



SELLER'S PROPERTY DISCLOSURE STATEMENT

1 Property Address or Tax ID # 10928 SE Lenore St, Happy Valley, OR 97086
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

12 **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 _____ Date/Time _____ ←
23 Print _____

24 Seller _____ Date/Time _____ ←
25 Print _____

26 Seller _____ Date/Time _____ ←
27 Print _____

28 Seller _____ Date/Time _____ ←
29 Print _____

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

31 Buyer _____ Date/Time _____ ←
32 Print _____

33 Buyer _____ Date/Time _____ ←
34 Print _____

35 Buyer _____ Date/Time _____ ←
36 Print _____

37 Buyer _____ Date/Time _____ ←
38 Print _____

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE



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IF YOU DID NOT CLAIM AN EXCLUSION IN SECTION 1, YOU MUST FILL OUT THIS SECTION

41 Section 2. SELLER'S PROPERTY DISCLOSURE STATEMENT:
42 (NOT A WARRANTY) (ORS 105.464)

43 NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE
44 PROPERTY LOCATED AT 10928 SE Lenore St, Happy Valley, OR 97086 (THE "PROPERTY").

45 DISCLOSURES CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE
46 PROPERTY AT THE TIME OF DISCLOSURE. BUYER HAS FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS SELLER'S
47 DISCLOSURE STATEMENT TO REVOKE BUYER'S OFFER BY DELIVERING BUYER'S SEPARATE SIGNED WRITTEN STATEMENT OF
48 REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE STATEMENT, UNLESS BUYER WAIVES THIS RIGHT AT OR
49 PRIOR TO ENTERING INTO A SALE AGREEMENT.

50 FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY, BUYER IS ADVISED TO OBTAIN AND
51 PAY FOR THE SERVICES OF A QUALIFIED SPECIALIST TO INSPECT THE PROPERTY ON BUYER'S BEHALF INCLUDING, FOR EXAMPLE,
52 ONE OR MORE OF THE FOLLOWING: ARCHITECTS, ENGINEERS, PLUMBERS, ELECTRICIANS, ROOFERS, ENVIRONMENTAL
53 INSPECTORS, BUILDING INSPECTORS, CERTIFIED HOME INSPECTORS, OR PEST AND DRY ROT INSPECTORS.

54 Seller (select one) [] is [] is not occupying the Property.

I. SELLER'S REPRESENTATIONS

55 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
56 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.

57 (Select or fill in an answer to each question below. Select "N/A" if a question is not applicable to the Property.)

58 *If you mark "Yes" on items with *, attach a copy or explain on an attached sheet.

59 1. TITLE

- 60 A. Do you have legal authority to sell the Property? [x] Yes [] No [] Unknown
61 B. *Is title to the Property subject to any of the following? [] Yes* [x] No [] Unknown
62 [] First right of refusal [] Option [] Lease or rental agreement [] Other listing [] Life estate
63 C. *Is the Property being transferred an unlawfully established unit of land? [] Yes* [x] No [] Unknown
64 D. *Are there any encroachments, boundary agreements, boundary disputes or
65 recent boundary changes? [] Yes* [x] No [] Unknown
66 E. *Are there any rights of way, easements, licenses, access limitations or claims
67 that may affect your interest in the Property? [] Yes* [x] No [] Unknown
68 F. *Are there any agreements for joint maintenance of an easement or right of way? [] Yes* [x] No [] Unknown
69 G. *Are there any governmental studies, designations, zoning overlays, surveys or
70 notices that would affect the Property? [] Yes* [x] No [] Unknown
71 H. *Are there any pending or existing governmental assessments against the Property? [] Yes* [x] No [] Unknown
72 I. *Are there any zoning violations or nonconforming uses? [] Yes* [x] No [] Unknown

Buyer Initials _____ / _____ / _____ / _____

Seller Initials KS / SS / _____ / _____



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- 75 J. *Is there a boundary survey for the Property? ... [] Yes* [] No [x] Unknown
76 K. *Are there any covenants, conditions, restrictions or private assessments that affect
77 the Property? ... [x] Yes* [] No [x] Unknown
78 L. *Is the Property subject to any special tax assessment or tax treatment that may
79 result in levy of additional taxes if the Property is sold? ... [] Yes* [x] No [] Unknown

80 2. WATER

- 81 A. Household water
82 (1) The source of the water is (select ALL that apply): [x] Public [] Community [] Private [] Other (specify)
83 (2) Water source information:
84 a. *Does the water source require a water permit? ... [] Yes* [x] No [] Unknown
85 If yes, do you have a permit? ... [] Yes [] No [] Unknown [x] N/A
86 b. Is the water source located on the Property? ... [] Yes [] No [] Unknown [x] N/A
87 *If not, are there any written agreements for a shared water source? ... [] Yes* [] No [] Unknown [x] N/A
88 c. *Is there an easement (recorded or unrecorded) for your access to or
89 maintenance of the water source? ... [] Yes* [x] No [] Unknown
90 d. If the source of water is from a well or spring, have you had any of the
91 following in the past 12 months? ... [] Yes [] No [] Unknown [x] N/A
92 [] Flow test [] Bacteria test [] Chemical contents test
93 e. *Are there any water source plumbing problems or needed repairs? ... [] Yes* [x] No [] Unknown
94 (3) Are there any water treatment systems for the Property? ... [] Yes [x] No [] Unknown
95 [] Leased [] Owned

