

**OREF**
OREGON REAL ESTATE FORMS

RESIDENTIAL

SELLER'S PROPERTY DISCLOSURE STATEMENT

1 Property Address or Tax ID # 60750 Robinette Rd , Saint Helens, OR 97051
 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
 4 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
 5 this disclosure statement and each attachment.
- 6 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](#)
 7 [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)
 8 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.
- 9 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
 10 Property or the buyer may revoke their offer to purchase anytime prior to closing the transaction. Questions regarding the legal consequences of the
 11 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:**

13 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
 14 of this form completely.

15 Initial only the exclusion you wish to claim.

16 _____ This is the first sale of a dwelling never occupied. The dwelling is constructed or installed under building or installation permit(s) #
 17 _____ issued by _____.

18 _____ 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.

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

20 _____ This sale or transfer is by a governmental agency.

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

22 Seller _____ Print Baochang Chen Date _____ ☐ a.m. ☐ p.m. ←

23 Seller _____ Print Weiqun Zhu Date _____ ☐ a.m. ☐ p.m. ←

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

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

26 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:**

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 60750 Robinette Rd , Saint Helens, OR 97051 THE "PROPERTY".

Buyer Initials _____ / _____ Date _____

Seller Initials BC / WZ Date 3/29/2025

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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RESIDENTIAL

SELLER'S PROPERTY DISCLOSURE STATEMENT

31 Property Address or Tax ID # **60750 Robinette Rd , Saint Helens, OR 97051**
 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) ☒ 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? ☒ Yes ☐ No ☐ Unknown
- 49 B. *Is title to the Property subject to any of the following? ☐ Yes* ☒ 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* ☒ No ☐ Unknown
- 52 D. *Are there any encroachments, boundary agreements, boundary disputes or
 53 recent boundary changes? ☐ Yes* ☒ 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* ☒ No ☐ Unknown
- 57 G. *Are there any governmental studies, designations, zoning overlays, surveys or
 58 notices that would affect the Property? ☐ Yes* ☒ No ☐ Unknown
- 59 H. *Are there any pending or existing governmental assessments against the Property? ☐ Yes* ☒ No ☐ Unknown
- 60 I. *Are there any zoning violations or nonconforming uses? ☐ Yes* ☒ No ☐ Unknown
- 61 J. *Is there a boundary survey for the Property? ☐ Yes* ☐ No ☒ Unknown
- 62 K. *Are there any covenants, conditions, restrictions or private assessments that affect
 63 the Property? ☐ 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* ☐ No ☐ Unknown

Buyer Initials _____ / _____ Date _____

Seller Initials **BC** / **WZ** Date **3/29/2025**

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Property Address or Tax ID # 60750 Robinette Rd , Saint Helens, OR 97051

(the "Property")

2. WATER

A. Household water

(1) The source of the water is (select ALL that apply): ☐ Public ☒ Community ☐ Private ☐ Other (specify) _____

(2) Water source information:

a. *Does the water source require a water permit?..... ☐ Yes* ☒ No ☐ UnknownIf yes, do you have a permit? ☐ Yes ☐ No ☐ Unknown ☒ N/Ab. Is the water source located on the Property? ☐ Yes* ☐ No ☐ Unknown ☒ N/A*If not, are there any written agreements for a shared water source? ☐ Yes* ☐ No ☐ Unknown ☒ N/Ac. *Is there an easement (recorded or unrecorded) for your access to or maintenance of the water source? ☐ Yes* ☒ No ☐ Unknownd. If the source of water is from a well or spring, have you had any of the following in the past 12 months? ☐ Yes ☐ No ☐ Unknown ☒ N/A☐ Flow test ☐ Bacteria test ☐ Chemical contents teste. *Are there any water source plumbing problems or needed repairs?..... ☐ Yes* ☒ No ☐ Unknown(3) Are there any water treatment systems for the Property? ☐ Yes ☒ No ☐ Unknown☐ Leased ☐ Owned

