



SELLER'S PROPERTY DISCLOSURE STATEMENT, Page 1 of 4

Property address: 6206 SW Viewpoint Terrace, Beaverton 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 6206 SW Viewpoint Terrace "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.

Seller John W. Armstrong Date 1/5/06 ←

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE
Provided by Oregon Real Estate Forms, LLC © 01/04

Buyer's Initials & Date



SELLER'S PROPERTY DISCLOSURE STATEMENT, Page 1 of 4

Property address: 6206 SW Viewpoint Terrace, Beaverton, 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 6206 SW Viewpoint Terrace "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 occupying the property.
Seller Bonnie Armstrong Date 1-6-06 ← Seller Jack Armstrong Date 1/5/06 ←

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE
Provided by Oregon Real Estate Forms, LLC © 01/04

Buyer's Initials & Date

SELLER'S PROPERTY DISCLOSURE STATEMENT, Page 2 of 4

Property address: 6206 SW Viewpoint Terrace, Portland

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.

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

1. TITLE

- A. Do you have legal authority to sell the property?
*B. Is title to the property subject to any of the following:
*C. Are there any encroachments, boundary agreements, boundary disputes or recent boundary changes?
*D. Are there any rights of way, easements, licenses, access limitations or claims that may affect your interest in the property?
*E. Are there any agreements for joint maintenance of an easement or right of way?
*F. Are there any governmental studies, designations, zoning overlays, surveys or notices that would affect the property?
*G. Are there any pending or existing governmental assessments against the property?
H. Are there any zoning violations or nonconforming uses?
*I. Is there a boundary survey for the property?
*J. Are there any covenants, conditions, restrictions or private assessments that affect the property?
*K. 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?

2. WATER

A. Household water

- (1) The source of the water is (check ALL that apply):
(2) Water source information:
*a) Does the water source require a water permit?
b) Is the water source located on the property?
*c) Is there an easement (recorded or unrecorded) for your access to or maintenance of the water source?
d) If the source of water is from a well or spring, have you had any of the following in the past 12 months?
*e) Are there any water source plumbing problems or needed repairs?
(3) Are there any water treatment systems for the property?

B. Irrigation

- (1) Are there any water rights or other rights for the property?
*(2) If any exist, has the irrigation water been used during the last five-year period?
*(3) Is there a water rights certificate or other written evidence available?

C. Outdoor sprinkler system

- (1) Is there an outdoor sprinkler system for the property?
(2) Has a back flow valve been installed?
(3) Is the outdoor sprinkler system operable?

3. SEWAGE SYSTEM

- A. Is the property connected to a public or community sewage system?
B. Are there any new public or community sewage systems proposed for the property?
C. Is the property connected to an on-site septic system?
If yes, was it installed by permit?
*Has the system been repaired or altered?
Has the condition of the system been evaluated and a report issued?
Has it ever been pumped?
If yes, when?

Seller _____ Date _____ Seller John W. Armstrong Date 1/5/06

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE

Buyer's Initials & Date

SELLER'S PROPERTY DISCLOSURE STATEMENT, Page 3 of 4

Property address: 6206 SW Viewpoint Terrace, Portland

- *D. Are there sewage system problems or needed repairs?
E. Does your sewage system require on-site pumping to another level?

4. DWELLING INSULATION

- A. Is there insulation in the:
(1) Ceiling?
(2) Exterior walls?
(3) Floors?
B. Are there any defective insulated doors or windows?

5. DWELLING STRUCTURE

- *A. Has the roof leaked?
If yes, has it been repaired?
B. Are there any additions, conversions or remodeling?
If yes, was a building permit required?
If yes, was a building permit obtained?
If yes, was final inspection obtained?
C. Are there smoke alarms or detectors?
D. Is there a woodstove included in the sale?
Was it installed with a permit?
*E. Has a pest and dry rot, structural or "whole house" inspection been done within the last three years?
*F. Are there any moisture problems, areas of water penetration, mildew odors or other moisture conditions (especially in the basement)?
*If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, repairs or remediation done.
G. Is there a sump pump on the property?
H. Are there any materials used in the construction of the structure that are or have been the subject of a recall, class action suit, settlement or litigation?
If yes, what are the materials?
(1) Are there problems with the materials?
(2) Are the materials covered by a warranty?
(3) Have the materials been inspected?
(4) Have there ever been claims filed for these materials by you or by previous owners?
If yes, when?
(5) Was money received?
(6) Were any of the materials repaired or replaced?

