



COMMERCIAL

VACANT LAND DISCLOSURE STATEMENT

1 Property Address or Tax ID # (Deschutes County Account #180574)
 2 21620 NE Butler Market Rd, Bend, OR 97701 (the "Property")

3 This is a Vacant Land Disclosure Statement ("Disclosure Statement") made by Seller concerning the Property. This is not a warranty of any kind by
 4 Seller or any agent of Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain.
 5 A real estate agent is not bound by and has no liability with respect to any representation, misrepresentation, omission, error, or inaccuracy contained
 6 in another party's disclosure statement or any amendments to another party's disclosure statement.

INSTRUCTIONS TO SELLER

- 7 Complete the following form. Answer all the questions. If a question is not applicable to this Property, mark N/A.
- 8 Use Section 7 (Documents and Explanations) to explain or reference any attached reports or documentation for any item that may require additional
- 9 information. Refer to the section and item of the question(s) when providing explanation(s).
- 10 Date and initial each page of this Disclosure Statement and each attachment. Seller(s) authorize(s) all real estate agents to provide a copy of this
- 11 Disclosure Statement to other real estate agents and prospective buyers of the property.

SELLER'S VACANT LAND DISCLOSURE

1. TITLE

12 **1. TITLE**

13 A. Is this Property a legal lot of record? Yes No Unknown

14 (1) Is this Property subject to any of the following? Yes No Unknown N/A

15 (If yes, select all that apply) first right of refusal option lease or rental agreement

16 other listing life estate Timber Contracts

17 B. Are there any of the following? Yes No Unknown

18 (If yes, select all that apply) encroachments written or oral boundary or fencing agreements

19 boundary disputes recent boundary changes

20 C. Are there any of the following? Yes No Unknown

21 (If yes, select all that apply) rights of way easements (other than normal utility easements)

22 access limitations written or oral agreements concerning the use or access to/from this property

23 (1) Is there a (select one, if applicable) written or oral agreement regarding any of the above?..... Yes No Unknown N/A

24 D. Are there any past, pending, proposed sale, transfer, or reservation of development, water or

25 drainage rights?..... Yes No Unknown

26 E. Are there any past, pending, or proposed sale, transfer, or reservation of oil, gas, mineral rights,

27 or timber rights?..... Yes No Unknown

28 F. Are you aware of any governmental study, survey, or notice that would affect this Property? Yes No **ZONING LAWS**

29 G. Are there any pending or existing assessments against this Property (other than real property

30 taxes not yet due for the current year)? Yes No Unknown

31 H. What is the current zoning for the Property? UA

32 I. What is the current use of the Property? VACANT LAND

33 J. Are you aware of any pending land use changes? Yes No

34 K. Is there a land survey for this Property? Yes No Unknown

35 Survey Number, if known PP 1991-68, PARCEL 2

36 L. Are there any conservation easements or agreements? Yes No Unknown

Buyer Initials _____ / _____ Date _____

Seller Initials RL / RCL Date 08/23/2024

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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37 **2. GENERAL INFORMATION**

- 38 A. Have there been any settling, soil problems, standing water, flooding, or drainage problems
39 in this Property?..... Yes No Unknown
- 40 B. Does the Property contain soil used to fill, build up, or level areas of the ground ("fill dirt")? Yes No Unknown
- 41 (1) Does the fill dirt contain foreign materials (for example, wood, rock, debris)? Yes No Unknown N/A
- 42 (2) Was the fill dirt compacted? Yes No Unknown N/A
- 43 C. Has this Property been identified as a "wetland", antiquities, dune area, or other similar
44 designation? Yes No Unknown
- 45 D. Is the Property in a designated flood or slide zone? Yes No Unknown
46 FEMA Map #, if known _____
- 47 E. Has there been major damage to this Property from fire, wind, flood, earth movement,
48 or landslide? Yes No Unknown
- 49 F. Are you aware of any above-ground or underground tanks used for any purpose (for example,
50 chemical, septic, abandoned tanks, etc.) currently or previously in use on the Property? Yes No
- 51 G. Are you aware of any hazardous material, toxic waste, or trash dumping on this Property? Yes No
- 52 H. Are there any structural improvements or personal property located on the Property that are
53 included in this transaction? Yes No Unknown
- 54 (1) List all items: _____ N/A
- 55 (2) Are there any defects or problems with any of these items? Yes No Unknown N/A
- 56 a. Describe all problems and defects: _____
- 57 _____ N/A
- 58 I. Has this Property been used for the manufacture or distribution of illegal substances,
59 excluding marijuana? Yes No Unknown
- 60 J. Has this Property been used to legally grow marijuana for either medicinal or recreational use
61 as permitted under Oregon laws? Yes No Unknown

62 **3. WATER**

- 63 A. Is there currently a domestic water supply for this Property? Yes No Unknown
- 64 (1) What is the source? AVION IN ROAD N/A
65 (select all that apply) Public Utility Community Water System Private Well Other
- 66 (2) Is a permit required? Yes No N/A
67 a. Has a permit been applied for? Yes No N/A
- 68 B. Is the Property currently supplied from a well? Yes No Unknown
69 If yes, Buyer and Seller are advised to review OREF C-523 - Private Well Addendum.
- 70 (1) Are there any known problems with the water system? Yes No N/A
- 71 (2) Have there been any repairs to the water system? Yes No Unknown N/A
- 72 C. Are there any abandoned wells on the Property? Yes No Unknown

