



SELLER'S PROPERTY DISCLOSURE STATEMENT

1 Property Address or Tax ID # 57406 LITTLE CT, 4, SUNRIVER, OR 97707
2 (the "Property")

INSTRUCTIONS TO THE SELLER

- 3 Please complete the following form. Do not leave any spaces blank. Please refer to the line number(s) of the question(s) when you provide your explanation(s).
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.
5 An exclusion may be claimed only if the seller qualifies for the exclusion under the law.

DO NOT FILL OUT THIS SECTION UNLESS YOU ARE CLAIMING AN EXCLUSION UNDER ORS 105.470

12 Section 1. EXCLUSION FROM ORS 105.462 TO 105.490:
13 You may claim an exclusion under ORS 105.470 only if you qualify under the statute.
14 Initial only the exclusion you wish to claim.
15 This is the first sale of a dwelling never occupied.
16 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.
17 Seller is a court appointed (select only one) receiver, personal representative, trustee, conservator, or guardian.
18 This sale or transfer is by a governmental agency.
19 Signature(s) of Seller(s) claiming exclusion:
20 Seller Print Annie L Balzer Date a.m. p.m.
21 Seller Print Date a.m. p.m.
22 Signature(s) of Buyer(s) to acknowledge Seller's claim:
23 Buyer Print Date a.m. p.m.
24 Buyer Print Date a.m. p.m.

IF YOU DID NOT CLAIM AN EXCLUSION IN SECTION 1, YOU MUST FILL OUT THIS SECTION

27 Section 2. SELLER'S PROPERTY DISCLOSURE STATEMENT:
28 (NOT A WARRANTY) (ORS 105.464)
29 NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE
30 PROPERTY LOCATED AT 57406 LITTLE CT, 4, SUNRIVER, OR 97707 THE "PROPERTY".

Buyer Initials / Date

Seller Initials ALB / Date 04/16/2025

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE
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31 Property Address or Tax ID # 57406 LITTLE CT, 4, SUNRIVER, OR 97707
32 (the "Property")

33 DISCLOSURES CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE
34 PROPERTY AT THE TIME OF DISCLOSURE. BUYER HAS FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS SELLER'S
35 DISCLOSURE STATEMENT TO REVOKE BUYER'S OFFER BY DELIVERING BUYER'S SEPARATE SIGNED WRITTEN STATEMENT OF
36 REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE STATEMENT, UNLESS BUYER WAIVES THIS RIGHT AT OR
37 PRIOR TO ENTERING INTO A SALE AGREEMENT.

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

42 Seller (select one) [X] is [] is not occupying the Property.

I. SELLER'S REPRESENTATIONS

43 The following are representations made by Seller and are not the representations of any financial institution that may have made or may make a loan
44 pertaining to the Property, or that may have or take a security interest in the Property, or any real estate licensee engaged by Seller or Buyer.

45 (Select or fill in an answer to each question below. Select "N/A" if a question is not applicable to the Property.)

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

47 1. TITLE

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

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68 2. WATER

69 A. Household water

70 (1) The source of the water is (select ALL that apply): ALB Public Community Private Other (specify)

71 (2) Water source information:

72 a. *Does the water source require a water permit? Yes No Unknown
73 If yes, do you have a permit? Yes No Unknown N/A

74 b. Is the water source located on the Property? Yes No Unknown N/A
75 *If not, are there any written agreements for a shared water source? Yes No Unknown N/A

76 c. *Is there an easement (recorded or unrecorded) for your access to or
77 maintenance of the water source? Yes No Unknown

78 d. If the source of water is from a well or spring, have you had any of the
79 following in the past 12 months? Yes No Unknown N/A
80 Flow test Bacteria test Chemical contents test

81 e. *Are there any water source plumbing problems or needed repairs? Yes No Unknown

82 (3) Are there any water treatment systems for the Property? Yes No Unknown
83 Leased Owned

84 B. Irrigation

85 (1) Are there any water rights or other irrigation rights for the Property? Yes No Unknown

86 (2) *If any exist, has the irrigation water been used during the last five-year period? Yes No Unknown N/A

87 (3) *Is there a water rights certificate or other written evidence available? Yes No Unknown N/A

88 C. Outdoor sprinkler system

89 (1) Is there an outdoor sprinkler system for the Property? Yes No Unknown

90 (2) Has a back flow valve been installed? Yes No Unknown N/A

91 (3) Is the outdoor sprinkler system operable? Yes No Unknown N/A

92 3. SEWAGE SYSTEM

93 A. Is the Property connected to a public or community sewage system? Yes No Unknown

94 B. Are there any new public or community sewage systems proposed for the Property? Yes No Unknown

95 C. Is the Property connected to an on-site septic system? Yes No Unknown

96 (1) If yes, when was the system installed? Unknown N/A

97 (2) *If yes, was the system installed by permit? Yes No Unknown N/A

98 (3) *Has the system been repaired or altered? Yes No Unknown N/A

99 (4) *Has the condition of the system been evaluated and a report issued? Yes No Unknown N/A

100 (5) Has the septic tank ever been pumped? Yes No Unknown N/A
101 If yes, when?

