



RESIDENTIAL

SELLER'S PROPERTY DISCLOSURE STATEMENT

1 Property Address or Tax ID # **85385 Ridgeway Rd, Pleasant Hill , OR 97455**
 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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39 Property Address or Tax ID # 85385 Ridgeway Rd, Pleasant Hill , OR 97455
 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 85385 Ridgeway Rd, Pleasant Hill , OR 97455 (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 MP JP / _____ / _____ / _____

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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

Buyer Initials _____ / _____ / _____ / _____

Seller Initials MP / JP / _____ / _____

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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? ☒ 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?* **Earth Stove**
- 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 _____ / _____ / _____ / _____

DS DS

Seller Initials MP / JP / _____ / _____

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144 Property Address or Tax ID # **85385 Ridgeway Rd, Pleasant Hill , OR 97455**
 145 _____ (the "Property")

- 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 ^{DS} MP / ^{DS} J.P. / _____ / _____

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180 Property Address or Tax ID # **85385 Ridgeway Rd, Pleasant Hill , OR 97455**
 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 _____ / _____ / _____ / _____

Seller Initials ^{DS} MP / ^{DS} JP / _____ / _____

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218 Property Address or Tax ID # **85385 Ridgeway Rd, Pleasant Hill, OR 97455**
 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) 2

DocuSigned by:
 231 Seller Marcy Pease Date/Time Jun 9, 2026 | 5:19 PM PDT ←
 232 Print Marcy Pease
 233 Seller John Pease Date/Time Jun 9, 2026 | 5:56 PM PDT ←
 234 Print John Pease
 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
 252 YOU WAIVE THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

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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 MP / JP / _____ / _____

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SELLER'S PROPERTY DISCLOSURE STATEMENT ADDENDUM

1 Property Address or Tax ID # **85385 Ridgeway Rd, Pleasant Hill , OR 97455**
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3 Responses marked "Yes" on items with an * require a written explanation. See below.

4 Question # **5.B.**

5 Details: **New kitchen and front primary bathroom**
 6 _____
 7 _____
 8 _____

9 Attachment Identified as: _____

10 Question # **5.E.**

11 Details: **Earth Stove**
 12 _____
 13 _____
 14 _____

15 Attachment Identified as: _____

16 Question # **5.E.**

17 Details: **There is a certification label on the back of the stove**
 18 _____
 19 _____
 20 _____

21 Attachment Identified as: _____

22 Question # **9.G.**

23 Details: **An old oil tank that held heating oil. Now defunct and we're told it's empty**
 24 _____
 25 _____
 26 _____

27 Attachment Identified as: _____

28 Question # **2.A.3.**

29 Details: **Water purification system attached to the well.**
 30 _____
 31 _____
 32 _____

33 Attachment Identified as: _____

DocuSigned by:

34 Seller Marcy Pease Date/Time Jun 9, 2026 | 5:19 PM PDT ←

35 Print Marcy Pease

36 Seller John Pease Date/Time Jun 9, 2026 | 5:56 PM PDT ←

37 Print John Pease

38 Seller _____ Date/Time _____ ←

39 Print _____

40 Seller _____ Date/Time _____ ←

41 Print _____

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RESIDENTIAL

SELLER'S PROPERTY DISCLOSURE STATEMENT ADDENDUM

1 Property Address or Tax ID # **85385 Ridgeway Rd, Pleasant Hill , OR 97455**
 2 _____ (the "Property")

3 Responses marked "Yes" on items with an * require a written explanation. See below.

4 Question # **2.A.2.b.**

5 Details: **There is a well on the property**
 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: _____

34 Seller Marcy Pease Date/Time Jun 9, 2026 | 5:19 PM PDT ←
 35 Print Marcy Pease

36 Seller John Pease Date/Time Jun 9, 2026 | 5:56 PM PDT ←
 37 Print John Pease

38 Seller _____ Date/Time _____ ←

39 Print _____

40 Seller _____ Date/Time _____ ←

41 Print _____

Buyer Initials _____ / _____ / _____ / _____

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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Sale Agreement # _____