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- 73 D. Are there any irrigation wells? Yes No Unknown
- 74 (1) How many? N/A
- 75 E. Is there a water treatment system? Yes No Unknown
- 76 (1) The water treatment system is (select one) owned leased N/A
- 77 (2) Why was the water treatment system installed?
- 78 N/A
- 79 (3) Is the water treatment system in good working order? If No, attach an explanation Yes No Unknown N/A
- 80 F. Are there water appropriation rights for this Property? Yes No Unknown
- 81 (1) Have the water rights been certified by the State of Oregon? Yes No Unknown N/A
- 82 (2) To what body of water do the water rights pertain? COED / Deschutes River N/A
- 83 (3) Have the water rights been used beneficially during the last five years? Yes No Unknown N/A
- 84 G. Are any man-made ponds or bodies of water on this Property? Yes No Unknown
- 85 (1) Is there a permit? Yes No Unknown N/A
- 86 H. Do you have other pertinent information regarding the water supply? Yes No

4. SEWAGE

- 88 A. Is sanitary sewer currently available to this Property? Yes No Unknown
- 89 (1) Where is the sewer line located? N/A
- 90 (2) Will such service be available in the future? Yes No Unknown N/A
- 91 B. Are you aware of any sanitary sewer proposed for this Property? Yes No
- 92 C. Is there a septic system on this Property? Yes No Unknown
- 93 *If yes, Buyer and Seller are advised to review OREF C-524 – Septic/Onsite Sewage System Addendum.*
- 94 D. If a septic system will need to be installed, is there current governmental approval for such
- 95 a system? Yes No Unknown
- 96 (1) What type of system is approved? N/A
- 97 (select one) standard cap fill sand filtration other (describe)
- 98 (2) Date of approval N/A
- 99 E. Is there an abandoned septic system on the Property? Yes No Unknown
- 100 (1) Where is it located? N/A

5. DEED RESTRICTIONS, ASSOCIATIONS, COMMON FACILITIES, ETC.

- 102 A. Is this Property subject to any recorded Covenants, Conditions, and Restrictions (CC&Rs)? Yes No Unknown
- 103 B. Is there a Home or Unit Owners' Association? Yes No Unknown
- 104 (1) Who is the contact person? N/A
- 105 (2) Contact information: N/A

Buyer Initials _____ / _____ Date _____

Seller Initials RL / RCL Date 08/23/2024

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- 106 (3) Dues: \$ _____ per month year N/A
- 107 (4) Assessments _____ N/A
- 108 C. Is this Property in an area with a neighborhood group or community organization?..... Yes No Unknown
- 109 (1) Contact information: _____ N/A
- 110 D. Are there any features of this Property shared in common with adjoining landowners, such as
- 111 a wall, fence, roof, road, or driveway for which use or maintenance responsibility may affect
- 112 this Property? Yes No Unknown
- 113 E. Are there any "common areas" (facilities such as a pool, recreation building, tennis court,
- 114 walkway, etc.)? Yes No Unknown

115 **6. OTHER CONDITIONS**

- 116 A. Are there any known disputes, irregularities, or other unsettled issues? Yes No
- 117 B. Are you aware of any other material fact or condition affecting this Property? Yes No

118 **7. DOCUMENTS AND EXPLANATIONS:** (Explain or reference any attached reports or documentation for any item that may require additional
 119 information. Refer to the section and item of the question(s) when providing explanations.) _____
 120 _____
 121 _____
 122 _____
 123 _____
 124 _____
 125 _____ (attach an Addendum if necessary)

SIGNATURES AND ACKNOWLEDGMENTS

126 Seller represents to Buyer the foregoing answers in this Disclosure Statement, together with all included documents and information, if any, are
127 complete and correct to the best of Seller's actual knowledge, without further investigation or testing.

128 Seller Rick Lane Print Rick Lane Date 08/23/2024, 12:16:57 PM PDT a.m. p.m. ←

129 Seller Robert C. Lane Print Bob Lane Date 08/23/2024, 04:31:43 PM PDT a.m. p.m. ←

[Handwritten signatures: Brian Meece, McKinzie Charlton] 8/23/24 11:30am

130 Unless previously waived by Buyer in writing, Seller will deliver a copy of the completed Disclosure Statement to any Buyer making a written offer to
131 purchase the Property. Buyer will have the absolute right to revoke their offer, for any reason or no reason, by giving written notice to Seller within
132 five (5) calendar days following the date of Seller's delivery of the Disclosure Statement to Buyer (the "Revocation Period"). Unless previously waived
133 in writing, if Buyer's right of revocation is not timely exercised in writing by midnight at the end of the last day of the Revocation Period, it will
134 automatically expire. In all events, the right of revocation will expire upon the closing of the transaction.

135 **ACKNOWLEDGMENT:** The undersigned Buyers acknowledge that they (a) understand that all representations in this Disclosure Statement are not
136 warranties and are advised to conduct complete and thorough due diligence of the Property; and (b) have received a copy of this Disclosure Statement
137 for their own files.

138 Buyer _____ Print _____ Date _____ a.m. p.m. ←

139 Buyer _____ Print _____ Date _____ a.m. p.m. ←

140 Buyer's Agent(s) _____ Seller's Agent(s) Brian Meece, McKinzie Charlton