B. Irrigation

(1) Are there any ☐ water rights or ☐ other irrigation rights for the Property?..... ☐ Yes ☒ No ☐ Unknown(2) *If any exist, has the irrigation water been used during the last five-year period?..... ☐ Yes* ☐ No ☐ Unknown ☒ N/A(3) *Is there a water rights certificate or other written evidence available? ☐ Yes* ☐ No ☐ Unknown ☒ N/A

C. Outdoor sprinkler system

(1) Is there an outdoor sprinkler system for the Property? ☐ Yes ☒ No ☐ Unknown(2) Has a back flow valve been installed? ☐ Yes ☐ No ☐ Unknown ☒ N/A(3) Is the outdoor sprinkler system operable? ☐ Yes ☐ No ☐ Unknown ☒ N/A

3. SEWAGE SYSTEM

A. Is the Property connected to a public or community sewage system?..... ☐ Yes ☒ No ☐ UnknownB. Are there any new public or community sewage systems proposed for the Property? ☐ Yes ☒ No ☐ UnknownC. Is the Property connected to an on-site septic system?..... ☒ Yes ☐ No ☐ Unknown(1) If yes, when was the system installed? 1994 ☐ Unknown ☐ N/A(2) *If yes, was the system installed by permit? ☒ Yes* ☐ No ☐ Unknown ☐ N/A(3) *Has the system been repaired or altered? ☐ Yes* ☒ No ☐ Unknown ☐ N/A(4) *Has the condition of the system been evaluated and a report issued?..... ☐ Yes* ☒ No ☐ Unknown ☐ N/A(5) Has the septic tank ever been pumped? ☒ Yes ☐ No ☐ Unknown ☐ N/AIf yes, when? 2020 or 2021 ☐ N/A

Buyer Initials _____ / _____ Date _____

Seller Initials BC / WZ Date 3/29/2023

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103 _____ (the "Property")

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? replaced in 2015 ☒ 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

Buyer Initials _____ / _____ Date _____

Seller Initials BC / WZ Date 3/29/2023 012559

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141 Property Address or Tax ID # 60750 Robinette Rd , Saint Helens, OR 97051

142 _____ (the "Property")

143 (2) Are the materials covered by a warranty? ☐ Yes ☐ No ☐ Unknown ☒ N/A

144 (3) Have the materials been inspected? ☐ Yes ☐ No ☐ Unknown ☒ NA

145 (4) Have there ever been claims filed for these materials by you or by previous owners?..... ☐ Yes ☐ No ☐ Unknown ☒ N/A

146 If yes, when? ☒ N/A

147 (5) Was money received? ☐ Yes ☐ No ☐ Unknown ☒ N/A

148 (6) Were any of the materials repaired or replaced? ☐ Yes ☐ No ☐ Unknown ☒ N/A

149 6. DWELLING SYSTEMS AND FIXTURES

150 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?

151 A. Electrical system, including wiring, switches, outlets and service..... ☒ Yes ☐ No ☐ Unknown

152 B. Plumbing system, including pipes, faucets, fixtures and toilets..... ☒ Yes ☐ No ☐ Unknown

153 C. Water heater tank ☒ Yes ☐ No ☐ Unknown

154 D. Garbage disposal..... ☒ Yes ☐ No ☐ Unknown ☐ N/A

155 E. Built-in range and oven..... ☒ Yes ☐ No ☐ Unknown ☐ N/A

156 F. Built-in dishwasher..... ☒ Yes ☐ No ☐ Unknown ☐ N/A

157 G. Sump pump ☒ Yes ☐ No ☐ Unknown ☐ N/A

158 H. Heating and cooling systems

159 (1) Heating systems..... ☒ Yes ☐ No ☐ Unknown ☐ N/A

160 (2) Cooling systems ☒ Yes ☐ No ☐ Unknown ☐ N/A

161 I. Security system ☐ Owned ☐ Leased..... ☐ Yes ☐ No ☐ Unknown ☒ N/A

162 J. Are there any materials or products used in the systems and fixtures that are or have
163 been the subject of a recall, class action suit settlement or litigation?..... ☐ Yes ☒ No ☐ Unknown

