



RESIDENTIAL

VACANT LAND DISCLOSURE ADDENDUM

1 Property Address or Tax ID # Wiley Creek Rd, Mt Vernon, OR 97865
 2 240 acres Land in T13S R28E TL408 (the "Property")

3 This is a Vacant Land Disclosure Addendum ("Land Disclosure Addendum") made by the Seller concerning the Property. This is not a warranty of any
 4 kind 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 in 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 when you provide your explanations. Please date and sign each page of this Land Disclosure Addendum and
 8 each attachment. Seller authorize all real estate agents to provide a copy of this Land 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. Buyer's agents are not responsible for buyer's due diligence
 12 and may not provide advice about Property conditions or legal issues.
- 13 B. The disclosures set forth in this Land Disclosure Addendum and any amendments thereto are made only by the Seller and are not the
 14 representations of any financial institution having made, or may make, a loan pertaining to the Property or may have or take a security interest
 15 in the Property, 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
 16 liability with respect to any representation, misrepresentation, omission, error, or inaccuracy contained in another party's disclosure statement
 17 or any amendments thereto.

II. SELLER'S VACANT LAND DISCLOSURE

1. TITLE

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

Buyer Initials _____ / _____ Date _____

Seller Initials JB / ROB Date 6/27/2025

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

6/27/2025

OREF 019 | Released 01/2025 | Page 1 of 5

No portion of this form may be reproduced without the express permission of Oregon Real Estate Forms, LLC | Copyright Oregon Real Estate Forms, LLC 2022

This form has been licensed for use solely by the named user below under the terms of the Oregon Real Estate Forms license agreement located at:

<https://orefonline.com/oref-forms-license-terms-and-conditions>



RESIDENTIAL

VACANT LAND DISCLOSURE ADDENDUM

36 Property Address or Tax ID # Wiley Creek Rd, Mt Vernon, OR 97865
 37 240 acres Land in T13S R28E TL408 (the "Property")

- 38 J. What is the current use of the Property? Recreation
 39 K. Are you aware of any pending land use changes? ☐ Yes ☒ No ☐ Unknown ☐ N/A
 40 L. Is there a land survey for this Property? ☐ Yes ☐ No ☒ Unknown ☐ N/A
 41 Survey Number, if known _____
 42 M. Are there any conservation easements or agreements? ☐ Yes ☒ No ☐ Unknown ☐ N/A

43 2. GENERAL INFORMATION

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

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

70 3. WATER

- 71 A. Is there currently a domestic water supply for this Property? ☐ Yes ☒ No ☐ Unknown ☐ N/A
 72 (1) If Yes, from what source? (select all that apply) ☐ public utility ☐ community water system
 73 ☐ private well ☐ other (specify) _____

Buyer Initials _____ / _____ Date _____

Seller Initials JB ROB Date 6/27/2025

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

6/27/2025

OREF 019 | Released 01/2025 | Page 2 of 5

No portion of this form may be reproduced without the express permission of Oregon Real Estate Forms, LLC | Copyright Oregon Real Estate Forms, LLC 2022

This form has been licensed for use solely by the named user below under the terms of the Oregon Real Estate Forms license agreement located at:

<https://orefonline.com/oref-forms-license-terms-and-conditions>



RESIDENTIAL

VACANT LAND DISCLOSURE ADDENDUM

74 Property Address or Tax ID # **Wiley Creek Rd, Mt Vernon, OR 97865**
 75 **240 acres Land in T13S R28E TL408** (the "Property")