2.6 LEAD-BASED HAZARD ADDENDUM

1 **1. Property Address or Description:** 85385 Ridgeway Rd, Pleasant Hill, OR 97455

2 **2. Names of Parties to this Agreement:**

3 Buyer _____	Seller <u>Marcy Pease</u>
4 Buyer _____	Seller <u>John Pease</u>
5 Buyer _____	Seller _____
6 Buyer _____	Seller _____

7 **3. Lead Warning Statement.** Every purchaser of any interest in residential real property on which a residential dwelling was built prior
8 to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of
9 developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning
10 disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to
11 pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-
12 based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint
13 hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

14 **By signing below, Buyer represents that Buyer has read and understood this Lead Warning Statement.**

15 **4. "Lead Hazard" Defined.** Lead Hazards are any conditions that cause exposure to lead from lead-contaminated dust, lead-
16 contaminated soil, or lead-contaminated paint on surfaces that would result in adverse human health effects.

17 **5. Lead Hazard Information Pamphlet.** **By signing below, Seller represents** that Seller or Seller's Agent has provided Buyer or Buyer's
18 Agent with a copy of the EPA informational pamphlet *Protect Your Family from Lead in Your Home*, ("EPA Pamphlet") available at
19 <https://www.epa.gov/lead/protect-your-family-lead-your-home-real-estate-disclosure>.

20 If Buyer does not receive the EPA Pamphlet from Seller along with this **Form 2.6 Lead-Based Hazard Addendum**, Buyer may terminate
21 the Agreement at any point before Closing by delivering to Seller a **Form 5.3 Buyer's Notice of Termination** stating that Seller failed
22 to provide the Lead-Based Hazard documents.

23 If Buyer has received the EPA Pamphlet and this **Form 2.6 Lead-Based Hazard Addendum** from Seller after Mutual Acceptance of the
24 Sale Agreement, Buyer will have **2 Business Days** to terminate the Agreement by delivering to Seller a **Form 5.3 Buyer's Notice of**
25 **Termination** stating that Seller provided Lead-Based Hazard documents after Mutual Acceptance.

26 **By initialing here, Buyer represents that Buyer has received the informational pamphlet. Buyer Initials** ____/____/____/____

27 **6. Seller Disclosure.** Seller represents:

28 ☐ Seller has knowledge that Property contains Lead-Based Paint and/or Lead Hazards. Seller must explain the basis, location,
29 and condition of any known Lead-Based Paint and Lead Hazards: _____
30 _____

31 If the box above is checked, Seller must select one of the two boxes below:

32 ☐ Seller has given Buyer copies of all the below described Seller's Lead-Based Paint and Lead Hazard evaluation
33 reports and records: _____
34 _____

35 ☐ Seller has no Lead-Based Paint and Lead Hazard evaluation reports and records.

36 ☒ Seller has no knowledge of any Lead-Based Paint or Lead Hazards on the Property.

37 **By initialing here, Buyer represents that Buyer has received the above disclosure and copies of reports and records, if any. Buyer**
38 **Initials** ____/____/____/____

39 **7. Lead Hazard Inspection Period** (check one of the boxes below).

40 ☐ Buyer shall have **10 Calendar Days** after Mutual Acceptance of this Addendum to conduct a risk assessment or inspection
41 for the presence of Lead-Based Paint and/or Lead Hazards.

42 ☐ Buyer shall have ____ **Business Days** after Mutual Acceptance of this Addendum to conduct a risk assessment or
43 inspection for the presence of Lead-Based Paint and/or Lead Hazards.

44 **Buyer Initials** _____

45 **Seller Initials** _____

^{DS}
MP ^{DS}
JP

Sale Agreement # _____

LEAD-BASED HAZARD ADDENDUM

46 ☐ Buyer waives the right to conduct a Lead Hazard Inspection or risk assessment.