164 If yes, what product? _____

165 (1) Are there problems with the product?..... ☐ Yes ☐ No ☐ Unknown ☒ N/A

166 (2) Is the product covered by a warranty?..... ☐ Yes ☐ No ☐ Unknown ☒ N/A

167 (3) Has the product been inspected?..... ☐ Yes ☐ No ☐ Unknown ☒ N/A

168 (4) Have claims been filed for this product by you or by previous owners?..... ☐ Yes ☐ No ☐ Unknown ☒ N/A

169 If yes, when? _____

170 (5) Was money received? ☐ Yes ☐ No ☐ Unknown ☒ N/A

171 (6) Were any of the materials or products repaired or replaced? ☐ Yes ☐ No ☐ Unknown ☒ N/A

172 7. COMMON INTEREST

173 A. Is there a Home Owners' Association or other governing entity?..... ☐ Yes ☒ No ☐ Unknown

174 Name of Association or Other Governing Entity: _____

175 Contact Person: _____

176 Address: _____

177 Phone Number: _____

Buyer Initials _____ / _____ Date _____

Seller Initials BC / WZ Date 3/29/2025 2025

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SELLER'S PROPERTY DISCLOSURE STATEMENT

178 Property Address or Tax ID # 60750 Robinette Rd , Saint Helens, OR 97051
 179 _____ (the "Property")

- 180 B. Regular periodic assessments: \$ _____ 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? ☐ Yes ☒ No ☐ Unknown
 191 If yes, has the house been bolted to its foundation? ☐ Yes ☐ No ☐ Unknown ☒ N/A

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.*

Buyer Initials _____ / _____ Date _____

Seller Initials BC / WZ Date 3/29/2023 02:59



RESIDENTIAL

SELLER'S PROPERTY DISCLOSURE STATEMENT

214 Property Address or Tax ID # 60750 Robinette Rd , Saint Helens, OR 97051

215 _____ (the "Property")

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. 10 (complete even if zero)

220 Seller Baochang Chen Print Baochang Chen Date 3/29/2025 | 14:59 PDT ☐ a.m. ☐ p.m. ←
221 Seller Wei qun Zhu Print Wei qun Zhu Date 3/30/2025 | 12:38 PDT ☐ 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. ←

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

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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SELLER'S PROPERTY DISCLOSURE STATEMENT ADDENDUM

1 Property Address or Tax ID # 60750 Robinette Rd , Saint Helens, OR 97051
 2 _____ (the "Property")

3 Responses marked "yes" on items with an * require a written explanation. See below.

4 Question # 1E
 5 Details: Attached easement as recorded
 6 _____
 7 _____
 8 _____
 9 Attachment Identified as: _____

10 Question # 1L
 11 Details: Part of the property in AG deferral
 12 _____
 13 _____
 14 _____
 15 Attachment Identified as: _____

16 Question # 3C2
 17 Details: See attached septic information
 18 _____
 19 _____
 20 _____
 21 Attachment Identified as: _____

22 Question # _____
 23 Details: _____
 24 _____
 25 _____
 26 _____
 27 Attachment Identified as: _____

28 Question # _____
 29 Details: _____
 30 _____
 31 _____
 32 _____
 33 Attachment Identified as: _____

34 Seller Baochang Chen Print Baochang Chen Date 3/29/2025 | 14:59 PDT ☐ a.m. ☐ p.m. ←
 35 Seller Weiqun Zhu Print Weiqun Zhu Date 3/30/2025 | 12:38 PDT ☐ a.m. ☐ p.m. ←

Buyer Initials _____ / _____ Date _____

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COLUMBIA COUNTY, OREGON **2021-08326**
DEED-EA
Cnt=1 Pgs=8 MILLERS 07/15/2021 10:36:00 AM
\$40.00 \$11.00 \$10.00 \$60.00 \$5.00 **\$126.00**

