

SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address **68015 Edgington Road, Sisters, OR 97759**

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

Section 1. EXCLUSION FROM ORS 105.465 TO 105.490:

You may claim an exclusion under ORS 105.470 only if you qualify under the statute. If you are not claiming an exclusion, you must fill out Section 2 of this form completely.

Initial only the exclusion you wish to claim.

_____ This is the first sale of a dwelling never occupied. The dwelling is constructed or installed under building or installation permit(s) # _____ issued by _____.

_____ This sale is by a financial institution that acquired the property as custodian, agent or trustee, or by foreclosure or deed in lieu of foreclosure.

_____ The seller is a court appointed (Check only one): receiver personal representative trustee conservator guardian

_____ This sale or transfer is by a governmental agency.

Signature(s) of Seller(s) Claiming Exclusion

Seller _____ Date _____ ← Seller _____ Date _____ ←
CATHERINE M O'HAGAN REV TRUST

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

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 **68015 Edgington Road, Sisters, OR 97759** "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 Catherine M. O'Hagan Date 10.31.18 ← Seller _____ Date _____ ←
CATHERINE M O'HAGAN REV TRUST

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Buyer Initials ____ / ____ Date _____



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address **68015 Edgington Road, Sisters, OR 97759**

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 that may have made or may make a
43 loan 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
44 buyer.

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

46 1. TITLE

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

64 2. WATER

- 65 A. Household water
- 66 (1) The source of the water is (check ALL that apply): Public Community Private Other
- 67 (2) Water source information:
- 68 *a) Does the water source require a water permit?..... Yes* No Unknown
- 69 If yes, do you have a permit? Yes No Unknown NA
- 70 *b) Is the water source located on the property? Yes* No Unknown NA

71 Seller Catherine M. O'Hagan Date 10-31-18 Seller _____ Date _____ ←
CATHERINE M O'HAGAN REV TRUST

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- 72 **If not, are there any written agreements for a shared water source?* Yes* No Unknown NA
- 73 *c) *Is there an easement (recorded or unrecorded) for your access to or*
- 74 *maintenance of the water source?* Yes* No Unknown
- 75 d) *If the source of water is from a well or spring, have you had any of*
- 76 *the following in the past 12 months?* Yes No Unknown NA
- 77 Flow test Bacteria test Chemical contents test
- 78 *e) *Are there any water source plumbing problems or needed repairs?.....* Yes* No Unknown
- 79 (3) *Are there any water treatment systems for the property?* Yes No Unknown
- 80 Leased Owned

- 81 B. Irrigation
- 82 (1) *Are there any water rights or other rights for the property?.....* Yes No Unknown
- 83 * (2) *If any exist, has the irrigation water been used during the last five-year period?.....* Yes* No Unknown NA
- 84 * (3) *Is there a water rights certificate or other written evidence available?* Yes* No Unknown NA

- 85 C. Outdoor sprinkler system
- 86 (1) *Is there an outdoor sprinkler system for the property?* Yes No Unknown
- 87 (2) *Has a back flow valve been installed?* Yes No Unknown NA
- 88 (3) *Is the outdoor sprinkler system operable?* Yes No Unknown NA

3. SEWAGE SYSTEM

- 90 A. *Is the property connected to a public or community sewage system?.....* Yes No Unknown NA
- 91 B. *Are there any new public or community sewage systems proposed for the property?* Yes No Unknown NA
- 92 C. *Is the property connected to an on-site septic system?.....* Yes No Unknown NA
- 93 (1) *If yes, when was the system installed?* 1985 Unknown NA
- 94 (2) **If yes, was the system installed by permit?* Yes* No Unknown NA
- 95 (3) **Has the system been repaired or altered?* Yes* No Unknown NA
- 96 (4) **Has the condition of the system been evaluated and a report issued?.....* Yes No Unknown NA
- 97 (5) *Has the septic tank ever been pumped?* Yes No Unknown NA
- 98 *If yes, when?* 2018 NA
- 99 (6) *Does the system have a pump?* Yes No Unknown NA
- 100 (7) *Does the system have a treatment unit such as a sand filter or an aerobic unit?* Yes No Unknown NA
- 101 (8) *Is a service contract for routine maintenance required for the system?* Yes No Unknown NA
- 102 (9) *Are all components of the system located on the property?* Yes No Unknown NA
- 103 *D. *Are there any sewage system problems or needed repairs?* Yes* No Unknown NA
- 104 E. *Does your sewage system require on-site pumping to another level?* Yes No Unknown NA

105 Seller Catherine M. O'Hagan Date 10.31.18 ← Seller _____ Date _____ ←
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Property Address **68015 Edgington Road, Sisters, OR 97759**

