



VACANT LAND DISCLOSURE ADDENDUM

1 Property Address or Tax ID # N Pine Rd (T7SR47EWMTL400SEC16) 630 Ac, Halfway, OR 97834
2 (the "Property")

3 This is a Vacant Land Disclosure Addendum ("Disclosure Addendum") made by the Seller concerning the Property. This is not a warranty of any kind
4 by Seller or any agent of Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain.

INSTRUCTIONS TO SELLER

5 Please complete the following form. Answer all the questions. If a question is not applicable to this Property, mark N/A. Please explain each "Yes"
6 answer in detail at Section 7 (Documents and Explanations) or on a separate page and attach pertinent documents and information. Please refer to
7 the section and item of the question(s) when you provide your explanations(s). Please date and sign each page of this Disclosure Addendum and
8 each attachment. Seller(s) authorize(s) all real estate agents to provide a copy of this Disclosure Addendum to other real estate agents and
9 prospective buyers of the property.

I. NOTICE TO BUYER

- 10 A. Buyers have a duty to pay diligent attention to any material defects in or about the Property that are known to them or can become known by
11 utilizing diligent attention and observation and by employing competent experts. Your real estate agent is not responsible for your due diligence
12 and may not provide advice about property conditions or legal issues.
13 B. The disclosures set forth in this Disclosure Addendum and any amendments thereto are made only by the Seller and are not the representations
14 of any financial institution having made, or may make, a loan pertaining to the Property or may have or take a security interest in the Property,
15 or of any real estate agent engaged by Seller or Buyer. A financial institution or real estate agent is not bound by and has no liability with respect
16 to any representation, misrepresentation, omission, error, or inaccuracy contained in another party's disclosure statement or any amendments
17 thereto.

II. SELLER'S VACANT LAND DISCLOSURE

- 18 1. TITLE
19 A. Is this Property a legal lot of record? [X] Yes [ ] No [ ] Unknown [ ] N/A
20 (1) Is this Property subject to any of the following? (select all that apply) [ ] Yes [X] No [ ] Unknown [ ] N/A
21 [ ] first right of refusal [ ] option [ ] lease or rental agreement [ ] other listing [ ] life estate
22 [ ] Timber Contracts
23 B. Are there any of the following? (select all that apply) [ ] Yes [ ] No [X] Unknown [ ] N/A
24 [ ] encroachments [ ] written or oral boundary or fencing agreements [ ] boundary disputes
25 [ ] recent boundary changes
26 C. Are there any of the following? (select all that apply) [X] Yes [ ] No [ ] Unknown [ ] N/A
27 [X] rights of way [X] easements (other than normal utility easements) [ ] access limitations
28 [ ] written or oral agreements concerning the use or access to/from this property
29 D. Is there a [ ] written or [ ] oral agreement for joint maintenance of an easement? [ ] Yes [X] No [ ] Unknown [ ] N/A
30 E. Any sale, transfer, or reservation of development, water or drainage rights? [ ] Yes [X] No [ ] Unknown [ ] N/A
31 F. Any sale, transfer, or reservation of oil, gas, mineral rights, or timber rights? [ ] Yes [X] No [ ] Unknown [ ] N/A
32 G. Are you aware of any governmental study, survey, or notice that would affect this Property? [ ] Yes [X] No [ ] Unknown [ ] N/A
33 H. Are there any pending or existing assessments against this Property (other than real property
34 taxes not yet due for the current year)? [ ] Yes [ ] No [X] Unknown [ ] N/A
35 I. What is the current zoning for the Property? (describe) forest

Buyer Initials / Date

Seller Initials RPT/CPK Date 5/20/2024

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36 Property Address or Tax ID # N Pine Rd (T7SR47EWMTL400SEC16) 630 Ac, Halfway, OR 97834
37 (the "Property")

- 38 J. What is the current use of the Property? (describe) recreation and timber
39 K. Are you aware of any pending land use changes? ... [ ] Yes [X] No [ ] Unknown [ ] N/A
40 L. Is there a land survey for this Property? ... [ ] Yes [ ] No [X] Unknown [ ] N/A
41 Survey Number, if known
42 M. Is this Property subject to any recorded or unrecorded Covenants, Conditions, and Restrictions? ... [ ] Yes [ ] No [X] Unknown [ ] N/A
43 N. Are there any conservation, easements, or agreements? ... [ ] Yes [ ] No [X] Unknown [ ] N/A