- 76 (2) If No, is a permit required? ☒ Yes ☐ No Has it been applied for? ☐ Yes ☒ No
- 77 B. Is the Property currently supplied from a well? ☐ Yes ☒ No ☐ Unknown ☐ N/A
- 78 (1) Is there more than one well serving the Property? ☐ Yes ☒ No ☐ Unknown ☐ N/A
- 79 (2) Is (are) the well(s) located on the Property? If No, attach explanation. ☐ Yes ☒ No ☐ Unknown ☐ N/A
- 80 (3) Is (are) the well(s) shared? ☐ Yes ☒ No ☐ Unknown ☐ N/A
- 81 a. Is there an oral or written agreement for a shared well? ☐ Yes ☒ No ☐ Unknown ☐ N/A
- 82 b. Is there an easement, recorded or unrecorded, for access to and maintenance of a
 83 shared well? ☐ Yes ☒ No ☐ Unknown ☐ N/A
- 84 (4) Is a copy of the well log(s) available? ☐ Yes ☒ No ☐ Unknown ☐ N/A
- 85 (5) Well depth(s) is estimated to be _____ feet? ☐ Yes ☒ No ☐ Unknown ☐ N/A
- 86 (6) Well(s) supply approximately _____ gallons per minute (GPM) of water. ☐ Yes ☒ No ☐ Unknown ☐ N/A
- 87 a. This figure is taken from ☐ well log ☐ a flow test of the well performed when _____
 88 _____ and by whom _____
- 89 (7) Is there a holding tank in addition to the pressure tank for the water system? ☐ Yes ☒ No ☐ Unknown ☐ N/A
- 90 a. If Yes, what is the capacity of the tank? _____ gallons.
- 91 (8) Well is _____ year old. Pump type: ☐ submersible ☐ jet.
 92 Pump make _____
 93 Installed by _____ date _____
 94 Serviced by _____ date of last service _____
- 95 (9) Are there any known problems with the water system? ☐ Yes ☒ No ☐ Unknown ☐ N/A
- 96 (10) Have there been any repairs to the water system? ☐ Yes ☒ No ☐ Unknown ☐ N/A
- 97 (11) Has a (select all that apply) ☐ coliform bacteria ☐ nitrates ☐ arsenic or
 98 ☐ other water quality test been performed on domestic water supply? ☐ Yes ☒ No ☐ Unknown ☐ N/A
- 99 a. If Yes, when _____ by whom _____
- 100 C. Is there a water treatment system? If Yes, ☐ owned or ☐ leased? ☐ Yes ☒ No ☐ Unknown ☐ N/A
- 101 (1) If Yes, for what purpose was the water treatment system installed? _____
 102 _____
- 103 (2) Is the water treatment system in good working order? If No, attach explanation ☐ Yes ☒ No ☐ Unknown ☐ N/A
- 104 D. Are there any abandoned wells on the Property? ☐ Yes ☒ No ☐ Unknown ☐ N/A
- 105 E. Do you have other pertinent information regarding the water supply? If Yes, please attach
 106 an explanation. ☐ Yes ☒ No ☐ Unknown ☐ N/A
- 107 F. Are there any irrigation wells? If Yes, how many? _____ ☐ Yes ☒ No ☐ Unknown ☐ N/A
- 108 G. Are there water appropriation rights for this Property? ☐ Yes ☒ No ☐ Unknown ☐ N/A
- 109 (1) Have the water rights been certified by the State of Oregon? ☐ Yes ☒ No ☐ Unknown ☐ N/A
- 110 (2) To what body of water do the water rights pertain? _____
- 111 (3) Have the water rights been used beneficially during the last five years? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Buyer Initials _____ / _____ Date _____

Seller Initials JB / ROB Date 6/27/2025

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

6/27/2025

OREF 019 | Released 01/2025 | Page 3 of 5

No portion of this form may be reproduced without the express permission of Oregon Real Estate Forms, LLC | Copyright Oregon Real Estate Forms, LLC 2022

This form has been licensed for use solely by the named user below under the terms of the Oregon Real Estate Forms license agreement located at:

<https://orefonline.com/oref-forms-license-terms-and-conditions>

**OREF**
OREGON REAL ESTATE FORMS

RESIDENTIAL

VACANT LAND DISCLOSURE ADDENDUM

112 Property Address or Tax ID # Wiley Creek Rd, Mt Vernon, OR 97865

113 240 acres Land in T13S R28E TL408 (the "Property")

114 H. Are any man-made ponds or bodies of water on this Property? ☐ Yes ☒ No ☐ Unknown ☐ N/A

115 (1) If Yes, is there a permit? ☐ Yes ☒ No ☐ Unknown ☐ N/A

116 Buyer should have any nonpublic water sources tested for potability and adequacy of supply.

4. SEWAGE

118 A. Is sanitary sewer currently available to this Property? ☐ Yes ☒ No ☐ Unknown ☐ N/A

119 (1) If Yes, where is the sewer line located? _____

120 (2) If No, will such service be available in the future? ☐ Yes ☐ No ☐ Unknown ☐ N/A

121 B. Are you aware of any sanitary sewer proposed for this Property? ☐ Yes ☒ No ☐ Unknown ☐ N/A

122 C. Is there a septic system on this Property? ☐ Yes ☒ No ☐ Unknown ☐ N/A

123 (1) If Yes, what type of system? (select one) ☐ standard ☐ cap fill ☐ sand filtration