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?
A. Electrical system, including wiring, switches, outlets and service
B. Plumbing system, including pipes, faucets, fixtures and toilets
C. Water heater tank
D. Garbage disposal
E. Built-in range and oven
F. Built-in dishwasher
G. Sump pump
H. Heating and cooling systems
I. Security system
Owned Leased
J. Are there any materials or products used in the systems and fixtures that are or have been the subject of a recall, class action settlement or other litigations?
If yes, what product?
(1) Are there problems with the product?
(2) Is the product covered by a warranty?
(3) Has the product been inspected?
(4) Have claims been filed for this product by you or by previous owners?
If yes, when?
(5) Was money received?
(6) Were any of the materials or products repaired or replaced?

7. COMMON INTEREST

- A. Is there a Home Owners' Association or other governing entity?
Name of Association or Other Governing Entity

Contact Person

Address Phone Number

Seller Date Seller John W. Armstrong Date 1/5/06

Buyer's Initials & Date

SELLER'S PROPERTY DISCLOSURE STATEMENT, Page 4 of 4

Property address: 6206 SW Viewpoint Terrace, Portland

- B. Regular periodic assessments: \$ per Month Year Other
C. Are there any pending or proposed special assessments?
D. Are there shared "common areas" or joint maintenance agreements...
E. Is the Home Owners' Association or other governing entity a party to pending litigation...
F. Is the property in violation of recorded covenants, conditions and restrictions...
8. GENERAL
A. Are there problems with settling, soil, standing water or drainage on the property...
B. Does the property contain fill?
C. Is there any material damage to the property or any of the structure(s) from fire, wind, floods...
D. Is the property in a designated floodplain?
E. Is the property in a designated slide or other geologic hazard zone?
F. Has any portion of the property been tested or treated for asbestos, formaldehyde, radon, gas, lead-based paint, mold, fuel or chemical storage tanks...
G. Are there any tanks or underground storage tanks (e.g., septic, chemical, fuel, etc.) on the property?
H. Has the property ever been used as an illegal drug manufacturing or distribution site?
9. FULL DISCLOSURE BY SELLER(S)
A. Are there any other material defects affecting this property or its value that a prospective buyer should know about?

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 Date Seller Date 1/5/06

II. BUYER'S ACKNOWLEDGMENT:

- 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 utilizing diligent attention and observation.
B. Each buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are made only by the seller and are not the representations of any financial institution...
C. Buyer (which term includes all persons signing the "Buyer's Acknowledgment" portion of this disclosure statement below) hereby 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

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE
Provided by Oregon Real Estate Forms, LLC © 01/05
Buyer's Initials & Date

Sale Agreement #
Addendum



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

Buyer(s) _____
 Seller(s) ARMSTRONG
 Property Address 6206 SW Viewpoint Terrace, Astoria OR

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

SELLER'S DISCLOSURE

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

- Is all of the siding all-natural wood? Yes No Unknown
- Identify manufacturer(s) and product name(s) of Siding on all structures, if known: Appears to be Hardie Plank.
- Is the Siding covered by a warranty? Yes No Unknown
- Is the Siding involved in a class action lawsuit or court settlement? Yes No Unknown
- Are there any defects or problems with the Siding? Yes No Unknown
- Have there been any inspections of the Siding?
If yes, attach copies if available. Yes No Unknown
- Have there ever been any claims filed for this Siding by you or by previous owners? Yes No Unknown
 - If yes, when was the claim(s) filed? _____
If yes, attach copies if available.
 - Was there money received? Yes No Unknown
 - Has any Siding been replaced? Yes No Unknown

