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Commission Disbursement Authorization

FHLMC Loan#: 507172647 Asset ID #: 1159848

Closing Attorney/Escrow Name: MELISSA NUNLEY

Property Address: 1420 NE JOHNSTONE COURT, MCMINNVILLE, OR, 97128

Buyers Name: Yamhill County a political subdivision of the State of Oregon acting by and through *ITS HEALTH AND HUMAN SERVICES DEPARTMENT*

Sales Price: \$ 214400.00 Approved Commission 5.00 % or \$ 10720.00

INSTRUCTIONS TO PAY COMMISSION

Listing Broker Amount \$ 5360.00 % 2.50

Incentive/Bonus (if applicable):

Company Name: JOHN L SCOTT REAL ESTATE SALEMWEST

Address: 1124 CORNUCOPIA ST NW

City/State: SALEM / OR 97304

Listing Broker Name: TOM HALL

Selling Broker Amount \$ 5360.00 % 2.50

Incentive/Bonus (if applicable):

Company Name: John L Scott WSL

Address: 1124 Cornucopia St NW

City/State: SALEM, OR 97304

Selling Broker Name: Patrick Jay

Total Commission (Does not include incentives and/or bonuses) Amount \$: 10720.00

The Listing and Selling Brokers hereby approve the above commission and incentives and bonuses (if applicable), and demand is hereby made for the same at the close of escrow. Notwithstanding the foregoing, Listing Broker understands and agrees that in accordance with Section 11 of the HomeSteps Master Listing and Services Agreement, Freddie Mac may withhold part or all of the above commission and/or incentives and bonuses (including those amounts that are payable to the Selling Broker, if Listing Broker is acting in a dual capacity) in order to offset any amounts owed or claims to be owed by the Listing Broker to Freddie Mac. In the event that such claim amount has not been determined with certainty, Freddie Mac is entitled to offset from the commission and/or incentives and bonuses, the amount Freddie Mac estimates, in its sole discretion, it could suffer as a loss.

Listing Broker Name: TOM HALL

Selling Broker Name: Patrick Jay

License No: 890600023

License No: 780303941

[Handwritten Signature]

[Handwritten Signature]

Signature of Authorized Party

Signature of Authorized Party

FEDERAL HOME LOAN MORTGAGE CORPORATION
by **STEWART LENDER SERVICES, INC.**,
Federal Home Loan Mortgage Corporation
as its attorney-in-fact

BY: *[Handwritten Signature]*
Kelly French

Date: 10/11/15

B.O. 15-417 ✓



HomeSteps Sales Contract Package/Broker's Requirement Checklist

This form must be filled out and attached with each contract package and sent to the Closing Agent within 72 hours of offer acceptance for review and execution.