96 B. Irrigation

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

100 C. Outdoor sprinkler system

- 101 (1) Is there an outdoor sprinkler system for the Property? ... [x] Yes [] No [] Unknown
102 (2) Has a back flow valve been installed? ... [x] Yes [] No [] Unknown [] N/A
103 (3) Is the outdoor sprinkler system operable? ... [x] Yes [] No [] Unknown [] N/A

104 3. SEWAGE SYSTEM

- 105 A. Is the Property connected to a public or community sewage system? ... [x] Yes [] No [] Unknown
106 B. Are there any new public or community sewage systems proposed for the Property? ... [] Yes [x] No [] Unknown
107 C. Is the Property connected to an on-site septic system? ... [] Yes [x] No [] Unknown
108 (1) If yes, when was the system installed? ... [] Unknown [x] N/A

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- (2) *If yes, was the system installed by permit?
(3) *Has the system been repaired or altered?
(4) *Has the condition of the system been evaluated and a report issued?
(5) Has the septic tank ever been pumped?
(6) Does the system have a pump?
(7) Does the system have a treatment unit such as a sand filter or an aerobic unit?
(8) *Is a service contract for routine maintenance required for the system?
(9) Are all components of the system located on the Property?
D. *Are there any sewage system problems or needed repairs?
E. Does your sewage system require on-site pumping to another level?

4. DWELLING INSULATION

- A. Is there insulation in the:
(1) Ceiling?
(2) Exterior walls?
(3) Floors?
B. Are there any defective insulated doors or windows?

5. DWELLING STRUCTURE

- A. *Has the roof leaked?
B. Are there any additions, conversions or remodeling?
C. Are there smoke alarms or detectors?
D. Are there carbon monoxide alarms?
E. Is there a woodstove or fireplace insert included in the sale?
F. *Has pest and dry rot, structural or "whole house" inspection been done within the last three years?

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145

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G. *Are there any moisture problems, areas of water penetration, mildew odors or other moisture conditions (especially in the basement)? Yes* No Unknown
*If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, repairs or remediation done.

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H. Is there a sump pump on the Property? Yes No Unknown

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152
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I. Are there any materials used in the construction of the structure that are or have been the subject of a recall, class action suit, settlement or litigation? Yes No Unknown
If yes, what are the materials? _____

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- (1) Are there problems with the materials? Yes No Unknown N/A
- (2) Are the materials covered by a warranty? Yes No Unknown N/A
- (3) Have the materials been inspected? Yes No Unknown N/A
- (4) Have there ever been claims filed for these materials by you or by previous owners? Yes No Unknown N/A
If yes, when? _____ N/A
- (5) Was money received? Yes No Unknown N/A
- (6) Were any of the materials repaired or replaced? Yes No Unknown N/A

161 **6. DWELLING SYSTEMS AND FIXTURES**

162 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?

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- A. Electrical system, including wiring, switches, outlets and service Yes No Unknown
- B. Plumbing system, including pipes, faucets, fixtures and toilets Yes No Unknown
- C. Water heater tank Yes No Unknown
- D. Garbage disposal Yes No Unknown N/A
- E. Built-in range and oven Yes No Unknown N/A
- F. Built-in dishwasher Yes No Unknown N/A
- G. Sump pump Yes No Unknown N/A
- H. Heating and cooling systems
 - (1) Heating systems Yes No Unknown N/A
 - (2) Cooling systems Yes No Unknown N/A
- I. Security system Owned Leased Yes No Unknown N/A
- J. Are there any materials or products used in the systems and fixtures that are or have been the subject of a recall, class action suit settlement or litigation? Yes No Unknown
If yes, what product? _____
- (1) Are there problems with the product? Yes No Unknown N/A
- (2) Is the product covered by a warranty? Yes No Unknown N/A
- (3) Has the product been inspected? Yes No Unknown N/A

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- 182 (4) Have claims been filed for this product by you or by previous owners?
183 If yes, when?
184 (5) Was money received?
185 (6) Were any of the materials or products repaired or replaced?

186 7. COMMON INTEREST

- 187 A. Is there a Home Owners' Association or other governing entity?
188 Name of Association or Other Governing Entity: Kensington Bluff Homeowners Association
189 Contact Person: Lisa Malini, Commonwealth Association Mgmt.
190 Address: 18150 SW Boones Ferry Rd. Portland OR
191 Phone Number: 503-718-0651
192 B. Regular periodic assessments: \$ 1,100 per
193 C. *Are there any pending or proposed special assessments?
194 D. Are there shared "common areas" or joint maintenance agreements for facilities
195 like walls, fences, pools, tennis courts, walkways or other areas co-owned in
196 undivided interest with others?
197 E. Is the Home Owners' Association or other governing entity a party to pending
198 litigation or subject to an unsatisfied judgment?
199 F. Is the Property in violation of recorded covenants, conditions and restrictions or in
200 violation of other bylaws or governing rules, whether recorded or not?