106 4. DWELLING INSULATION

- 107 *A. Is there insulation in the:
- 108 (1) Ceiling? Yes No Unknown
- 109 (2) Exterior Walls? Yes No Unknown
- 110 (3) Floors? Yes No Unknown
- 111 B. Are there any defective insulated doors or windows? Yes No Unknown

112 5. DWELLING STRUCTURE

- 113 *A. Has the roof leaked? Yes* No Unknown
- 114 If yes, has it been repaired? Yes No Unknown NA
- 115 B. Are there any additions, conversions or remodeling? Yes No Unknown
- 116 If yes, was a building permit required? Yes No Unknown NA
- 117 If yes, was a building permit obtained? Yes No Unknown NA
- 118 If yes, was final inspection obtained? Yes No Unknown NA
- 119 C. Are there smoke alarms or detectors? Yes No Unknown
- 120 D. Are there carbon monoxide alarms? Yes No Unknown
- 121 E. Is there a woodstove or fireplace insert included in the sale? Yes No Unknown
- 122 *If yes, what is the make? Country
- 123 *If yes, was it installed with a permit? Yes* No Unknown NA
- 124 *If yes, is a certification label issued by the United States Environmental Protection Agency
- 125 (EPA) or the Department of Environmental Quality (DEQ) affixed to it? Yes* No Unknown NA
- 126 *F. Has pest and dry rot, structural or "whole house" inspection been done within the last three years? Yes* No Unknown
- 127 *G. Are there any moisture problems, areas of water penetration, mildew odors
- 128 or other moisture conditions (especially in the basement)? Yes* No Unknown
- 129 *If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, repairs or remediation done.
- 130 H. Is there a sump pump on the property? Yes No Unknown
- 131 I. Are there any materials used in the construction of the structure that are or
- 132 have been the subject of a recall, class action suit, settlement or litigation? Yes No Unknown
- 133 If yes, what are the materials? _____
- 134 (1) Are there problems with the materials? Yes No Unknown NA
- 135 (2) Are the materials covered by a warranty? Yes No Unknown NA
- 136 (3) Have the materials been inspected? Yes No Unknown NA
- 137 (4) Have there ever been claims filed for these materials by you or by previous owners?.. Yes No Unknown NA
- 138 If yes, when? _____ NA
- 139 (5) Was money received? Yes No Unknown NA

140 Seller Catherine M. O'Hagan Date 10.31.18 Seller _____ Date _____ ←
CATHERINE M O'HAGAN REV TRUST

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

142 6. DWELLING SYSTEMS AND FIXTURES

143 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?

144 A. Electrical system, including wiring, switches, outlets and service..... Yes No Unknown

145 B. Plumbing system, including pipes, faucets, fixtures and toilets..... Yes No Unknown

146 C. Water heater tank Yes No Unknown

147 D. Garbage disposal..... Yes No Unknown NA

148 E. Built-in range and oven..... Yes No Unknown NA

149 F. Built-in dishwasher..... Yes No Unknown NA

150 G. Sump pump Yes No Unknown NA

151 H. Heating and cooling systems

152 (1) Heating systems..... Yes No Unknown NA

153 (2) Cooling systems Yes No Unknown NA

154 I. Security system Owned Leased..... Yes No Unknown NA

155 J. Are there any materials or products used in the systems and fixtures
156 that are or have been the subject of a recall, class action settlement or other litigations?.. Yes No Unknown

157 If yes, what product? _____

158 (1) Are there problems with the product?..... Yes No Unknown NA

159 (2) Is the product covered by a warranty?..... Yes No Unknown NA

160 (3) Has the product been inspected?..... Yes No Unknown NA

161 (4) Have claims been filed for this product by you or by previous owners?..... Yes No Unknown NA

162 If yes, when? _____

163 (5) Was money received? Yes No Unknown NA

164 (6) Were any of the materials or products repaired or replaced? Yes No Unknown NA

165 7. COMMON INTEREST

166 A. Is there a Home Owners' Association or other governing entity?..... Yes No Unknown

167 Name of Association or Other Governing Entity Voluntary Edgington Road District

168 Contact Person Scott Onkan, President

169 Address Rennuda Road, Sisters, OR Phone Number 541.550.6300

170 B. Regular periodic assessments: \$ \$200 per Month Year Other

171 *C. Are there any pending or proposed special assessments? Yes* No Unknown

172 D. Are there shared "common areas" or joint maintenance agreement for facilities like walls, fences,
173 pools, tennis courts, walkways or other areas co-owned in undivided interest with others?... Yes No Unknown

174 E. Is the Home Owners' Association or other governing entity a party to
175 pending litigation or subject to an unsatisfied judgment?..... Yes No Unknown NA