- Asset Number 1159848
- Property Address 1450 NE JOHNSTONE COURT, McMURVILLE OR 97128
- Buyer(s) Name YAMHILL COUNTY A POLITICAL SUBDIVISION OF THE STATE OF OREGON ACTING THROUGH ITS HOUSING AND HUMAN SERVICES DEPARTMENT
- Buyer(s) Current Address 627 NE EMMS STREET, McMURVILLE OR 97128
- Indicate the year this home was built 1909
- Review the Contract Package to ensure the following:
 - Property address matches the address shown in HomeSteps Connect (HSC).
 - Buyer(s) names on Contract and Addenda match Buyer(s) Name shown in HSC Approved Offer.
 - Sales price, Seller paid Buyer(s) closing cost, Earnest Money amount, any Buyer(s) incentives and/or bonus coupon, when applicable must match the HSC approved offer.
- Scheduled Closing Date should match HSC Approved Offer and fall within the following guidelines from Offer Acceptance:
 - Cash: 30 days
 - Conventional: 49 days
 - FHAVA: 54 days
 - FHA 203k: 71 days
 - HomeSteps Financing: 48 days
 - USDA or Other: 51 days
- Investor Buyer(s) must execute the Contract and all Addenda as follows: Business Name – Principle Signature – Principle Name Printed – Title of Principle.
- Earnest money deposit must be in Certified Funds, which includes a Bank Cashier's Check or (if accepted by the Closing Agent) a Bank Wire, Cash, Money Order or Personal Check is not acceptable. Earnest Money Funds made payable to the Closing Agent or a copy of the Earnest Money Funds made payable to the Listing Broker must be included in the Contract Package and must be from the Buyer(s) shown in HSC Approved Offer. Earnest Money Funds should be delivered or sent via overnight mail, NOT by regular mail, and should include the HSC Asset Number.
- Commission Disbursement Authorization Form – Must be signed by both Listing and Selling Agent. Add license numbers, Selling Agent address and verify that the correct Commission splits are shown per your Master Listing Service Level Agreement. Bonus amounts will populate on the CDA Form. Bonus Coupons must also be included with Contract (if applicable).
- Local State Contract must include the legal name of all Buyer(s) and should match Buyer(s) names shown in HSC Approved Offer.
- HomeSteps Lead-based Paint Addendum – REQUIRED on all properties built prior to 1978. Please verify:
 - Section 2 - Sale Specialist should initial (a) and (b) and elect (i) or (ii) for each, and sign on behalf of Freddie Mac.
 - Section 3 - All buyer(s) must initial all three blanks and select (i) or (ii).
 - Section 4 - Listing Broker must initial.
 - All parties should sign and date.
- HomeSteps Addendum #1 to Contract of Sale – Download from HSC and all Buyer(s) must initial all pages, sign, and date.
- HomeSteps Real Estate Disclosure (Property Condition Addendum and Release – "PCAR") – Listing Broker must confirm all inspections completed to date are listed on the PCAR. Buyer(s) must initial next to each inspection/report and must sign and date the Addendum. All inspections listed on the PCAR must be submitted to Closing Agent with the Contract Package.
- When applicable, provide any State required Seller Property Disclosure Form and/or all required Riders as mandated by your particular State.
- First Look Agreement of Purchaser Form, when applicable, must be signed/dated by Buyer(s) and Selling Agent. NOTE: There are two different Agreements: one for Owner Occupant Buyer(s) and one for Non-Profit, NSP or Government Agency Buyer(s).
- NSP Documents, if applicable.
- Manufactured Home Addendum – Only required on Manufactured Homes requiring a Hold Harmless Addendum. Transaction should be cash, Land only and under \$50K.
- Is this a Deed Restricted Property? Yes _____ No _____ (See Flag in HSC.) If Buyer(s) income is a requirement, ensure you have proof of income.
- Purchaser Pre-Qualification Letter – If Cash Transaction, include Buyer(s) Proof of Funds. YAMHILL COUNTY
- Date Complete Contract Package was sent to Closing Agent 9/28/15

HomeSteps File No: 1159648



**ADDENDUM # 1 TO CONTRACT OF SALE
(Single-Family Real Estate Disposition)**

This Addendum is to be made a part of the agreement (Contract of Sale) dated 7/21, 2015, between Federal Home Loan Mortgage Corporation (Seller, sometimes described as Freddie Mac or HomeSteps) and Yamhill County a political subdivision of (Purchaser), for the property located at: 1420 NE JOHNSTONE COURT, MCMINNVILLE, OR, 97128. (the "Property").

IN THE EVENT ANY PROVISION OF THIS ADDENDUM CONFLICTS IN WHOLE OR IN PART WITH THE TERMS OF THE CONTRACT OF SALE, OR ANY OTHER ADDENDA, THE PROVISIONS OF THIS ADDENDUM SHALL CONTROL.

1. CONDITIONS OF SALE: Purchaser acknowledges that Seller obtained the Property by foreclosure, deed in lieu of foreclosure, forfeiture or similar process. The Contract of Sale is subject to each of the following conditions: (i) final acquisition of the Property by Seller; (ii) the ability of Seller to provide insurable title; (iii) the mortgage insurance company's approval of the sale; and (iv) if required by Seller, the repurchase of the Property by the prior mortgage servicer from Seller. In the event any of these conditions are applicable, at Seller's option and at Seller's sole discretion, Seller may notify Purchaser that the Contract of Sale is canceled, the deposit shall be returned to Purchaser and Seller shall have no further obligation to sell or convey the Property to Purchaser.

IT IS EXPRESSLY AGREED AND ACKNOWLEDGED BY THE PURCHASER THAT ANY EXPRESS REPRESENTATIONS, WARRANTIES, OR STATEMENTS CONTAINED IN THE CONTRACT OF SALE, WHETHER REFERRING TO THE CONDITION OF THE PROPERTY, OR WHETHER REFERRING TO THE EXISTENCE OF FEATURES, FUNCTIONS OR SERVICES RELATING TO OR SERVING THE PROPERTY (INCLUDING, BY WAY OF EXAMPLE ONLY, WHETHER THE PROPERTY HAS PARTICULAR TYPES OF UTILITY SERVICES OR INGRESS/EGRESS RIGHTS), ARE SPECIFICALLY WAIVED, DISCLAIMED, AND RENDERED NULL AND VOID.