47 **By signing below, Buyer acknowledges having received an opportunity to conduct a risk assessment or inspection for the presence**
 48 **of Lead-Based Paint and/or Lead Hazards before becoming obligated under the Sale Agreement to purchase the Property.**

49 **8. Hazard Inspection Costs and Scheduling.** Buyer shall be solely responsible for scheduling and paying all costs for Lead Hazard
 50 evaluation, lead-risk assessment or lead-paint inspections. Seller shall provide Buyer and Buyer's inspectors with reasonable access
 51 to the Property for the purposes of these assessments and inspections. Until Closing, or if this transaction is terminated for up to
 52 **10 Business Days** after termination, upon Seller's request Buyer must provide a copy of any lead-related evaluation, assessment or
 53 inspection report requested by Seller.

54 **9. Buyer's Cancellation and Release.** If Buyer is dissatisfied with Buyer's Lead-Based Paint and/or Lead Hazard evaluations,
 55 assessments or inspections, Buyer has until the end of the Lead Hazard Inspection Period or the end of the Due Diligence Period (unless
 56 Buyer has waived or released the Due Diligence Contingency), whichever is later, to agree in writing with Seller over repairs to remedy
 57 Lead-Based Paint or Lead Hazard deficiencies ("Lead Repairs"), or to terminate the Sale Agreement by giving Seller **Form 5.3 Buyer's**
 58 **Notice of Termination**, with all Earnest Money refunded to Buyer. Buyer's failure to terminate or to agree in writing with Seller over
 59 Lead Repairs by the deadline described in this Section constitutes Buyer's acceptance of the condition of the Property "as-is" with
 60 respect to Lead-Based Paint and Lead Hazards.

61 **10. Agent Acknowledgement.** By signing below, Seller's agent is acknowledging that Seller's Agent is aware that under 42 U.S.C.
 62 4852d(4), Seller's Agent is required to ensure Seller's compliance with 42 U.S.C. 4852d, and Seller's Agent has informed Seller of Seller's
 63 obligations under 42 U.S.C. 4852d. If Buyer's agent is receiving compensation from Seller, by signing below, Buyer's Agent has
 64 informed Seller of Seller's obligations under 42 U.S.C. 4852d.

65 **11. Certification of Accuracy.** By signing below, the Buyer, Seller, and their respective agents certify that they have reviewed the
 66 information above and in the attachments and certify, to the best of their knowledge, that the information is true and accurate.

12. Signatures.

68 **By mutually accepting the above terms, the Parties agree to the terms of this Addendum and make it part of the above referenced**
 69 **Sale Agreement:**

70 Buyer: _____ Date: _____

71 Buyer: _____ Date: _____

72 Buyer: _____ Date: _____

73 Buyer: _____ Date: _____

74 DocuSigned by: _____ Date: _____

75 Seller: _____ Date: Jun 9, 2026 | 5:19 PM PDT

76 Seller: _____ Date: Jun 9, 2026 | 5:56 PM PDT

77 Seller: _____ Date: _____

78 Seller: _____ Date: _____

79 Buyer Agent's Signature: _____ Date: _____

80 Seller Agent's Signature: _____ Date: _____

[ATTACH FORM 10.3 PROTECT FAMILY FROM LEAD PAMPHLET TO THIS ADDENDUM IF PAMPHLET NOT ALREADY PROVIDED]

