



RESIDENTIAL

## VACANT LAND DISCLOSURE ADDENDUM

1 Property Address or Tax ID # **9-26TL500; 118 Ac Partition Hwy 402, Kimberly, OR 97848**  
 2 \_\_\_\_\_ (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

Subject to partition

- 19 A. Is this Property a legal lot of record? ..... ☒ Yes ☐ No ☐ Unknown ☐ N/A  
 20 (1) Is this Property subject to any of the following? ..... ☐ Yes ☒ No ☐ Unknown ☐ N/A  
 21 (If yes, select all that apply) ☐ first right of refusal ☐ option ☐ lease or rental agreement  
 22 ☐ other listing ☐ life estate ☐ Timber Contracts
- 23 B. Are there any of the following? ..... ☐ Yes ☒ No ☐ Unknown ☐ N/A  
 24 (If yes, select all that apply) ☐ encroachments ☐ written or oral boundary or fencing agreements  
 25 ☐ boundary disputes ☐ recent boundary changes
- 26 C. Are there any of the following? ..... ☒ Yes ☐ No ☐ Unknown ☐ N/A  
 27 (If yes, select all that apply) ☐ rights of way ☒ easements (other than normal utility easements)  
 28 ☐ access limitations ☐ 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 ☒ No ☐ Unknown ☐ N/A
- 30 E. Any sale, transfer, or reservation of development, water or drainage rights? ..... ☒ Yes ☐ No ☐ Unknown ☐ N/A
- 31 F. Any sale, transfer, or reservation of oil, gas, mineral rights, or timber rights? ..... ☐ Yes ☒ No ☐ Unknown ☐ N/A
- 32 G. Are you aware of any governmental study, survey, or notice that would affect this Property? ..... ☒ Yes ☐ 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 ☐ Unknown ☐ N/A
- 35 I. What is the current zoning for the Property? EFU

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

Seller Initials JLV / DIV Date 9/16/2025 / 9/16/2025

**LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE**

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(the "Property")

J. What is the current use of the Property? FarmingK. Are you aware of any pending land use changes? ☐ Yes ☒ No ☐ Unknown ☐ N/AL. Is there a land survey for this Property? ☒ Yes ☐ No ☐ Unknown ☐ N/A

Survey Number, if known \_\_\_\_\_

M. Are there any conservation easements or agreements? ☐ Yes ☒ No ☐ Unknown ☐ N/A**2. GENERAL INFORMATION**A. Have there been any settling, soil problems, standing water, flooding, or drainage problems in this Property? ☐ Yes ☒ No ☐ Unknown ☐ N/AB. Does the Property contain soil used to fill, build up, or level areas of the ground ("fill dirt")? ☐ Yes ☒ No ☐ Unknown ☐ N/A(1) If Yes, does the fill dirt contain foreign materials (for example, wood, rock, debris)? ☐ Yes ☐ No ☐ Unknown ☒ N/A(2) If Yes, was the fill dirt compacted? ☐ Yes ☐ No ☐ Unknown ☒ N/AC. Has this Property been identified as a "wetland", antiquities, dune area, or other similar designation? ☐ Yes ☒ No ☐ Unknown ☐ N/AD. Is the Property in a designated flood or slide zone? ☐ Yes ☒ No ☐ Unknown ☐ N/A

FEMA Map #, if known \_\_\_\_\_

E. Has there been major damage to this Property from fire, wind, flood, earth movement, or landslide? ☐ Yes ☒ No ☐ Unknown ☐ N/AF. Are you aware of any above-ground or underground tanks used for any purpose (for example, chemical, septic, abandoned tanks, etc.) currently or previously in use on the Property? ☐ Yes ☒ No ☐ Unknown ☐ N/AG. Are you aware of any hazardous material, toxic waste, or trash dumping on this Property? ☐ Yes ☒ No ☐ Unknown ☐ N/AH. Are there any structural improvements or personal property located on the Property that are included in this transaction? ☒ Yes ☐ No ☐ Unknown ☐ N/A(1) If Yes, list all items: Buried Mainline, approx. 6) 1/4 mile handlines(2) Are there any defects or problems with any of these items? ☐ Yes ☐ No ☒ Unknown ☐ N/A

a. If Yes, describe all problems and defects: \_\_\_\_\_

I. Has this Property been used for the manufacture or distribution of illegal substances, excluding marijuana? ☐ Yes ☒ No ☐ Unknown ☐ N/ANote: Although marijuana has been legalized for medicinal and recreational use in Oregon, it remains a "Controlled Substance" under Federal Law and is illegal. See website [www.whitehouse.gov](http://www.whitehouse.gov).J. Has this Property been used to legally grow marijuana for either medicinal or recreational use as permitted under Oregon laws? ☐ Yes ☒ No ☐ Unknown ☐ N/A

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

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

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

Seller Initials MLV / DLLV Date 9/16/2029 / 9/16/2025**LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE****OREF 019a | Released 01/2025 | Page 2 of 5**

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(the "Property")

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

B. Is the Property is currently supplied from a well? ..... ☐ Yes ☒ No ☐ Unknown ☐ N/A

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

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

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

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

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

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

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

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

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

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

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

(8) Well is \_\_\_\_\_ year old. Pump type: ☐ submersible ☐ jet.

Pump make: \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

G. Are there water appropriation rights for this Property? ..... ☒ Yes ☐ No ☐ Unknown ☐ N/A

(1) Have the water rights been certified by the State of Oregon? ..... ☒ Yes ☐ No ☐ Unknown ☐ N/A

(2) To what body of water do the water rights pertain? **North Fork John Day River**

(3) Have the water rights been used beneficially during the last five years? ..... ☒ Yes ☐ No ☐ Unknown ☐ N/A

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

Seller Initials MLV / DIV Date **9/16/2025** / **9/16/2025**

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

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

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

### 4. SEWAGE

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

(1) If Yes, where is the sewer line located? \_\_\_\_\_

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

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

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

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

☐ other (describe) \_\_\_\_\_

(2) Last inspected by \_\_\_\_\_

Please attach copies of the inspection report and invoice.

(3) Date septic system was last pumped \_\_\_\_\_ by whom \_\_\_\_\_

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

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

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

☐ other (describe) \_\_\_\_\_. Date of approval \_\_\_\_\_

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

If Yes, where is it located? \_\_\_\_\_

Buyer may wish to have the sewage system inspected

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

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

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

(1) If Yes, who is the contact person? \_\_\_\_\_

(2) Contact information: \_\_\_\_\_

(3) Monthly or annual dues: \_\_\_\_\_ Assessments \_\_\_\_\_

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

(1) If Yes, contact information: \_\_\_\_\_

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

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

Seller Initials MLV / DLV Date 9/16/2029 / 9/16/2025

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### 6. OTHER CONDITIONS

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

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

### 7. DOCUMENTS AND EXPLANATIONS

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

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

Line 32: In 1990's, Grant County had surveyed a rock quarry on North side.

Line 40: land survey on west side property was completed in March, 2025. New fence in place.

(attach an Addendum if necessary)

## SIGNATURES AND ACKNOWLEDGMENTS

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

Signed by:

Seller John A. Volle Print **VOLLE, JOHN A** Date 9/16/2025 ☐ a.m. ☐ p.m. ←

Signed by:

Seller Deborah A. Volle Print **VOLLE, DEBORAH A** Date 9/16/2025 ☐ a.m. ☐ p.m. ←

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

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

Buyer \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_ ☐ a.m. ☐ p.m. ←

Buyer \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_ ☐ a.m. ☐ p.m. ←

Buyer's Agent \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_ ☐ a.m. ☐ p.m. ←

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