill? ☐ Yes ☐ No ☒ Unknown
- 208 C. Is there any material damage to the Property or any of the structure(s) from fire,
 209 wind, floods, beach movements, earthquake, expansive soils or landslides? ☐ Yes ☐ No ☒ Unknown
- 210 D. Is the Property in a designated floodplain? ☐ Yes ☐ No ☒ Unknown
 211 Note: Flood insurance may be required for homes in a floodplain.
- 212 E. Is the Property in a designated slide or other geologic hazard zone? ☐ Yes ☐ No ☒ Unknown
- 213 F. **Has any portion of the Property been tested or treated for asbestos, formaldehyde,
 214 radon gas, lead-based paint, mold, fuel or chemical storage tanks or contaminated
 215 soil or water?* ☐ Yes* ☐ No ☒ Unknown
- 216 G. Are there any tanks or underground storage tanks (for example, septic, chemical, fuel,
 217 etc.) on the Property? ☐ Yes ☐ No ☒ Unknown

Buyer Initials _____ / _____ / _____ / _____

Initial DS
 Seller Initials acw lur

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 219 _____ (the "Property")

220 H. Has the Property ever been used as an illegal drug manufacturing or distribution site? ☐ Yes ☒ No ☐ Unknown
 221 *If yes, was a Certificate of Fitness issued? ☐ Yes* ☐ No ☐ Unknown ☒ N/A

222 10. FULL DISCLOSURE BY SELLER(S)

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

VERIFICATION

227 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
 228 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
 229 their agents.

230 Total number of pages attached, including all addenda, reports, or any other documents. (complete even if zero)¹ _____

Signed by: _____
 231 Seller Alisa C. Wood Date/Time Jul 20, 2026 | 5:11 PM PDT ←
 232 Print Alisa Wood
 233 Seller [Signature] Date/Time Jul 21, 2026 | 2:33 PM EDT ←
 234 Print 9FB8D3A938144E6...
 235 Seller _____ Date/Time _____ ←
 236 Print _____
 237 Seller _____ Date/Time _____ ←
 238 Print _____

II. BUYER'S ACKNOWLEDGMENT

239 A. As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to me/us or can be known by me/us by
 240 utilizing diligent attention and observation.

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

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

248 DISCLOSURES, IF ANY, CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE
 249 OF THE PROPERTY AT THE TIME OF DISCLOSURE. IF THE SELLER HAS FILLED OUT SECTION 2 OF THIS FORM, YOU, THE BUYER, HAVE
 250 FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS DISCLOSURE STATEMENT TO REVOKE YOUR OFFER BY DELIVERING
 251 YOUR SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE UNLESS
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 254 _____ (the "Property")

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

256 Buyer _____ Date/Time _____ ←
 257 Print _____

258 Buyer _____ Date/Time _____ ←
 259 Print _____

260 Buyer _____ Date/Time _____ ←
 261 Print _____

262 Buyer _____ Date/Time _____ ←
 263 Print _____

264 Agent receiving disclosure statement on Buyer's behalf to sign and date:

265 Real Estate Agent _____ ← Real Estate Firm (*identify*) _____

266 Date received by Agent _____

Seller Initials acw LS

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SELLER'S PROPERTY DISCLOSURE STATEMENT ADDENDUM

1 Property Address or Tax ID # **32739 Taylor Butte Rd, Cottage Grove, OR 97424**
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3 Responses marked "Yes" on items with an * require a written explanation. See below.

4 Question # **5.E.**
 5 Details: **Quadra**
 6 _____
 7 _____
 8 _____
 9 Attachment Identified as: _____

10 Question # _____
 11 Details: _____
 12 _____
 13 _____
 14 _____
 15 Attachment Identified as: _____

16 Question # _____
 17 Details: _____
 18 _____
 19 _____
 20 _____
 21 Attachment Identified as: _____

22 Question # _____
 23 Details: _____
 24 _____
 25 _____
 26 _____
 27 Attachment Identified as: _____

28 Question # _____
 29 Details: _____
 30 _____
 31 _____
 32 _____
 33 Attachment Identified as: _____

Signed by: _____
 34 Seller Alisa C Wood Date/Time Jul 20, 2026 | 5:11 PM PDT ←
 35 Print Alisa C Wood

36 Seller [Signature] Date/Time Jul 21, 2026 | 2:33 PM EDT ←
 37 Print [Signature]

38 Seller _____ Date/Time _____ ←
 39 Print _____

40 Seller _____ Date/Time _____ ←
 41 Print _____

Buyer Initials _____ / _____ / _____ / _____