44 2. GENERAL INFORMATION

- 45 A. Have there been any settling, soil problems, standing water, flooding, or drainage problems
46 in this Property? ... [ ] Yes [X] No [ ] Unknown [ ] N/A
47 B. Does the Property contain soil used to fill, build up, or level areas of the ground ("fill dirt")? ... [ ] Yes [ ] No [X] Unknown [ ] N/A
48 (1) If Yes, does the fill dirt contain foreign materials (for example, wood, rock, debris)? ... [ ] Yes [ ] No [ ] Unknown [X] N/A
49 (2) If Yes, was the fill dirt compacted? ... [ ] Yes [ ] No [ ] Unknown [X] N/A
50 C. Has this Property been identified as a "wetland", antiquities, dune area, or other
51 similar designation? ... [ ] Yes [ ] No [X] Unknown [ ] N/A
52 D. Is the Property in a designated flood or slide zone? ... [ ] Yes [ ] No [X] Unknown [ ] N/A
53 FEMA Map #, if known
54 E. Has there been major damage to this Property from fire, wind, flood, earth movement,
55 or landslide? ... [ ] Yes [X] No [ ] Unknown [ ] N/A
56 F. Are you aware of any above-ground or underground tanks used for any purpose (for example,
57 chemical, septic, abandoned tanks, etc.) currently or previously in use on the Property? ... [ ] Yes [X] No [ ] Unknown [ ] N/A
58 G. Are you aware of any hazardous material, toxic waste, or trash dumping on this Property? ... [ ] Yes [X] No [ ] Unknown [ ] N/A
59 H. Are there any structural improvements or personal property located on the Property that are
60 included in this transaction? ... [ ] Yes [X] No [ ] Unknown [ ] N/A
61 (1) If Yes, list all items:
62 (2) Are there any defects or problems with any of these items? ... [ ] Yes [ ] No [ ] Unknown [X] N/A
63 a. If Yes, describe all problems and defects:
64 I. Has this Property been used for the manufacture or distribution of illegal substances,
65 excluding marijuana? ... [ ] Yes [X] No [ ] Unknown [ ] N/A
66 Note: Although marijuana has been legalized for medicinal and recreational use in Oregon, it remains a "Controlled Substance" under Federal
67 Law and is illegal. See website www.whitehouse.gov.
68 J. Has this Property been used to legally grow marijuana for either medicinal or recreational use
69 as permitted under Oregon laws? ... [ ] Yes [X] No [ ] Unknown [ ] N/A

70 Buyer may wish to investigate further any of the issues mentioned above.

Buyer Initials / Date

Seller Initials RPT/CPR Date 5/20/2024

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71  
72

Property Address or Tax ID # N Pine Rd (T7SR47EWMTL400SEC16) 630 Ac, Halfway, OR 97834  
(the "Property")

73 **3. WATER**

74 A. Is there currently a domestic water supply for this Property? .....  Yes  No  Unknown  N/A

75 (1) If Yes, from what source? (select all that apply)  public utility  community water system  
76  private well  other (specify) \_\_\_\_\_

77 (2) If No, is a permit required?  Yes  No ..... Has it been applied for?  Yes  No

78 B. If the Property is currently supplied from a well: .....  Yes  No  Unknown  N/A

79 (1) Is there more than one well serving the Property? .....  Yes  No  Unknown  N/A

80 (2) Is (are) the well(s) located on the Property? If No, attach explanation. ....  Yes  No  Unknown  N/A

81 (3) Is (are) the well(s) shared? .....  Yes  No  Unknown  N/A

82 a. Is there an oral or written agreement for a shared well? .....  Yes  No  Unknown  N/A

83 b. Is there an easement, recorded or unrecorded, for access to and maintenance of a  
84 shared well? .....  Yes  No  Unknown  N/A

85 (4) Is a copy of the well log(s) available? .....  Yes  No  Unknown  N/A

86 (5) Well depth(s) is estimated to be \_\_\_\_\_ feet? .....  Yes  No  Unknown  N/A

87 (6) Well(s) supply approximately \_\_\_\_\_ gallons per minute (GPM) of water. ....  Yes  No  Unknown  N/A

88 a. This figure is taken from  well log  a flow test of the well performed when \_\_\_\_\_  
89 \_\_\_\_\_ and by whom \_\_\_\_\_

90 (7) Is there a holding tank in addition to the pressure tank for the water system? .....  Yes  No  Unknown  N/A

91 a. If Yes, what is the capacity of the tank? \_\_\_\_\_ gallons.

92 (8) Well is \_\_\_\_\_ year old. Pump type:  submersible  jet.  
93 Pump make \_\_\_\_\_

94 Installed by \_\_\_\_\_ date \_\_\_\_\_

95 Serviced by \_\_\_\_\_ date of last service \_\_\_\_\_

96 (9) Are there any known problems with the water system? .....  Yes  No  Unknown  N/A

97 (10) Have there been any repairs to the water system? .....  Yes  No  Unknown  N/A

98 (11) Has a (select all that apply)  coliform bacteria  nitrates  arsenic or  
99  other water quality test been performed on domestic water supply? .....  Yes  No  Unknown  N/A

100 a. If Yes, when \_\_\_\_\_ by whom \_\_\_\_\_

101 C. Is there a water treatment system? If Yes,  owned or  leased? .....  Yes  No  Unknown  N/A

102 (1) If Yes, for what purpose was the water treatment system installed? \_\_\_\_\_  
103 \_\_\_\_\_