X CLM (Purchaser's initials) IN THE EVENT THAT THE CONTRACT OF SALE CONTAINS ANY EXPRESS PROVISIONS IN WHICH OPTIONAL LANGUAGE EXISTS FOR SELECTION BY THE PARTIES (INCLUDING, BY WAY OF EXAMPLE ONLY, BOXES TO BE CHECKED), THE PURCHASER EXPRESSLY AGREES AND ACKNOWLEDGES THAT THE REPRESENTATIONS, WARRANTIES, OR STATEMENTS CONTAINED IN SUCH LANGUAGE (EVEN IF CHECKED, SIGNED, INITIALED OR OTHERWISE MARKED SIGNIFYING AGREEMENT WITH OR ACCEPTANCE OF THE LANGUAGE) ARE SPECIFICALLY WAIVED, DISCLAIMED, AND RENDERED NULL AND VOID.

IT IS THE EXPRESS INTENTION OF THE SELLER AND THE PURCHASER THAT THE ONLY WARRANTIES, REPRESENTATIONS, OR STATEMENTS (IF ANY) MADE BY THE SELLER AND RELIED UPON BY THE PURCHASER ARE THOSE THAT MAY BE CONTAINED IN THIS ADDENDUM.

2. TITLE: The extent of Seller's obligation with respect to title shall be to provide insurable title to Purchaser. Title to the Property may run from the owner of record, or from Seller by act of power of attorney on behalf of the recorded owner. Conveyance will be by deed that covenants that grantor grants only that title which grantor may have and that grantor will only defend title against persons claiming by, through or under grantor. Such deed may be known as a SPECIAL WARRANTY, LIMITED WARRANTY, QUIT CLAIM OR BARGAIN AND SALE DEED, or other local form of Deed acceptable to the recording agent and Seller. The agent responsible for settling the transaction, disbursing funds and closing escrow ("Closing Agent") is responsible for providing or obtaining the legal description of the property. The legal description shall be the same legal description as contained in the foreclosure deed or the deed-in-lieu of foreclosure, as applicable, or any revision thereto.

Seller's initials: [Signature]
Buyers' initials: CLM X

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3. **UNWRITTEN STATEMENTS:** Unwritten or oral statements, representations, promises, negotiations, or agreements shall not be considered to be part of the Contract of Sale unless incorporated in writing into the Contract of Sale.

4. **TIME IS OF THE ESSENCE; CLOSING. IT IS AGREED THAT TIME IS OF THE ESSENCE WITH RESPECT TO ALL DATES SPECIFIED IN THE CONTRACT OF SALE, THIS ADDENDUM AND ANY ADDENDA OR AMENDMENTS THERETO.** Settlement/closing shall be held in the offices of a Closing Agent selected by Purchaser, in accordance with the provisions of paragraph 17 herein, unless otherwise required by applicable law. Closing shall occur on or before October 22, 2015, or within seven (7) calendar days of Purchaser's loan approval, whichever is earlier, unless the closing date is extended in writing signed by the Seller and Purchaser. Purchaser shall deliver the earnest money deposit in certified funds to the real estate broker listing the property for sale pursuant to a separate agreement with Seller ("Broker"). The earnest money deposit shall be held by the Closing Agent in escrow or Broker in a noninterest bearing account. At closing, Purchaser must pay any amounts due by cashier's checks drawn on a United States regulated financial institution authorized to engage in banking activities within the United States made payable to the Closing Agent or by wire transfer from a United States regulated financial institution authorized to engage in banking activities within the United States consistent with Paragraph 14. The sale may not be closed in escrow without the prior written consent of Seller. In the event closing does not occur by the closing date specified in this Section 4, or any written extension, this Agreement is automatically terminated. Upon such termination Seller, without further communication with Purchaser and in Seller's sole discretion, will have the right to instruct the Closing Agent to cancel the settlement and the Seller shall be entitled to the remedy described in paragraph 19 of this Addendum. In the event Seller agrees to Purchaser's request for a written extension of this Agreement, Purchaser agrees to pay to Seller a per diem of \$ 100.00 per calendar day through and including the new closing date specified in the written extension. Purchaser agrees that it will not provide any instructions to the Closing Agent that are inconsistent with this Addendum and, in that event Purchaser does so, such instructions are null and void *ab initio*.