I, Debbie Klug, County Clerk for Columbia County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Debbie Klug - County Clerk

FILED FOR RECORD AT THE REQUEST OF:

WREDCO II LLC

c/o Weyerhaeuser Company

220 Occidental Avenue South

Seattle, WA 98104

Attn: Land Title

DOCUMENT REFERENCE # N/A

GRANTORS: WREDCO II LLC, a Delaware limited liability company

GRANTEES: Baochang Chen and Weiqun Zhu, husband and wife

COUNTY: Columbia

ASSESSOR PARCEL NOS: Map Tax Lot Nos. 5131-00-00401, 5131-00-00600

(Acct. Nos. 15734, 17435)

EXCLUSIVE LANDSCAPE EASEMENT AGREEMENT

This Exclusive Landscape Easement Agreement (this "Agreement") is effective as of July 6, 2021 ("Effective Date") by and between WREDCO II LLC, a Delaware limited liability company ("WREDCO II"), and Baochang Chen and Weiqun Zhu, husband and wife (together, "Chens"). Chen and WREDCO II are each sometimes referred to in this Agreement as a "Party," and collectively as the "Parties."

RECITALS

A. WREDCO II owns certain property in Columbia County, Oregon known as Map Tax Lot No. 5131-00-00401 (Account No. 15734), which property is more particularly described on EXHIBIT A attached to this Agreement (the "WREDCO II Property").

B. The Chens owns certain property located in Columbia County, Oregon known as Map Tax Lot No. 5131-00-00600 (Account No. 17435), which property is more particularly described on EXHIBIT B attached to this Agreement (the "Chen Property"). The Chen Property and WREDCO II Property are adjacent to one another.

C. The WREDCO II Property includes a narrow strip of land (measuring approximately 55.67 feet wide on the west, 1,305.06 feet long on the north, 69.85 feet wide on the east, and 1,305.22 feet long on the south) that extends from Robinette Road to the main body of the parcel, as shown on EXHIBIT C (the "Entry Strip"). The Entry Strip was originally intended to serve as the main access

Page 1

This instrument filed for record by Fidelity National Title as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

into the WREDCO II Property and several other surrounding parcels. However, prior owners of the Chen Property installed landscaping and a fence on the Entry Strip. The Chens have since maintained said landscaping and fencing since they purchased the Chen Property in 2006.

D. Due to the foregoing, WREDCO II and its affiliates acquired an access and utility easement over the parcel immediately north of the Entry Strip, which is recorded under Columbia County Recording No. 2013-007100 (the "Access Easement"). An entry road was then installed over the Access Easement to provide access to the WREDCO II Property and surrounding parcels.

E. The Parties now wish to enter into this Agreement to acknowledge the foregoing circumstances and to amicably resolve the claims between the Parties with respect to the Entry Strip.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. Grant of Easement. Subject to the terms and conditions of this Agreement, WREDCO II hereby grants and conveys to the Chens a permanent and perpetual exclusive easement ("Landscape Easement") over and across the surface of the Entry Strip for the purpose of using, installing, maintaining and replacing grass, trees, shrubs, bushes, vegetation and other landscaping (collectively, "Landscaping"), along with a fence or other screening along the northerly boundary of the Entry Strip, and for the purpose of using the Entry Strip for typical backyard purposes. In addition to the foregoing, the Chens may install and maintain within the Entry Strip underground piping and related underground sprinkler facilities for the purpose of watering the Landscaping. The Chens shall not, however, use the Entry Strip to erect any houses, sheds, buildings or similar structures (other than reasonable fencing or screening) or to install any other item or Landscaping that would interfere with use of the Access Easement for its intended purpose.