176 Seller Catherine M. O'Hagan Date 11.8.2018 Seller _____ Date _____ ←
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177 F. Is the property in violation of recorded covenants, conditions and
178 restrictions or in violation of other bylaws or governing rules, whether recorded or not?..... Yes No Unknown NA

179 8. SEISMIC

180 A. Was the house constructed before 1974? Yes No Unknown
181 If yes, has the house been bolted to its foundation? Yes No Unknown NA

182 9. GENERAL

183 A. Are there problems with settling, soil, standing water or drainage on
184 the property or in the immediate area? Yes No Unknown

185 B. Does the property contain fill? Yes No Unknown

186 C. Is there any material damage to the property or any of the structure(s)
187 from fire, wind, floods, beach movements, earthquake, expansive soils or landslides?..... Yes No Unknown

188 D. Is the property in a designated floodplain? Yes No Unknown

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

195 I. Has the property been classified as forestland-urban interface? maybe 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?..... 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
202 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
203 their agents. 0 (complete even if zero) Number of pages of explanations are attached.

204 Seller Catherine M. O'Hagan Date 10/21/18 ← Seller _____ Date _____ ←
CATHERINE M O'HAGAN REV TRUST

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.

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Property Address **68015 Edgington Road, Sisters, OR 97759**

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).DISCLOSURES, IF
214 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 Licensee Date received by Licensee _____

223 _____ Real Estate Firm

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EXTERIOR SIDING / STUCCO / E.I.F.S. DISCLOSURE

1 Buyer(s) _____
 2 Seller(s) **CATHERINE M O'HAGAN REV TRUST**
 3 Property Address **68015 Edgington Road, Sisters, OR 97759**

4 In addition to natural wood siding, commercially made siding products have been used on the exterior of homes and other structures. Commercially
 5 made siding products (hereinafter referred to as "Siding") have been used in lap (board), panel (sheet), Stucco (including Exterior Insulated Finishing
 6 Systems "E.I.F.S.") and other applications in a variety of textures. Some of these products have been involved in class action lawsuits. Buyer and
 7 Seller are advised that neither the Buyer's Agent nor the Seller's Agent can guarantee when, if ever, claims from such lawsuits will be paid. Buyer(s)
 8 is/are advised that some claims that have been paid by companies pursuant to the terms of class action
 9 settlements have been less than initially promised or expected by the recipients.

10 Buyer has the duty to pay diligent attention to any material defects which are known to Buyer or can be known by Buyer by utilizing diligent
 11 attention and observation.

12 **SELLER'S DISCLOSURE**

13 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
 14 disclosure. Seller agrees to notify Buyer of any material corrections or changes to the answers below.

15 1. Is all of the siding all-natural wood? Yes No Unknown
 16 2. Identify manufacturer(s) and product name(s) of Siding on all structures, if known: _____
 17
 18 3. Is the Siding covered by a warranty? Yes No Unknown
 19 4. Is the Siding involved in a class action lawsuit or court settlement? Yes No Unknown
 20 5. Are there any defects or problems with the Siding? Yes No Unknown
 21 6. Have there been any inspections of the Siding? Yes No Unknown
 22 If yes, attach copies if available.
 23 7. Have there ever been any claims filed for this Siding by you or by previous owners? Yes No Unknown
 24 a) If yes, when was the claim(s) filed? _____
 25 If yes, attach copies if available.
 26 b) Was there money received? Yes No Unknown
 27 c) Has any Siding been replaced? Yes No Unknown
 28 Commercially-made siding can develop problems in the future which may necessitate repair or replacement and could affect the home's
 29 insurability. A professional siding inspection is recommended.

30 **EXPLAIN ALL ANSWERS TO QUESTIONS NOS. 3-7 MARKED "YES"**
 31 _____
 32 _____
 33 _____
 34 _____
 35 _____

36 Buyer _____ Date _____ ← Seller Catherine M. O'Hagan Date 10.31.2018
 CATHERINE M O'HAGAN REV TRUST
 37 Buyer _____ Date _____ ← Seller _____ Date _____
 38 Buyer's Agent _____ Seller's Agent **Suzanne Carvlin**
 39 Buyer's Agent's Firm _____ Seller's Agent's Firm **Cascade Sotheby's International Realty, Sisters**

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WOODSTOVE/WOOD BURNING FIREPLACE INSERT ADDENDUM

1 Use this form if a woodstove/fireplace is on the property.
 2 This is an Addendum to: Real Estate Sale Agreement Seller's Counter Offer Buyer's Counter Offer
 3 Buyer: _____
 4 Seller: **CATHERINE M O'HAGAN REV TRUST**
 5 The real property is identified as: **68015 Edgington Road, Sisters, OR 97759** ("the Property")

6 **SELLER REPRESENTATIONS TO BUYER.** Seller represents the following:
 7 Is the woodstove or wood burning fireplace insert certified: Yes No Unknown
 8 One or more Uncertified Device(s) are located on the Property. (Unless Buyer has signed accepting responsibility at Section 5 below, Seller
 9 agrees to remove and destroy the Uncertified Device(s) and to so notify DEQ by providing Certificate of Destruction prior to Closing.