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- 104 (6) Does the system have a pump? ... Yes No Unknown N/A
105 (7) Does the system have a treatment unit such as a sand filter or an aerobic unit? ... Yes No Unknown N/A
106 (8) *Is a service contract for routine maintenance required for the system? ... Yes* No Unknown N/A
107 (9) Are all components of the system located on the Property? ... Yes No Unknown N/A
108 D. *Are there any sewage system problems or needed repairs? ... Yes* No Unknown
109 E. Does your sewage system require on-site pumping to another level? ... Yes No Unknown

110 4. DWELLING INSULATION

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

116 5. DWELLING STRUCTURE

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

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- (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? ... (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 (1) Heating systems... (2) Cooling systems ... I. Security system [X] 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 suit settlement or litigation? ...

7. COMMON INTEREST

A. Is there a Home Owners' Association or other governing entity? ... Name of Association or Other Governing Entity: Sunriver Home Owners Association Contact Person: Joe Healy, controller, jhealy@srowners.org Address: 57455 Abbot Drive, Sunriver OR 97707 Phone Number: (541)593-2411

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180 B. Regular periodic assessments: \$ 169.59 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 for facilities
183 like walls, fences, pools, tennis courts, walkways or other areas co-owned in
184 undivided interest with others? Yes No Unknown

185 E. Is the Home Owners' Association or other governing entity a party to pending
186 litigation or subject to an unsatisfied judgment? Yes No Unknown N/A

187 F. Is the Property in violation of recorded covenants, conditions and restrictions or in
188 violation of other bylaws or governing rules, whether recorded or not? Yes No Unknown N/A

189 **8. SEISMIC**

190 A. Was the house constructed before 1974? 1979 Yes No Unknown
191 If yes, has the house been bolted to its foundation? Yes No Unknown N/A

ALB 04/16/2025

192 **9. GENERAL**

193 A. Are there problems with settling, soil, standing water or drainage on the Property
194 or in the immediate area? Yes No Unknown

195 B. Does the Property contain fill? Yes No Unknown

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

198 D. Is the Property in a designated floodplain? Yes No Unknown
199 Note: Flood insurance may be required for homes in a floodplain.

200 E. Is the Property in a designated slide or other geologic hazard zone? Yes No Unknown

201 F. *Has any portion of the Property been tested or treated for asbestos, formaldehyde,
202 radon gas, lead-based paint, mold, fuel or chemical storage tanks or contaminated
203 soil or water? Yes* No Unknown

204 G. Are there any tanks or underground storage tanks (for example, septic, chemical, fuel,
205 etc.) on the Property? Yes No Unknown

206 H. Has the Property ever been used as an illegal drug manufacturing or distribution site? Yes No Unknown
207 *If yes, was a Certificate of Fitness issued? Yes* No Unknown N/A

208 I. *Has the Property been classified as wildland-urban interface? Yes* No Unknown

209 **10. FULL DISCLOSURE BY SELLER(S)**

210 A. *Are there any other material defects affecting this Property or its value that a
211 prospective buyer should know about? Yes* No

212 *If yes, describe the defect on attached sheet and explain the frequency and extent
213 of the problem and any insurance claims, repairs or remediation.

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VERIFICATION

216 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
217 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
218 their agents.

219 Total number of pages attached, including all addenda, reports, or any other documents. 0 (complete even if zero)

220 Seller Annie L Balzer Print Annie L Balzer Date 04/16/2025, 10:26:46 PM PDT a.m. p.m. ←

221 Seller Print Date a.m. p.m. ←

II. BUYER'S ACKNOWLEDGMENT

222 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
223 utilizing diligent attention and observation.

224 B. Each Buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are made
225 only by Seller and are not representations of any financial institution that may have made or may make a loan pertaining to the Property, or that
226 may have or take a security interest in the Property, or of any real estate licensee engaged by Seller or Buyer. A financial institution or real estate
227 licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission, error or inaccuracy contained in
228 another party's disclosure statement required by this section or any amendment to the disclosure statement.

229 C. Buyer (which term includes all persons signing the "buyer's acknowledgment" portion of this disclosure statement below) hereby acknowledges
230 receipt of a copy of this disclosure statement (including attachments, if any) bearing Seller's signature(s).

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

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

237 Buyer Print Date a.m. p.m. ←

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

240 Real Estate Agent Real Estate Firm (identify)

241 Date received by Agent

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