2. Maintenance. The Chens shall maintain the Entry Strip, including all Landscaping and fencing within the Entry Strip, in reasonably good condition, including trimming Landscaping, preventing overhanging branches, and preventing roots from growing under and damaging the road on the Access Easement. The Chens shall be solely responsible for paying all costs and expenses associated with any installation, maintenance and replacement associated with any of their fencing, Landscaping or other items within the Entry Strip. The Chens shall not allow any liens against the Entry Strip, or any other part of the WREDCO II Property, as a result of any of their work.

3. Access Easement. Both Parties have a copy of the Access Easement and are familiar with its terms. The Chens acknowledge that the Access Easement is used and will continue to be used for access and utility purposes for the benefit of the WREDCO II Property and the surrounding parcels owned or previously owned by Weyerhaeuser Company and its affiliates within the area. Such uses may produce noise, dust and other minor inconveniences. The Chens acknowledge the foregoing and agree not to object to any activities carried out in the adjacent Access Easement so long as the same comply with all laws, all conditions within the Access Easement, and such

activities are conducted in a non-negligent manner. The benefited parcels under the Access Easement shall continue to be solely responsible for their actions under and within the Access Easement. The Chens shall similarly continue to be solely responsible for their actions under and within the Landscape Easement.

4. Nature of Easement. This Agreement shall run with the lands involved and shall be binding upon WREDCO II and the Chens and each of their successors and assigns. Nothing in this Agreement is intended to or does grant any fee ownership interest in the Entry Strip.

5. Title; Claims. Neither Party warrants the title to the Entry Strip. This Agreement is subject to all matters of record or apparent on the ground. Further, in consideration of the rights granted in this Agreement, the Chens, for themselves and their successors, hereby waive, release and relinquish all claims and rights of adverse possession and similar adverse ownership or adverse possessory rights that they may now have or may hereafter have in and to the Entry Strip. For so long as this Agreement remains in place, the Chens agree to make no claim of ownership or other possessory right concerning the Entry Strip.

6. Reservation. WREDCO II and its successors reserve the right to use the subsurface of the Entry Strip for any purpose that is not inconsistent with the Landscape Easement; provided, however, that such use does not otherwise unreasonably interfere with the rights granted to the Chens under this Agreement or any uses of the Landscape Easement by the Chens; and provided further that any such use shall in no way damage or disturb any fencing, Landscaping, or other items placed by the Chens in the Landscape Easement.

7. Miscellaneous. This Agreement shall be governed by Oregon law. If any term of this Agreement is held invalid by any court, such term shall be deemed struck and the remainder of this Agreement shall not be affected. No waiver under this Agreement of any right or remedy shall be valid unless in writing. This Agreement includes the entire agreement between the Parties with respect to the subject matters described above. This Agreement may be executed in counterparts.

[Signatures and notary acknowledgments appear on the following pages]

IN WITNESS WHEREOF, this Agreement is executed on the date of the acknowledgment below but shall be effective for all purposes as of the Effective Date.

WREDCO II LLC

a Delaware limited liability company

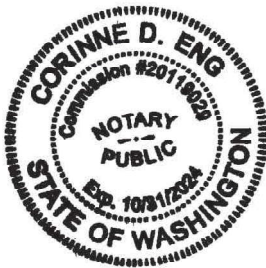
By: Weyerhaeuser NR Company, a Washington corporation, its Member

By: Diane M. Meyers
Printed Name: Diane M. Meyers
Title: Vice President

STATE OF WASHINGTON)
COUNTY OF KING)


On this 6th day of July, 2021, before me personally appeared Diane M. Meyers to me known to be the Vice President, of Weyerhaeuser NR Company, the Member of **WREDCO II LLC**, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that s/he is authorized to execute said instrument on behalf of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above mentioned.



Corinne D. Eng
Notary Public in and for the State of WA
My appointment expires: 10/31/2024
Print Name: Corinne D. Eng

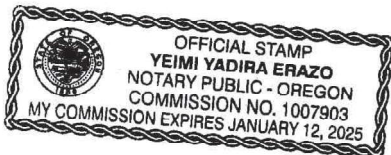
IN WITNESS WHEREOF, this Agreement is executed on the date of the acknowledgment below but shall be effective for all purposes as of the Effective Date.