104 (2) Is the water treatment system in good working order? If No, attach explanation .....  Yes  No  Unknown  N/A

105 D. Are there any abandoned wells on the Property? .....  Yes  No  Unknown  N/A

106 E. Do you have other pertinent information regarding the water supply? If Yes, please attach  
107 an explanation. ....  Yes  No  Unknown  N/A

108 F. Are there any irrigation wells? If Yes, how many? \_\_\_\_\_ .....  Yes  No  Unknown  N/A

Buyer Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

Seller Initials <sup>DS</sup> RET/CPR Date 5/20/2024

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- 111 G. Are there water appropriation rights for this Property?
112 (1) Have the water rights been certified by the State of Oregon?
113 (2) To what body of water do the water rights pertain?
114 (3) Have the water rights been used beneficially during the last five years?
115 H. Are any man-made ponds or bodies of water on this Property?
116 (1) If Yes, is there a permit?
117 Buyer should have any nonpublic water sources tested for potability and adequacy of supply.

4. SEWAGE

- 119 A. Is sanitary sewer currently available to this Property?
120 (1) If Yes, where is the sewer line located?
121 (2) If No, will such service be available in the future?
122 B. Are you aware of any sanitary sewer proposed for this Property?
123 C. Is there a septic system on this Property?
124 (1) If Yes, what type of system?
125 [ ] other (describe)
126 (2) Last inspected by
127 Please attach copies of the inspection report and invoice.
128 (3) Date septic system was last pumped by whom
129 (4) Any known problems or repairs? If Yes, please explain on attached sheet
130 D. If a septic system will need to be installed, is there a current governmental approval for
131 such a system?
132 (1) If Yes, what type of system?
133 [ ] other (describe). Date of approval
134 E. Is there an abandoned septic system on the Property?
135 If Yes, where is it located?

Buyer may wish to have the sewage system inspected

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

- 138 A. Are there CC&Rs?
139 B. Is there a Home or Unit Owners' Association?
140 (1) If Yes, who is the contact person?
141 (2) Contact information:
142 (3) Monthly or annual dues: Assessments

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RESIDENTIAL

VACANT LAND DISCLOSURE ADDENDUM

143 Property Address or Tax ID # N Pine Rd (T7SR47EWMTL400SEC16) 630 Ac, Halfway, OR 97834
144 (the "Property")

145 C. Is this Property in an area with a neighborhood group or community organization? [ ] Yes [ ] No [X] Unknown [ ] N/A
146 (1) If Yes, contact information: \_\_\_\_\_

147 D. Are there any features of this Property shared in common with adjoining landowners, such as
148 a wall, fence, roof, road, or driveway for which use or maintenance responsibility may affect
149 this Property? [ ] Yes [X] No [ ] Unknown [ ] N/A

150 6. OTHER CONDITIONS

151 A. Are there any known disputes, irregularities, or other unsettled issues? [ ] Yes [X] No [ ] Unknown [ ] N/A

152 B. Are there any "common areas" (facilities such as a pool, recreation building, tennis court,
153 walkway, etc.)? [ ] Yes [X] No [ ] Unknown [ ] N/A

154 7. DOCUMENTS AND EXPLANATIONS

155 A. Are you aware of any other material fact or condition affecting this Property? [ ] Yes [X] No [ ] Unknown [ ] N/A

156 Please list any attached documents, reports, explanations of "Yes" answers, or those questions indicating an explanation here:
157 \_\_\_\_\_
158 \_\_\_\_\_
159 \_\_\_\_\_
160 \_\_\_\_\_
161 \_\_\_\_\_
162 \_\_\_\_\_
163 \_\_\_\_\_ (attach an Addendum if necessary)

SIGNATURES AND ACKNOWLEDGMENTS

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

166 Seller [DocuSigned by: RAND FAMILY TRUST, GREGORY P. RAND FAMILY TRUST, GREGORY P.] Date 5/20/2024 [ ] a.m. [ ] p.m. ←
167 Seller \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_ [ ] a.m. [ ] p.m. ←

168 Unless previously waived by Buyer in writing, Seller will deliver a copy of the completed Disclosure Addendum to any Buyer making a written offer to
169 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
170 five (5) Business Days following the date of Seller's delivery of the Disclosure Addendum to Buyer (the "Revocation Period"). Unless previously
171 waived 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
172 automatically expire. In all events, the right of revocation will expire upon closing of the transaction.

173 ACKNOWLEDGMENT: The undersigned Buyer(s) acknowledges the duty to sign, date, and return a copy of this page of the Disclosure Addendum
174 to Seller or Seller's Agent promptly upon receipt from Seller or Seller's Agent. A bad faith refusal to do so could jeopardize Buyer's ability to effectively
175 exercise their right of revocation.

176 Buyer \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_ [ ] a.m. [ ] p.m. ←

177 Buyer \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_ [ ] a.m. [ ] p.m. ←

178 Buyer's Agent \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_ [ ] a.m. [ ] p.m. ←

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