10 **GENERAL INFORMATION:**

11 1. **Remove and Destroy Before Closing.** As of **August 1, 2010**, Oregon law (ORS 468A.460 - 468A.515) requires all sellers of
 12 "residential structures" to remove and destroy **uncertified** solid fuel burning devices, such as woodstoves or fireplace inserts (collectively
 13 "Uncertified Device") prior to closing of the sale. A "residential structure" includes: (1) Any structure that contains one or more dwelling
 14 units and is four stories or less above grade. (2) A condominium, rental residential unit or other residential dwelling unit that is part of a
 15 larger structure, if the property interest in the unit is separate from the property interest in the larger structure. (3) A modular home
 16 constructed off-site; (4) A manufactured dwelling; or (5) A floating home.

17 2. **Certification Label.** A certified device is one that bears a certification label located on the back and issued by the Oregon DEQ or U.S
 18 Environmental Protection Agency ("EPA") which means that it has met certain particulate emission standards. If the device does not bear
 19 such a label, it is an "Uncertified Device" and **must** be removed from the Property **and** destroyed. Sellers who cannot access the back of
 20 their device may call the manufacturer or check the EPA's certified woodstove list at:
 21 <http://www2.epa.gov/compliance/list-epa-certified-wood-stoves>

22 3. **Exemptions.** The primary exemptions from this law are pellet stoves, central wood fired furnaces, antique stoves, masonry fireplaces
 23 and masonry heaters.

24 4. **Removal and Destruction; DEQ Notification.** An Uncertified Device must be entirely removed from the Property, including garages,
 25 outbuildings and shops. Woodstove retailers, chimney sweeps, or others may perform the removal and destruction. Sellers removing an
 26 Uncertified Device themselves may take it directly to a metal scrap recycler or DEQ-approved landfill. Sellers must obtain a receipt from
 27 the contractor or business verifying that the Uncertified Device has been destroyed, and then notify DEQ at:
 28 <http://www.deq.state.or.us/aq/burning/woodstoves/heatSmart.htm>. Check the DEQ website at:
 29 <http://www.oregon.gov/deq/AQ/Pages/HeatSmart/HeatSmart.aspx> for the notification form confirming destruction of the Uncertified Device.
 30 Either form should then be (a) mailed or delivered to Oregon DEQ, Heat Smart Notification, 811 SW Sixth Ave, Portland, OR 97204 or (b)
 31 faxed to Heat Smart Notification, 503-229-5675. Failure to remove or destroy an Uncertified Device at the time of closing does not
 32 invalidate the sale. However, it may constitute a Class A Misdemeanor and/or result in a civil fine. See, ORS 468A.990.

33 5. **Responsibility.** Seller is primarily responsible for removal and destruction of an Uncertified Device located on the Property unless Buyer accepts
 34 written responsibility for removal and destruction. (To accept this responsibility, Buyer **must** initial below.)
 35 _____ / _____ By initialing here, Buyer expressly accepts responsibility and acknowledges that the Uncertified Device must be **both** removed
 36 and destroyed by Buyer within 30 days following the Closing Date. Buyer should verify with lender, if applicable, that Buyer can accept this
 37 responsibility.

38 6. More Information. Contact: DEQ - Heat Smart Program, 811 SW Sixth Ave., Portland, OR 97204, Review ORS 468A.460 - 468A.515 or go to:
 39 <http://www.oregon.gov/deq/AQ/Pages/HeatSmart/HeatSmart.aspx> or <http://www.deq.state.or.us/aq/factsheets/10aq011heatsmart.pdf>

40 Buyer Signature _____ Date _____, _____ a.m. ___ p.m. ←
 41 Buyer Signature _____ Date _____, _____ a.m. ___ p.m. ←

42 Seller Signature _____ Date _____, _____ a.m. ___ p.m. ←
CATHERINE M O'HAGAN REV TRUST

43 Seller Signature _____ Date _____, _____ a.m. ___ p.m. ←

44 Buyer's Agent _____ Seller's Agent **Suzanne Carvlin**
 45 Buyer's Agent's Firm Broker Initials/Date _____ / _____ Seller's Agent's Firm Broker Initials/Date _____ / _____

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