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

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

Buyer _____	Date _____	← Seller _____	Date _____
Buyer _____	Date _____	← Seller <u>[Signature]</u>	Date <u>1-6-06</u>
Selling Licensee _____	Date _____	← Listing Licensee <u>[Signature]</u>	Date <u>1/3/06</u>
Selling Firm _____		← Listing Firm <u>[Signature]</u>	

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE
 © Oregon Real Estate Forms, LLC 01/04
 OREF 626
 No portion may be reproduced without express permission of Oregon Real Estate Forms, LLC

Principal Broker's Initials & Date

Sale Agreement #
Addendum



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

Buyer(s)	
Seller(s)	ARMSTRONG
Property Address	6206 SW View Point Terrace, Beaverton OR

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

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 attention and observation.

SELLER'S DISCLOSURE

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

- Is all of the siding all-natural wood? Yes No Unknown
- Identify manufacturer(s) and product name(s) of Siding on all structures, if known: APPEARS TO BE HARDIE PLANK.
- Is the Siding covered by a warranty? Yes No Unknown
- Is the Siding involved in a class action lawsuit or court settlement? Yes No Unknown
- Are there any defects or problems with the Siding? Yes No Unknown
- Have there been any inspections of the Siding? Yes No Unknown
If yes, attach copies if available.
- Have there ever been any claims filed for this Siding by you or by previous owners? Yes No Unknown
 - If yes, when was the claim(s) filed? _____
If yes, attach copies if available.
 - Was there money received? Yes No Unknown
 - Has any Siding been replaced? Yes No Unknown

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

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

Buyer _____	Date _____	← Seller <u>John W. Armstrong</u>	Date <u>1/5/06</u>
Buyer _____	Date _____	← Seller _____	Date _____
Selling Licensee _____	Date _____	← Listing Licensee <u>Kelly</u>	Date <u>1/3/06</u>
Selling Firm _____		Listing Firm <u>Beaverton</u>	

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

© Oregon Real Estate Forms, LLC 01/04

OREF 025

No portion may be reproduced without express permission of Oregon Real Estate Forms, LLC

Principal Broker's Initials & Date



SELLER'S PROPERTY DISCLOSURE STATEMENT, Page 1 of 4

Property address: 6206 SW Viewpoint Terrace, Beaverton 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 106.475 (4), you should date and sign each page of this disclosure statement and each attachment.

Each seller of residential property described in ORS 105.485 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 105.485 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 6206 SW Viewpoint Terrace "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 not occupying the property.

Seller: [Signature] Date 1-6-06 ← Seller: [Signature] Date 1/9/06 ←

LINEs WITH THIS SYMBOL ← REQUIRE A SIGNATURE

Provided by Oregon Real Estate Forms, LLC © 2004

Buyer's Initials & Date

OREF 020-1

No portion may be reproduced without express permission of Oregon Real Estate Forms, LLC

SELLER'S PROPERTY DISCLOSURE STATEMENT, Page 2 of 4

Property address: 6206 SW VIKINGSIDE TERRACE, PORTLAND

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.

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

1. TITLE

- A. Do you have legal authority to sell the property? Yes No Unknown
- *B. Is title to the property subject to any of the following: First right of refusal No Unknown
 Option Lease or rental agreement Other listing Life estate
- *C. Are there any encroachments, boundary agreements, boundary disputes or recent boundary changes? Yes No Unknown
- *D. Are there any rights of way, easements, licenses, access limitations or claims that may affect your interest in the property? Yes No Unknown
- *E. Are there any agreements for joint maintenance of an easement or right of way? Yes No Unknown
- *F. Are there any governmental studies, designations, zoning overlays, surveys or notices that would affect the property? Yes No Unknown
- *G. Are there any pending or existing governmental assessments against the property? Yes No Unknown
- H. Are there any zoning violations or nonconforming uses? Yes No Unknown
- *I. Is there a boundary survey for the property? Yes No Unknown
- *J. Are there any covenants, conditions, restrictions or private assessments that affect the property? Yes No Unknown
- *K. 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 (check ALL that apply):
 Public Community Private Other
 - (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
 - b) Is the water source located on the property? Yes No Unknown NA
*If not, are there any written agreements for a shared water source? Yes No Unknown
 - *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?
 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?
 Leased Owned NA
- B. Irrigation
 - (1) Are there any water rights or other 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 NA
 - * (3) Is there a water rights certificate or other written evidence available? Yes No Unknown NA
- 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 NA
 - (3) Is the outdoor sprinkler system operable? Yes No Unknown NA

