



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address 4212 Lakeview Lake Oswego, OR

INSTRUCTIONS TO THE SELLER

Please complete the following form. Do not leave any spaces blank. Please refer to the line number(s) of the question(s) when you provide your explanation(s). If you are not claiming an exclusion or refusing to provide the form under ORS 105.475 (4), you should date and sign each page of this disclosure statement and each attachment

Each seller of residential property described in ORS 105.465 must deliver this form to each buyer who makes a written offer to purchase. Under ORS 105.475 (4), refusal to provide this form gives the buyer the right to revoke their offer at any time prior to closing the transaction. Use only the section(s) of the form that apply to the transaction for which the form is used. If you are claiming an exclusion under ORS 105.470 fill out only Section 1

An exclusion may be claimed only if the seller qualifies for the exclusion under the law. If not excluded, the seller must disclose the condition of the property or the buyer may revoke their offer to purchase anytime prior to closing the transaction. Questions regarding the legal consequences of 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 receiver, personal representative, trustee, conservator or guardian
- This sale or transfer is by a governmental agency

Signature(s) of Seller(s) Claiming Exclusion

Seller _____ Date _____ ← Seller _____ Date _____ ←

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 4212 Lakeview Lake Oswego, OR "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

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

Seller is is not occupying the property.

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 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 buyer

Seller Ann Rembert Date 12/10/05 ← Seller _____ Date _____ ←

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Buyer Initials ____ / ____ Date ____



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address 4212 Lakeview Lake Oswego, OR

61 *If you mark yes on items with *, attach a copy or explain on an attached sheet.
62
63

1. TITLE

- 64
- 65 A Do you have legal authority to sell the property? Yes No Unknown
- 66 *B Is title to the property subject to any of the following: Yes No Unknown
- 67 First right of refusal Option Lease or rental agreement Other listing Life estate
- 68 *C Are there any encroachments, boundary agreements, boundary disputes or
- 69 recent boundary changes? Yes No Unknown
- 70 *D Are there any rights of way easements, licenses, access limitations or
- 71 claims that may affect your interest in the property? Yes No Unknown
- 72 *E Are there any agreements for joint maintenance of an easement or right of way? Yes No Unknown
- 73 *F Are there any governmental studies designations zoning overlays surveys
- 74 or notices that would affect the property? Yes No Unknown
- 75 *G Are there any pending or existing governmental assessments against the property? Yes No Unknown
- 76 H Are there any zoning violations or nonconforming uses? Yes No Unknown
- 77 *I Is there a boundary survey for the property? Yes No Unknown
- 78 *J Are there any covenants, conditions, restrictions or private assessments that affect the property? Yes No Unknown
- 79 *K Is the property subject to any special tax assessment or tax treatment that may
- 80 result in levy of additional taxes if the property is sold? Yes No Unknown

2. WATER

- 81
- 82
- 83 A Household water
- 84 (1) The source of the water is (check ALL that apply):
- 85 Public Community Private Other
- 86 (2) Water source information:
- 87 *a) Does the water source require a water permit? Yes No Unknown
- 88 If yes do you have a permit? Yes No
- 89 *b) Is the water source located on the property? Yes No Unknown NA
- 90 *If not, are there any written agreements for a shared water source? Yes No
- 91 *c) Is there an easement (recorded or unrecorded) for your access to or
- 92 maintenance of the water source? Yes No Unknown
- 93 d) If the source of water is from a well or spring, have you had any of
- 94 the following in the past 12 months? Yes No Unknown NA
- 95 Flow test Bacteria test Chemical contents test
- 96 *e) Are there any water source plumbing problems or needed repairs? Yes No Unknown
- 97 (3) Are there any water treatment systems for the property? Yes No Unknown
- 98 Leased Owned
- 99 B Irrigation
- 100 (1) Are there any water rights or other rights for the property? Yes No Unknown
- 101 * (2) If any exist has the irrigation water been used during the last five-year period? Yes No Unknown NA
- 102 * (3) Is there a water rights certificate or other written evidence available? Yes No Unknown NA
- 103 C Outdoor sprinkler system
- 104 (1) Is there an outdoor sprinkler system for the property? Yes No Unknown
- 105 (2) Has a back flow valve been installed? Yes No Unknown NA
- 106 (3) Is the outdoor sprinkler system operable? Yes No Unknown NA

