**Section 1. Exclusion from ORS 105.465 to 105.490 – Do Not Fill Out This Section Unless You Are Claiming an Exclusion Under ORS 105.470.**

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.

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

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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.

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The seller is a court appointed receiver, personal representative, trustee, conservator or guardian.

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This sale or transfer is by a governmental agency.

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**Signature of Seller Claiming Exclusion**

Print or Type Name

Date

**Signature of Buyer to Acknowledge Seller’s Claim**

Print or Type Name

Date

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**Signature of Seller Claiming Exclusion**

Print or Type Name

Date

**Signature of Buyer to Acknowledge Seller’s Claim**

Print or Type Name

Date

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**Signature of Seller Claiming Exclusion**

Print or Type Name

Date

**Signature of Buyer to Acknowledge Seller’s Claim**

Print or Type Name

Date

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**Section 2. Seller’s Property Disclosure Statement – If You Did Not Claim an Exclusion in Section 1, You Must Fill Out This Section.**

NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE PROPERTY LOCATED AT

(*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. YOU HAVE FIVE DAYS FROM THE SELLER’S DELIVERY OF THIS SELLER’S DISCLOSURE STATEMENT TO REVOKE YOUR OFFER BY DELIVERING YOUR SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER’S DISCLOSURE STATEMENT, UNLESS YOU WAIVE THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALES AGREEMENT.

FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY, YOU ARE ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF A QUALIFIED SPECIALIST TO INSPECT THE PROPERTY ON YOUR 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 (indicate which) occupying the property.

I. Seller’s Representations:

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.

**I. 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:
    - (1) First right of refusal?
    - (2) Option?
    - (3) Lease or rental agreement?
    - (4) Other listing?
    - (5) Life estate?

- C. Is the property being transferred an unlawfully established unit of land? ☐ Yes ☐ No ☐ Unknown
  - D. Are there any encroachments, boundary agreements, boundary disputes or recent boundary changes? ☐ 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 governmental studies, designations, zoning overlays, surveys or notices that would affect the property? ☐ Yes ☐ No ☐ Unknown

**2. WATER**

- A. Household water
  - (1) The source of the water is (check ALL that apply):
    - ☐ Public ☐ Community ☐ Private
    - ☐ Other __________________________

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*If yes, attach a copy or explain on attached sheet.*

(continued on page 2)