Baochang Chen, by Weiqun Zhu, his Attorney in
Fact under Power of Attorney


Weiqun Zhu

STATE OF OREGON)
) ss.
COUNTY OF COLUMBIA)

On this 16 day of June, 2021, before me personally appeared Weiqun Zhu to me known to be the person that executed the within and foregoing instrument for herself and for her husband, Baochang Chen, as his Attorney in Fact under Power of Attorney, and she acknowledged said instrument to be the free and voluntary act and deed of herself and her husband.



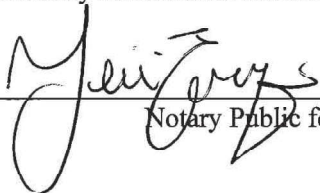

Notary Public for Oregon

EXHIBIT A

WRECO II Property

Parcel 1:

The South half of the Northeast quarter of the Northwest quarter of Section 31, Township 5 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon.

Parcel 2:

All that certain lot, piece or parcel of land in Columbia County, Oregon, more particularly described as follows:

BEGINNING at the Southwest corner of the North half of the Northeast quarter of the Northwest quarter of Section 31, Township 5 North, Range 1 West, Willamette Meridian, Columbia County, Oregon; thence North along the West line of the Northeast quarter of the Northwest quarter of said Section 31, 167.56 feet to a point; thence East parallel to the South line of the North half of the Northeast quarter of the Northwest quarter, 1327.0 feet more or less, to the East line of the Northwest quarter of said Section 31; thence South along said East line 167.56 feet; more or less, to the Southeast corner of the North half of the Northeast quarter of the Northwest quarter of said Section 31; thence West along the South line of the North half of the Northeast quarter of the Northwest quarter of said Section 31, 1327.0 feet to the point of beginning.

Parcel 3:

That portion of the Northwest quarter of the Northwest quarter of Section 31, Township 5 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, described as follows:

BEGINNING at the Southwest corner of the Northwest quarter of the Northwest quarter of Section 31, Township 5 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon; thence running East on the South line of said Northwest quarter of the Northwest quarter 80 rods to a point; thence North on the East line of said Northwest quarter of the Northwest quarter 28 rods to a point; thence West and parallel with the South line of said Northwest quarter of the Northwest quarter 80 rods to the West line of said Section 31; thence South on Section line 28 rods to the point of beginning.

EXCEPTING THEREFROM that portion thereof conveyed by Reynolds Metals Company to Kevin Iverson by deed dated October 7, 1992, recorded October 9, 1992 as Instrument No. 92-7268 in the Deed Records of Columbia County, Oregon.

EXHIBIT B

Chen Property

A tract of land situate in the Northwest quarter of the Northwest quarter of Section 31, Township 5 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon, more particularly described as follows:

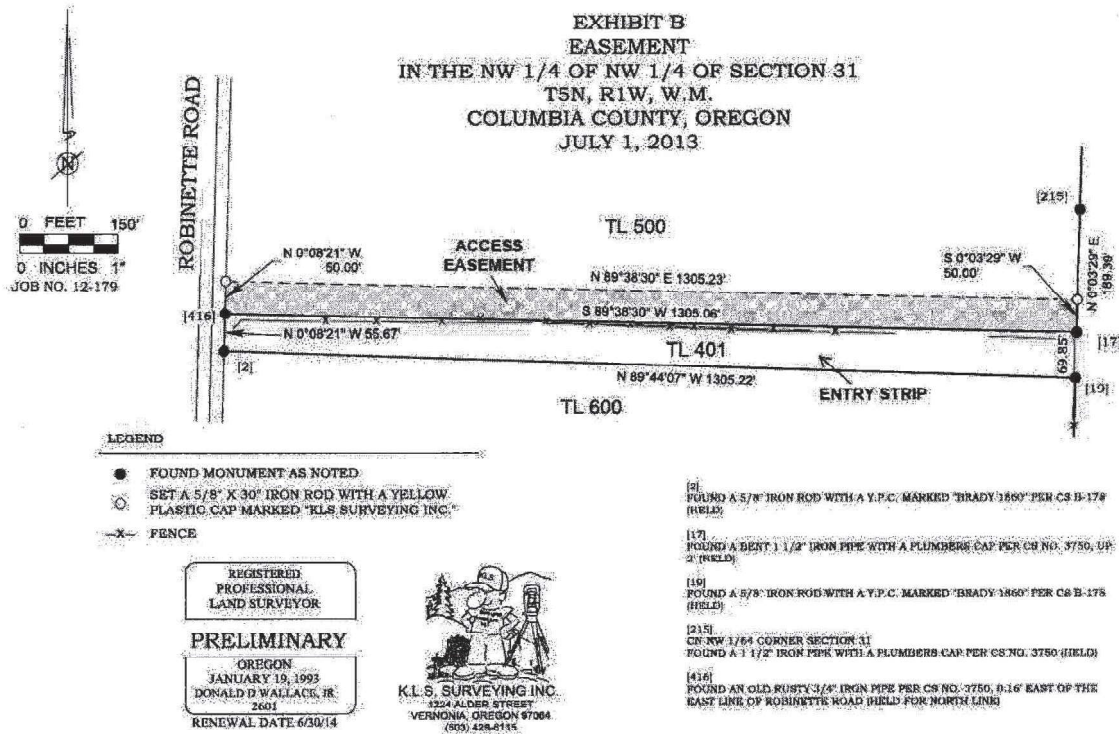
BEGINNING at the Northwest corner of Section 31, Township 5 North, Range 1 West of the Willamette Meridian, Columbia County, Oregon;
Thence South 00° 59' East, along the West line of said Section 31, a Distance of 908.00 feet to the TRUE POINT OF BEGINNING of the following described tract;
Thence North 89° 55' East parallel to the North line of said Section 31, a distance of 1325.27 feet, more or less, to the East line of the Northwest quarter of the Northwest quarter of said Section 31;
Thence South 08° 01' West, along said East line a distance of 196.00 feet more or less to the Southeast corner of said Northwest of the Northwest quarter;
Thence South 89° 12' 22" West, along the South line of said Northwest quarter of the Northwest quarter a distance of 1324.42 feet to the Southwest corner thereof;
Thence North 00° 09' West a distance of 406.95 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM, that portion lying within the boundaries of the County Road.

TOGETHER WITH a 20 foot wide road easement being 10 feet perpendicular and parallel to each side of the following described centerline.
COMMENCING at the Northwest corner of the Southwest quarter of the Northwest quarter of Section 31, Township 5 North, Range 1 West, Willamette Meridian, Columbia County, Oregon;
Thence North 88° 46' 59" East, a distance of 20.00 feet;
Thence North 00° 54' 03" West, a distance of 10.27 feet to the POINT OF BEGINNING of said centerline;
Thence South 89° 52' 42" East, a distance of 416.13 feet to the terminus of said centerline.

EXHIBIT C

Depiction of Entry Strip & Access Easement



COLUMBIA COUNTY SUBSURFACE SEWAGE

Courthouse — Room 105
St. Helens, Oregon 97051

PERMIT NO. 05-6288

PERMIT TO CONSTRUCT

☒ New Construction

☐ Repair

☐ Other _____

Kevin Iverson
(Property Owner's Name)

T5N
(Township)

R1W
(Range)

31
(Section)

5131-000-00600
(Tax Lot/Acct. No.)

60750
Robinette Road
(Address of Site)

Roy Eastwood, R.S.
(Issued By)

11/18/93
(Date Issued)

PERMITS ARE NOT TRANSFERABLE

ALL WORK TO CONFORM TO OREGON ADMINISTRATIVE RULES, CHAPTER 340. WORK SHALL BE DONE BY PROPERTY OWNER OR BY LICENSED SEWAGE DISPOSAL SERVICE. (MAKE NO CHANGES IN LOCATION OR SPECIFICATIONS WITHOUT WRITTEN APPROVAL.)