201 8. SEISMIC

- 202 A. Was the house constructed before 1974?
203 If yes, has the house been bolted to its foundation?

204 9. GENERAL

- 205 A. Are there problems with settling, soil, standing water or drainage on the Property
206 or in the immediate area?
207 B. Does the Property contain fill?
208 C. Is there any material damage to the Property or any of the structure(s) from fire,
209 wind, floods, beach movements, earthquake, expansive soils or landslides?
210 D. Is the Property in a designated floodplain?
211 Note: Flood insurance may be required for homes in a floodplain.
212 E. Is the Property in a designated slide or other geologic hazard zone?
213 F. *Has any portion of the Property been tested or treated for asbestos, formaldehyde,
214 radon gas, lead-based paint, mold, fuel or chemical storage tanks or contaminated
215 soil or water?
216 G. Are there any tanks or underground storage tanks (for example, septic, chemical, fuel,
217 etc.) on the Property?

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218 Property Address or Tax ID # 10928 SE Lenore St, Happy Valley, OR 97086
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220 H. Has the Property ever been used as an illegal drug manufacturing or distribution site?
221 *If yes, was a Certificate of Fitness issued?
Yes No Unknown
Yes* No Unknown N/A

222 10. FULL DISCLOSURE BY SELLER(S)

223 A. *Are there any other material defects affecting this Property or its value that a
224 prospective buyer should know about?
225 *If yes, describe the defect on attached sheet and explain the frequency and extent
226 of the problem and any insurance claims, repairs or remediation.
Yes* No KS SS
04/02/2026

VERIFICATION

227 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
228 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
229 their agents.

230 Total number of pages attached, including all addenda, reports, or any other documents. (complete even if zero) 1

231 Seller [Signature] Date/Time 3/18/2026 11AM
232 Print Kazuomi Shiozawa
233 Seller [Signature] Date/Time 3/18/2026 11AM
234 Print Sophia Shiozawa
235 Seller
236 Print
237 Seller
238 Print

II. BUYER'S ACKNOWLEDGMENT

239 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
240 utilizing diligent attention and observation.

241 B. Each Buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are made
242 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
243 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
244 licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission, error or inaccuracy contained in
245 another party's disclosure statement required by this section or any amendment to the disclosure statement.

246 C. Buyer (which term includes all persons signing the "buyer's acknowledgment" portion of this disclosure statement below) hereby acknowledges
247 receipt of a copy of this disclosure statement (including attachments, if any) bearing Seller's signature(s).

248 DISCLOSURES, IF ANY, CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE
249 OF THE PROPERTY AT THE TIME OF DISCLOSURE. IF THE SELLER HAS FILLED OUT SECTION 2 OF THIS FORM, YOU, THE BUYER, HAVE
250 FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS DISCLOSURE STATEMENT TO REVOKE YOUR OFFER BY DELIVERING
251 YOUR SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE UNLESS
252 YOU WAIVE THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

Buyer Initials / / /



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253 Property Address or Tax ID # 10928 SE Lenore St, Happy Valley, OR 97086
254 _____ (the "Property")

255 BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS SELLER'S PROPERTY DISCLOSURE STATEMENT.

256 Buyer _____ Date/Time _____ ←
257 Print _____

258 Buyer _____ Date/Time _____ ←
259 Print _____

260 Buyer _____ Date/Time _____ ←
261 Print _____

262 Buyer _____ Date/Time _____ ←
263 Print _____

264 Agent receiving disclosure statement on Buyer's behalf to sign and date:

265 Real Estate Agent _____ ← Real Estate Firm (identify) _____

266 Date received by Agent _____

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SELLER'S PROPERTY DISCLOSURE STATEMENT ADDENDUM

Property Address or Tax ID # 10928 SE Lenore St, Happy Valley, OR 97086 (the "Property")

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

Question # 1K
Details: The home is subject to the CC&Rs of the Kensington Bluff HOA.

Question # 10A
Details: Prior to 2022, the home experiences some issues with its siding. The original developer satisfactorily settled the matter with the owner. In Jan 2022, the owner hired a licensed contractor to replace all siding, flashing, and house wrap.

Question #
Details:
Attachment Identified as:

Question #
Details:
Attachment Identified as:

Question #
Details:
Attachment Identified as:

Seller Kazuomi Shiozawa Date/Time 04/02/2026, 07:29:03 PM PDT
Print Kazuomi Shiozawa
Seller Sophia Shiozawa Date/Time 04/02/2026, 07:44:35 PM PDT
Print Sophia Shiozawa
Seller
Print
Seller
Print

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