5. **PRORATIONS:** Seller and Purchaser agree to prorate the following expenses as of closing: utility charges, water and sewer charges, fuel/heating oil (if applicable) real estate taxes and assessments, common area charges, cooperative fees, maintenance fees, and rents, if any. Rental payments will be prorated outside and after closing, and will not be reflected on the settlement statement. Prorated rental payments are to be returned to the tenant from whom they were received, once requested, and not returned to Purchaser. Payment of homeowner's association or special assessments shall be paid current and prorated between Purchaser and Seller as of the closing date with payments not yet due and owing to be assumed by Purchaser without credit toward purchase price. HOWEVER, Seller shall not be responsible for homeowner's association assessments that accrued prior to the date Seller acquired the Property. In determining prorations, the day of closing shall be charged to Purchaser. All prorations at closing, including prorations for taxes, are final. If the property is a single family property with no more than one dwelling unit, then rents (if any) shall not be prorated.

6. **OCCUPANCY STATUS:** In the event the Property is occupied by tenant(s), Seller makes no representations regarding (i) compliance of the Property with any rent control or registration laws, (ii) the existence of any written leases, (iii) the remaining term of any tenancy, (iv) the amount of monthly rent, and (v) whether the tenant(s) are current in payment of rent. In addition, Seller does not hold any security deposits for any tenant(s) and shall not transfer any security deposits to Purchaser, and after closing Purchaser shall be solely responsible for the return of any security deposits (and interest thereon, if applicable) upon the demand of any tenant(s). Seller does not warrant that the Property will be vacant by the date of closing and shall not be responsible for any eviction expenses incurred by Purchaser before or after closing. Seller does not warrant that the current tenant, if any, will continue to occupy the Property after closing or enter into a new lease agreement with Purchaser. Purchaser agrees to be solely responsible for all matters relating to occupancy of the Property after closing.

7. **DELIVERY OF POSSESSION:** Seller shall deliver possession of Property to Purchaser at closing and funding of sale, or upon successful completion of closing and settlement in accordance with local practice and custom. Purchaser may not occupy the Property prior to closing and funding. In the event Purchaser alters the Property or occupies the Property or permits it to be occupied by any other person prior to closing, then Purchaser shall be in default of the Contract of Sale and Seller may terminate the Contract of Sale and Purchaser shall be liable to Seller for damages caused by such alteration or occupation of the Property prior to closing. Purchaser's deposit and rights to any improvements to the Property shall be forfeited to Seller and Purchaser hereby waives any and all claims for damages or compensation for improvements made by Purchaser to the Property including but not

Seller's Initials _____
Buyers' Initials SM _____ X

limited to any claims based on unjust enrichment. The remedies available to Seller described in this paragraph shall not be limited by the remedies described in paragraph 19 of this Addendum.

8. CONDITION OF PROPERTY:

a. PURCHASER UNDERSTANDS THAT SELLER OBTAINED THE PROPERTY BY FORECLOSURE, DEED IN LIEU OF FORECLOSURE, FORFEITURE OR SIMILAR PROCESS AND CONSEQUENTLY, SELLER HAS LITTLE OR NO DIRECT KNOWLEDGE REGARDING THE CONDITION OF THE PROPERTY.

Purchaser accepts the Property in "AS IS" condition at the date of the Contract of Sale, including, without limitation, any defects or environmental conditions affecting the Property, known or unknown. To the extent Seller makes any repairs or upgrades to the condition of the Property, Purchaser accepts such items in "AS IS" condition at the date of closing.

PURCHASER ACKNOWLEDGES THAT NEITHER SELLER NOR ITS AGENTS HAVE MADE ANY WARRANTIES, IMPLIED OR EXPRESSED, RELATING TO THE CONDITION OF THE PROPERTY. Seller and its agents shall not be responsible for the repair, replacement or modification of any deficiencies, malfunctions or mechanical defects in the material, workmanship and mechanical components of the appurtenant structures and improvements prior or subsequent to closing. Seller makes no representation or warranty as to whether the Property is connected to or served by a public sewer, a water supply or legal ingress/egress access. In the event that the Contract of Sale contains a statement or representation to the effect that the Property is connected to or served by a public sewer, water supply or Ingress/egress access, notwithstanding such statement or representation the Purchaser acknowledges and agrees that such statement or representation is specifically waived, disclaimed, and rendered null and void. Items of personal property are not included in this sale. Seller makes no representation or warranty as to the condition of personal property, title to personal property or whether any personal property is encumbered by liens. Purchaser agrees that Seller shall have no liability for any claim or losses Purchaser or Purchaser's successors and/or assigns may incur as a result of any condition or other defect which may now or hereafter exist with respect to the Property.