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?
if yes, was it installed by permit? Yes No Unknown
*Has the system been repaired or altered? Yes No Unknown NA
*Has the condition of the system been evaluated and a report issued? Yes No Unknown NA
*Has it ever been pumped? Yes No Unknown NA
if yes, when? _____

Seller [Signature] Date 1-9-06 Seller [Signature] Date 1/5/06

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE

Provided by Oregon Real Estate Forms, LLC © 01/04
OREF 020-2

No portion may be reproduced without express permission of Oregon Real Estate Forms, LLC

Buyer's Initials & Date

SELLER'S PROPERTY DISCLOSURE STATEMENT, Page 3 of 4

Property address: 6206 SW Washington Terrace, Portland

- *D. Are there sewage system problems or needed repairs? Yes No Unknown 104
- E. Does your sewage system require on-site pumping to another level? Yes No Unknown 105

4. DWELLING INSULATION

- A. Is there insulation in the:
 - (1) Ceiling? Yes No Unknown 106
 - (2) Exterior walls? Yes No Unknown 107
 - (3) Floors? Yes No Unknown 108
- B. Are there any defective insulated doors or windows? Yes No Unknown 111

5. DWELLING STRUCTURE

- *A. Has the roof leaked? Yes No Unknown 112
- If yes, has it been repaired? Yes No Unknown NA 113
- B. Are there any additions, conversions or remodeling? Yes No Unknown 114
- If yes, was a building permit required? Yes No Unknown NA 115
- If yes, was a building permit obtained? Yes No Unknown NA 116
- If yes, was final inspection obtained? Yes No Unknown NA 117
- C. Are there smoke alarms or detectors? Yes No Unknown 118
- D. Is there a woodstove included in the sale? Make _____ Yes No Unknown 119
- Was it installed with a permit? Yes No Unknown 120
- *E. Has a pest and dry rot, structural or "whole house" inspection been done within the last three years? Yes No Unknown 121
- *F. Are there any moisture problems, areas of water penetration, mildew odors or other moisture conditions (especially in the basement)? Yes No Unknown 122
- *If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, repairs or remediation done. 123
- G. Is there a sump pump on the property? Yes No Unknown 124
- H. Are there any materials used in the construction of the structure that are or have been the subject of a recall, class action suit, settlement or litigation? Yes No Unknown 125
- If yes, what are the materials? _____ 126
- (1) Are there problems with the materials? Yes No Unknown NA 127
- (2) Are the materials covered by a warranty? Yes No Unknown NA 128
- (3) Have the materials been inspected? Yes No Unknown NA 129
- (4) Have there ever been claims filed for these materials by you or by previous owners? If yes, when? _____ Yes No Unknown NA 130
- (5) Was money received? Yes No Unknown NA 131
- (6) Were any of the materials repaired or replaced? Yes No Unknown NA 132

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?
- A. Electrical system, including wiring, switches, outlets and service Yes No Unknown 133
 - B. Plumbing system, including pipes, faucets, fixtures and toilets Yes No Unknown 134
 - C. Water heater tank Yes No Unknown 135
 - D. Garbage disposal Yes No Unknown NA 136
 - E. Built-in range and oven Yes No Unknown NA 137
 - F. Built-in dishwasher Yes No Unknown NA 138
 - G. Sump pump Yes No Unknown NA 139
 - H. Heating and cooling systems Yes No Unknown NA 140
 - J. Security system Owned Leased Yes No Unknown NA 141
 - J. Are there any materials or products used in the systems and fixtures that are or have been the subject of a recall, class action settlement or other litigations? If yes, what product? _____ Yes No Unknown 142
 - (1) Are there problems with the product? Yes No Unknown 143
 - (2) Is the product covered by a warranty? Yes No Unknown 144
 - (3) Has the product been inspected? Yes No Unknown 145
 - (4) Have claims been filed for this product by you or by previous owners? If yes, when? _____ Yes No Unknown 146
 - (5) Was money received? Yes No Unknown 147
 - (6) Were any of the materials or products repaired or replaced? Yes No Unknown 148