124 ☐ other (describe) _____

125 (2) Last inspected by _____

126 Please attach copies of the inspection report and invoice.

127 (3) Date septic system was last pumped _____ by whom _____

128 (4) Any known problems or repairs? If Yes, please explain on attached sheet ☐ Yes ☐ No ☐ Unknown ☐ N/A

129 D. If a septic system will need to be installed, is there a current governmental approval for
130 such a system? ☐ Yes ☐ No ☒ Unknown ☐ N/A

131 (1) If Yes, what type of system? ☐ standard ☐ cap fill ☐ sand filtration

132 ☐ other (describe) _____ Date of approval _____

133 E. Is there an abandoned septic system on the Property? ☐ Yes ☒ No ☐ Unknown ☐ N/A

134 If Yes, where is it located? _____

135 Buyer may wish to have the sewage system inspected

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

137 A. Is this Property subject to any recorded Covenants, Conditions, and Restrictions (CC&Rs)? ☐ Yes ☒ No ☐ Unknown ☐ N/A

138 B. Is there a Home or Unit Owners' Association? ☐ Yes ☒ No ☐ Unknown ☐ N/A

139 (1) If Yes, who is the contact person? _____

140 (2) Contact information: _____

141 (3) Monthly or annual dues: _____ Assessments _____

142 C. Is this Property in an area with a neighborhood group or community organization? ☐ Yes ☒ No ☐ Unknown ☐ N/A

143 (1) If Yes, contact information: _____

144 D. Are there any features of this Property shared in common with adjoining landowners, such as

145 a wall, fence, roof, road, or driveway for which use or maintenance responsibility may affect

146 this Property? ☐ Yes ☒ No ☐ Unknown ☐ N/A

Buyer Initials _____ / _____ Date _____

Seller Initials JLB / ROB Date 6/27/2025

6/27/2025

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE**OREF 019 | Released 01/2025 | Page 4 of 5**

No portion of this form may be reproduced without the express permission of Oregon Real Estate Forms, LLC | Copyright Oregon Real Estate Forms, LLC 2022

This form has been licensed for use solely by the named user below under the terms of the Oregon Real Estate Forms license agreement located at:

<https://orefonline.com/oref-forms-license-terms-and-conditions>



RESIDENTIAL

VACANT LAND DISCLOSURE ADDENDUM

147 Property Address or Tax ID # **Wiley Creek Rd, Mt Vernon, OR 97865**
 148 **240 acres Land in T13S R28E TL408** (the "Property")

149 **6. OTHER CONDITIONS**

150 A. Are there any known disputes, irregularities, or other unsettled issues? ☐ Yes ☒ No ☐ Unknown ☐ N/A

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

153 **7. DOCUMENTS AND EXPLANATIONS**

154 A. Are you aware of any other material fact or condition affecting this Property? ☒ Yes ☐ No ☐ Unknown ☐ N/A

155 Please list any attached documents, reports, explanations of "Yes" answers, or those questions indicating an explanation here:

156 **Structure is not permitted.**

157 **Fences need to be repaired to keep neighboring domestic horses off property per Oregon Open Range Law.**

158 _____
 159 _____
 160 _____
 161 _____
 162 _____ (attach an Addendum if necessary)

SIGNATURES AND ACKNOWLEDGMENTS

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

165 Seller *Jennie Lynn Brouse* Signed by: 31B8600003F44E9 Print **Jennie Lynn Brouse** Date 6/27/2025 ☐ a.m. ☐ p.m. ←
 166 Seller *Richard Oliver Brouse* Signed by: 31B8600003F44E9 Print **Richard Oliver Brouse** Date 6/27/2025 ☐ a.m. ☐ p.m. ←

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

172 **8. ACKNOWLEDGMENT:** The undersigned Buyer(s) acknowledges the duty to sign, date, and return a copy of this page of the Land Disclosure
 173 Addendum 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
 174 to effectively exercise their right of revocation.

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

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

177 Buyer's Agent _____ Print _____ Date _____ ☐ a.m. ☐ p.m. ←

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

OREF 019 | Released 01/2025 | Page 5 of 5

No portion of this form may be reproduced without the express permission of Oregon Real Estate Forms, LLC | Copyright Oregon Real Estate Forms, LLC 2022
 This form has been licensed for use solely by the named user below under the terms of the Oregon Real Estate Forms license agreement located at:
<https://orefonline.com/oref-forms-license-terms-and-conditions>