3. SEWAGE SYSTEM

- 107
- 108
- 109 A Is the property connected to a public or community sewage system? Yes No Unknown
- 110 B Are there any new public or community sewage systems proposed for the property? Yes No Unknown
- 111 C Is the property connected to an on-site septic system? Yes No Unknown
- 112 If yes, was it installed by permit? Yes No Unknown
- 113 *Has the system been repaired or altered? Yes No Unknown NA
- 114 Has the condition of the system been evaluated and a report issued? Yes No Unknown
- 115 Has it ever been pumped? Yes No Unknown NA
- 116 If yes when? _____
- 117 *D Are there any sewage system problems or needed repairs? Yes No Unknown
- 118 E Does your sewage system require on-site pumping to another level? Yes No Unknown
- 119

4. DWELLING INSULATION

- 120
- 121 A Is there insulation in the:
- 122 (1) Ceiling? Yes No Unknown

Seller Shirley Runkel Date 12/10/05 ← Seller _____ Date _____ ←

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SELLER'S PROPERTY DISCLOSURE STATEMENT

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- 123 (2) Exterior walls? Yes No Unknown
- 124 (3) Floors? Yes No Unknown
- 125 B Are there any defective insulated doors or windows? Yes No Unknown
- 126

5. DWELLING STRUCTURE

- 128 *A Has the roof leaked? Yes No Unknown
- 129 If yes, has it been repaired? Yes No Unknown NA
- 130 B Are there any additions, conversions or remodeling? Yes No Unknown NA
- 131 If yes, was a building permit required? Yes No Unknown NA
- 132 If yes, was a building permit obtained? Yes No Unknown NA
- 133 If yes, was final inspection obtained? Yes No Unknown NA
- 134 C Are there smoke alarms or detectors? Yes No Unknown
- 135 D Is there a woodstove included in the sale? Make See mark Casting Yes No Unknown
- 136 Was it installed with a permit? Yes No Unknown
- 137 *E Has pest and dry rot, structural or "whole house" inspection been done within the last three years? Yes No Unknown
- 138 *F Are there any moisture problems, areas of water penetration, mildew odors
- 139 or other moisture conditions (especially in the basement)? Yes No Unknown
- 140 *If yes, explain on attached sheet the frequency and extent of problem and
- 141 any insurance claims, repairs or remediation done
- 142 G Is there a sump pump on the property? Yes No Unknown
- 143 H Are there any materials used in the construction of the structure that are or
- 144 have been the subject of a recall class action suit settlement or litigation? Yes No Unknown
- 145 If yes, what are the materials? _____
- 146 (1) Are there problems with the materials? Yes No Unknown NA
- 147 (2) Are the materials covered by a warranty? Yes No Unknown NA
- 148 (3) Have the materials been inspected? Yes No Unknown NA
- 149 (4) Have there ever been claims filed for these materials by you or by previous owners?
- 150 If yes, when? _____ Yes No Unknown NA
- 151 (5) Was money received? Yes No Unknown NA
- 152 (6) Were any of the materials repaired or replaced? Yes No Unknown NA
- 153

6. DWELLING SYSTEMS AND FIXTURES

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?