SPECIFICATIONS

EXPIRATION DATE 11/18/94

TYPE OF SYSTEM Standard

Max. Gallons/Day 450 Tank Size 1000 Gallons Disposal Trenches ☒ Seepage Bed ☐ 750 Square Feet

Max. Trench Depth from Ground Surface 30 Inches. Min. Trench Depth from Ground Surface 24 Inches. 375 Linear Feet

Equal ☐ Loop ☐ Serial ☒ Pressurized ☐ Minimum Distance Between Trenches 10'

Total Rock Depth 12 Inches. Below Pipe 6 Inches. Above Pipe 2 Inches. ☐ Rake Sidewall

Special Conditions (See Attachment) _____

PRE-COVER INSPECTION REQUIRED - CONTACT _____

CERTIFICATE OF SATISFACTORY COMPLETION

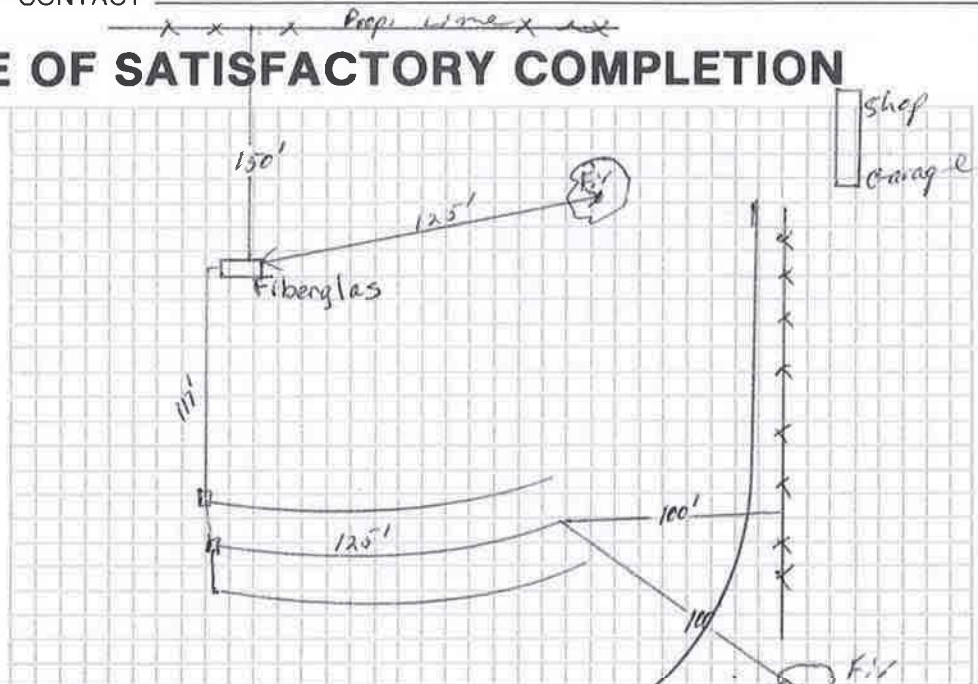
As-Built Drawing
with Reference Locations

Installer Kerr

Final Insp. Date 1-19-94

☐ Issued by Operation of Law

☐ Pre-cover inspection waived
pursuant to OAR 340-71-170(2)



In accordance with Oregon Revised Statute 454.665, this Certificate is issued as evidence of satisfactory completion of an on-site sewage disposal system at the location identified above. To Robinette Rd

Issuance of this Certificate does not constitute a warranty or guarantee that this on-site disposal system will function indefinitely without failure.

Roy Eastwood
(Authorized Signature)

1-19-94
(Title)

Sanifon
(Date)

Columbia
(Office)