Sale Agreement # _____

**2.13 WOOD STOVE ADDENDUM**1 **1. Property Address or Description:** 85385 Ridgeway Rd, Pleasant Hill, OR 974552 **2. Names of Parties to this Agreement:**3 **Buyer** _____ **Seller** Marcy Pease4 **Buyer** _____ **Seller** John Pease5 **Buyer** _____ **Seller** _____6 **Buyer** _____ **Seller** _____7 **3. Definitions.**8 **"Solid Fuel Burning Device"**. A device that burns coal, wood, or other non-gas or nonliquid fuels for aesthetic, heating, or water heating
9 purposes in a private Residential Structure or commercial establishment. "Solid Fuel Burning Device" does *not* include cookstoves,
10 antique stoves, saunas, masonry heaters or fireplaces, pellet stoves, or central wood-fired furnaces, all as defined under ORS 468A.485.11 **"Inefficient Devices"**. A Solid Fuel Burning Device that (i) has not been certified for sale as new by the Environmental Protection Agency
12 ("EPA") under 40 C.F.R. part 60, subpart AAA; (ii) has not been certified by the Oregon Department of Environmental Quality ("DEQ")
13 under ORS 468A.465; or (iii) has an EPA certification label from before 1988. Devices that were both certified and installed before May
14 15, 2020 will not be considered Inefficient Devices.15 **"Residential Structure"**. As defined in ORS 701.005(15), Residential Structure means any of the following: (i) site-built home, (ii) 1+
16 dwelling units and 4 or fewer stories above grade, (iii) a condo or separate property interest dwelling unit that is part of a larger
17 structure, (iv) a modular home, (v) manufactured dwelling, (vi) floating home, or (vii) appurtenance to the home, structure, unit, or
18 dwelling. This does not include structures with residential and nonresidential units, transient lodging, residence halls, residential
19 schools, state or local correction facilities, youth correction facilities, youth care centers, detention facilities, nursing homes, hospitals,
20 or places primarily for recreation activities.21 **4. Standard for Solid Fuel Burning Devices.** Designs for Solid Fuel Burning Devices will be certified by the EPA if they meet emission
22 standards and each individual Solid Fuel Burning Device should have a visible, attached certification label. If a certification label on a
23 Solid Fuel Burning Device cannot be located or is not present, Seller can consult the manufacturer or search on www.epa.gov/burnwise
24 to determine if the device's design is certified. ***If the device is not certified, it is an Inefficient Device.*** ORS 468A.505 requires removal
25 and destruction of any Inefficient Devices before closing a sale on real property with Residential Structures. Inefficient Devices must
26 be removed from any location on the property, even if such devices are not within the Residential Structure, such as stoves in garages
27 or detached workshops. An Inefficient Device will be considered destroyed when it cannot be restored or reused as a heating device.
28 Failure to remove and destroy an Inefficient Device does not invalidate the sale, but failure to comply can result in at least \$750 in
29 fines and may result in delays by Buyer's Lenders and difficulties with Buyer's home insurance.30 **5. Solid Fuel Burning Device on Property.** The Property has one or more Solid Fuel Burning Devices. ☒ Yes ☐ No31 **6. Inefficient Devices on Property.** One or more Solid Fuel Burning Devices on the Property are Inefficient Devices. ☐ Yes ☒ No32 **A. Removal of Inefficient Devices.** If "Yes", please attach statement identifying which of the devices are Inefficient Devices.
33 Removal and destruction of Inefficient Devices is the responsibility of Seller unless Seller and Buyer agree that removal and
34 destruction is Buyer's responsibility.35 *By signing this Addendum, Seller and Buyer agree to the below assignment of removal and destruction duties.*36 ☐ **Seller Removes Inefficient Devices.** Seller must remove and destroy Inefficient Devices by the Closing Date.37 ☐ **Buyer Removes Inefficient Devices.** Buyer must remove and destroy Inefficient Devices within **30 Calendar Days** after the
38 Closing Date. Buyer shall notify Buyer's Lender immediately and shall work with Lender to ensure that Buyer's election to
39 remove Inefficient Devices under this Addendum does not delay or restrict Buyer's ability to secure financing or close the
40 Sale Agreement.41 **B. Repair.** Seller will repair damage caused by removal of Inefficient Device before Closing: ☐ Yes ☐ No42 **C. Confirmation.** Seller/Buyer must provide written confirmation of the removal and destruction to DEQ by calling (503) 229-5868
43 or at <https://www.deq.state.or.us/heatsmart/SubmitHome1>. DEQ will require a disposal receipt as proof of the destruction if the
44 Inefficient Device was taken to a scrap dealer or recycler for disposal.45 **7. By mutually agreeing to the above terms, the Parties agree to the terms of this Addendum and make it part of the above**
46 **referenced Sale Agreement:**47 Buyer: _____ Dated: _____ Seller: Marcy Pease Dated: Jun 9, 2026 | 5:19 PM PDT48 Buyer: _____ Dated: _____ Seller: John Pease Dated: Jun 9, 2026 | 5:56 PM PDT

49 Buyer: _____ Dated: _____ Seller: _____ Dated: _____

50 Buyer: _____ Dated: _____ Seller: _____ Dated: _____