- 155 A Electrical system, including wiring, switches, outlets and service Yes No Unknown
- 156 B Plumbing system, including pipes, faucets fixtures and toilets Yes No Unknown
- 157 C Water heater tank Yes No Unknown
- 158 D Garbage disposal Yes No Unknown NA
- 159 E Built-in range and oven Yes No Unknown NA
- 160 F Built-in dishwasher Yes No Unknown NA
- 161 G Sump pump Yes No Unknown NA
- 162 H Heating and cooling systems Yes No Unknown NA
- 163 I Security system Owned Leased Yes No Unknown
- 164 J Are there any materials or products used in the systems and fixtures
- 165 that are or have been the subject of a recall, class action settlement or other litigations? Yes No Unknown
- 166 If yes, what product? _____
- 167 (1) Are there problems with the product? Yes No Unknown
- 168 (2) Is the product covered by a warranty? Yes No Unknown
- 169 (3) Has the product been inspected? Yes No Unknown
- 170 (4) Have claims been filed for this product by you or by previous owners?
- 171 If yes, when? _____ Yes No Unknown
- 172 (5) Was money received? Yes No Unknown
- 173 (6) Were any of the materials or products repaired or replaced? Yes No Unknown
- 174
- 175

7. COMMON INTEREST

- 176 A Is there a Home Owners' Association or other governing entity? Yes No Unknown *
- 177 Name of Association or Other Governing Entity _____
- 178 Contact Person _____
- 179 Address _____ Phone Number _____
- 180 B Regular periodic assessments: \$ 1300 per Month Year Other
- 181 *C Are there any pending or proposed special assessments? Yes No Unknown
- 182 D Are there shared "common areas" or joint maintenance agreements
- 183 for facilities like walls, fences, pools, tennis courts walkways or other areas
- 184

Seller Shu Runkit Date _____ ← Seller _____ Date _____ ←

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Buyer Initials _____ / _____ Date _____

* Lake Oswego Lake Corp.



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address 4212 Lakeview Lake Oswego, OR

- 185 co-owned in undivided interest with others? Yes No Unknown
- 186 E. Is the Home Owners' Association or other governing entity a party to
- 187 pending litigation or subject to an unsatisfied judgment? Yes No Unknown NA
- 188 F. Is the property in violation of recorded covenants, conditions and
- 189 restrictions or in violation of other bylaws or governing rules, whether recorded or not? Yes No Unknown NA

8. GENERAL

- 192 A. Are there problems with settling soil, standing water or drainage on
- 193 the property or in the immediate area? Yes No Unknown
- 194 B. Does the property contain fill? Yes No Unknown
- 195 C. Is there any material damage to the property or any of the structure(s)
- 196 from fire, wind, floods, beach movements, earthquake expansive soils or landslides? Yes No Unknown
- 197 D. Is the property in a designated floodplain? Yes No Unknown
- 198 E. Is the property in a designated slide or other geologic hazard zone? Yes No Unknown
- 199 *F. Has any portion of the property been tested or treated for asbestos
- 200 formaldehyde, radon, gas, lead-based paint, mold fuel or chemical storage tanks
- 201 or contaminated soil or water? Yes No Unknown
- 202 G. Are there any tanks or underground storage tanks (e.g., septic,
- 203 chemical, fuel, etc.) on the property? Yes No Unknown
- 204 H. Has the property ever been used as an illegal drug manufacturing or distribution site? Yes No Unknown
- 205 *If yes, was a Certificate of Fitness issued? Yes No Unknown

9. FULL DISCLOSURE BY SELLER(S)

- 208 *A. Are there any other material defects affecting this property or its value that
- 209 a prospective buyer should know about? Yes No
- 210 If yes, describe the defect on attached sheet and explain the frequency and extent
- 211 of the problem and any insurance claims, repairs or remediation?

VERIFICATION

The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and I/we have received a copy of this disclosure statement. I/we authorize my/our agents to deliver a copy of this disclosure statement to all prospective buyers of the property or their agents.

