

SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 1415 23rd St NE, Salem, OR 97301
(the "Property")

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 105.462 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.

☒ Seller is a court appointed (select only one) ☐ receiver, ☒ personal representative, ☐ trustee, ☐ conservator, or ☐ guardian.

_____ This sale or transfer is by a governmental agency.

Signature(s) of Seller(s) claiming exclusion:

Seller [Signature] Print The Estate of Esther Louise Specht Date 5-28-24 _____ ☐ a.m. ☒ p.m. ←

Seller _____ Print _____ Date _____ ☐ a.m. ☐ p.m. ←

Signature(s) of Buyer(s) to acknowledge Seller's claim:

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

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

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 105.464](#))

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

Buyer Initials _____ / _____ Date _____

Seller Initials SS / _____ Date 5-28-24

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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