7. COMMON INTEREST

- A. Is there a Home Owners' Association or other governing entity? Yes No Unknown 149
- Name of Association or Other Governing Entity _____ 150

Contact Person _____ 151

Address _____ 152

Phone Number _____ 153

Seller [Signature] Date 1-9-06 ← Seller [Signature] Date 1/5/06 → 154

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE

Provided by Oregon Real Estate Forms, LLC © 01/05

OREF 025-3

No portion may be reproduced without express permission of Oregon Real Estate Forms, LLC

Buyer's Initials & Date _____ 155

SELLER'S PROPERTY DISCLOSURE STATEMENT, Page 4 of 4

Property address: 6206 SW University Terrace, Portland

- B. Regular periodic assessments: \$ _____ per Month Year Other 166
- *C. Are there any pending or proposed special assessments? Yes No Unknown 167
- D. Are there shared "common areas" or joint maintenance agreements for facilities like walls, fences, pools, tennis courts, walkways or other areas co-owned in undivided interest with others? Yes No Unknown 168
- E. Is the Home Owners' Association or other governing entity a party to pending litigation or subject to an unsatisfied judgment? Yes No Unknown NA 169
- F. Is the property in violation of recorded covenants, conditions and restrictions or in violation of other bylaws or governing rules, whether recorded or not? Yes No Unknown NA 170
- 8. GENERAL** 171
- A. Are there problems with settling, soil, standing water or drainage on the property or in the immediate area? Yes No Unknown 172
- B. Does the property contain mold? Yes No Unknown 173
- C. Is there any material damage to the property or any of the structure(s) from fire, wind, floods, beach movements, earthquakes, expansive soils or landslides? Yes No Unknown 174
- D. Is the property in a designated floodplain? Yes No Unknown 175
- E. Is the property in a designated slide or other geologic hazard zone? Yes No Unknown 176
- *F. Has any portion of the property been tested or treated for asbestos, formaldehyde, radon, gas, lead-based paint, mold, fuel or chemical storage tanks or contaminated soil or water? Yes No Unknown 177
- G. Are there any tanks or underground storage tanks (e.g., septic, chemical, fuel, etc.) on the property? Yes No Unknown 178
- H. Has the property ever been used as an illegal drug manufacturing or distribution site? Yes No Unknown 179
- *If yes, was a Certificate of Fitness issued? Yes No Unknown 180
- 9. FULL DISCLOSURE BY SELLER(S)** 181
- *A. Are there any other material defects affecting this property or its value that a prospective buyer should know about? Yes No 182
- If yes, describe the defect on attached sheet and explain the frequency and extent of the problem and any insurance claims, repairs or remediation. 183

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. 184

Seller: Bonnie Armstrong Date 1-9-06 + Seller: Jack Armstrong Date 1/9/06 + 185

II BUYER'S ACKNOWLEDGMENT

- 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 utilizing diligent attention and observation. 186
- B. Each buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are 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 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 institution or real estate licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission, error or inaccuracy contained in another party's disclosure statement required by this section or any amendment to the disclosure statement. 187
- C. Buyer (which term includes all persons signing the "Buyer's Acknowledgment" portion of this disclosure statement below) hereby acknowledges receipt of a copy of this disclosure statement (including attachments, if any) bearing seller's signature(s). 188

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. 189

BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS SELLER'S PROPERTY DISCLOSURE STATEMENT. 190

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 191

INES WITH THIS SYMBOL ← REQUIRE A SIGNATURE
Provided by Oregon Real Estate Forms, LLC © 01/05

Buyer's Initials & Date