Seller *Shirley Rumbal* Date 12/10/05 ← Seller _____ Date _____ ←

II. BUYER'S ACKNOWLEDGMENT:

- 220 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
- 221 by utilizing diligent attention and observation
- 222 B. Each buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are
- 223 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
- 224 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
- 225 institution or real estate licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission, error or
- 226 inaccuracy contained in another party's disclosure statement required by this section or any amendment to the disclosure statement.
- 227 C. Buyer (which term includes all persons signing the "Buyer's Acknowledgment" portion of this disclosure statement below) hereby
- 228 acknowledges receipt of a copy of this disclosure statement (including attachments if any) bearing seller's signature(s)

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

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

Buyer _____ Date _____ ← Buyer _____ Date _____ ←

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

_____ Real Estate Licensee Date received by agent: _____

_____ Real Estate Firm



Sale Agreement #
Addendum

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

1 Buyer(s) _____
2 Seller(s) SUE RIMKIET
3 Property Address 4212 Lakeview Lake Oswego, OR

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

11
12 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
13 attention and observation.

SELLER'S DISCLOSURE

14
15
16 **Disclosures contained in this form are provided by the Seller on the basis of Seller's actual knowledge of the Property at the time
17 of disclosure. Seller agrees to notify Buyer of any material corrections or changes to the answers below.**

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

30
31 Commercially-made siding can develop problems in the future which may necessitate repair or replacement and could affect the home's
32 insurability. A professional siding inspection is recommended

EXPLAIN ALL ANSWERS TO QUESTIONS NOS. 3-7 MARKED "YES"

33
34
35 _____

36 Buyer _____ Date _____ ← Seller Sue Rimkiet Date 12/8/05 ←

37 Buyer _____ Date _____ ← Seller _____ Date _____ ←

38 Selling Licensee _____ Date _____ ← Listing Licensee _____ Date _____ ←

39 Selling Firm Prudential NW Properties Listing Firm _____

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Principal Broker's Initials _____
Date _____



Sale Agreement #
Addendum

LEAD-BASED PAINT DISCLOSURE ADDENDUM

1 This Addendum must be part of every Real Estate Sale Agreement for the sale of a home built prior to 1978. A photocopy of the
2 completed Addendum may be treated as an original.

LEAD WARNING STATEMENT

3
4
5 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that
6 such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead
7 poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,
8 reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to
9 pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on
10 lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known
11 lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to
12 purchase.

13
14 PROPERTY ADDRESS 4212 Lakeview Lake Oswego, OR
15 ADDENDUM TO REAL ESTATE SALE AGREEMENT NO. _____

SELLER'S DISCLOSURE

- 16
17
18 1 Presence of lead-based paint and/or lead-based paint hazards (check either (a) or (b) below):
19 (a) Seller has knowledge of lead-based paint and/or lead-based paint hazards in the housing (explain)
20 _____
21 (b) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing
22 _____
23 2 Records and reports available to the Seller (check either (a) or (b) below):
24 (a) Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint
25 hazards in the housing (list documents below):
26 _____
27 (b) Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in the housing
28 _____

BUYER'S ACKNOWLEDGMENT (Initial below):

- 29
30 1. _____ Buyer has received copies of all information listed at 2(a) above.
31
32 2. _____ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.
33
34 3. Buyer has (check either (a) or (b) below):
35 (a) Pursuant to the provisions contained in the "Lead Based Paint Inspection" section of the Real Estate Sale Agreement,
36 received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of
37 lead-based paint and/or lead-based paint hazards; or
38 (b) Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-
39 based paint hazards
40

AGENT'S ACKNOWLEDGMENT (Initial below):

41
42 _____ Seller's Agent has informed the seller of the seller's obligations under 42 USC 4852d and is aware of his/her responsibility to ensure
43 compliance
44

CERTIFICATION OF ACCURACY

45
46 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have
47 provided is true and accurate
48

49 Buyer _____ Date _____ ← Seller *Due Runkel* Date 12/10/65 ←
50 Buyer _____ Date _____ ← Seller _____ Date _____ ←
51 Selling Licensee _____ Date _____ ← Listing Licensee _____ Date _____ ←
52 Selling Firm Prudential NW Properties Listing Firm _____

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Principal Broker's Initials _____
Date _____