b. Purchaser understands and acknowledges that neither Seller nor its agents and contractors are expert in the detection or remediation of mold, mildew, fungus, high-sulfur content building materials, such as drywall, illegal or industrial chemicals and substances and associated environmental conditions or related adverse health effects. Purchaser is encouraged, in conjunction with Purchaser's rights to inspect the Property in Section 9 of this Addendum, to inspect the Property for mold, mildew, fungus, high-sulfur content building materials, illegal or industrial chemicals and substances and associated environmental conditions, including water leaks from plumbing and sewage pipes and fixtures, and moisture penetration in floors, walls, ceilings; corrosion or deterioration of air handling equipment, electrical wiring, and other metal components; and structural components of the Property. Purchaser understands and acknowledges that, in its efforts to put the Property in marketable condition, Seller may have hired or may hire contractors to make repairs and improve the appearance of the Property by, among other things, painting walls, replacing floor coverings, and cleaning interior and exterior surfaces. Purchaser agrees that neither Seller nor its agents shall be liable for any claims or losses that Purchaser, Purchaser's family members, Purchaser's successors and/or assigns, or persons occupying the Property as guests, tenants or licensees of Purchaser may incur as a result of the discovery, after the delivery of possession of the Property to Purchaser, of mold, mildew, fungus, high-sulfur content building materials or associated environmental conditions regardless of whether those conditions existed prior to the delivery of possession or developed thereafter.

c. Purchaser understands and agrees that the Property may contain local or state building code violations as well as violations of condominium association, homeowners association or other community association rules, restrictions, covenants and bylaws that may or may not have resulted in fines or assessments. Seller disclaims knowledge or liability for any such violations, fines or assessments and Purchaser agrees to accept the Property with all such violations, fines or assessments except to the extent that such violations, fines or assessments would conflict with Seller's obligations regarding title under paragraph 2.

9. INSPECTIONS AND DUE DILIGENCE RIGHT; CONTRACT CANCELLATION RIGHTS: Seller authorizes

Purchaser, at Purchaser's expense, ASB X (Purchaser's Initials) to make a complete inspection of the Property and conduct all desired, non-destructive tests, surveys, appraisals, investigations, examinations and inspections of the Property and title to the Property as Purchaser deems appropriate within ten (10) calendar days from the final execution date (Seller's acceptance date) of the Contract of Sale. Purchaser may obtain an appraisal or survey of the Property, order a search of title documents, homeowner's or condominium association

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Buyers' Initials ASB X

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records and other governmental and non-governmental records related to the Property, and conduct due diligence as to the insurability of the Property and types and amounts of insurance required or desired for the Property (e.g., flood, hazard, title, etc.). Purchaser should obtain all inspections and conduct all due diligence necessary to fully inform Purchaser if the Property is in a physical and legal condition materially different than when Purchaser made the offer to purchase the Property by executing the Contract of Sale.

X. CMS (Purchaser's Initials) Purchaser acknowledges that it is Purchaser's sole responsibility to obtain inspection reports by qualified professionals with respect to the physical and legal status of the Property, to determine the presence of any environmental conditions affecting the Property and/or any toxic or hazardous substances on the Property which would make it uninhabitable or dangerous to the health of the occupants, or other factors regarding the Property about which Purchaser may be concerned. Purchaser shall provide Seller with reasonable notice of any inspections. In the event the inspection reveals material deficiencies that were not known to Purchaser at the time the Purchaser signed the Contract of Sale, Purchaser may cancel the Contract of Sale and the deposit paid by Purchaser shall be returned to Purchaser. To cancel in such event, Purchaser must, within twelve (12) calendar days from the final execution date of the Contract of Sale, provide Seller with written notice of cancellation.

PURCHASER'S FAILURE TO FURNISH WRITTEN NOTICE OF CANCELLATION WITHIN THE TWELVE (12) DAY TIME PERIOD SHALL CONCLUSIVELY BE DEEMED PURCHASER'S ELECTION TO ACCEPT THE CONDITION OF THE PROPERTY AND TO PROCEED WITH THE TRANSACTION.

10. **COMPLIANCE CERTIFICATES:** Any obligation of Seller to obtain a compliance certificate relating to the Property (such as a certification relating to smoke detectors) shall not apply in the event the Property is not in habitable condition, unless otherwise required by law.

11. **TERMITES/WOOD DESTROYING INSECTS:** Notwithstanding any provision to the contrary in the Contract of Sale, Seller shall not be required to repair or treat any damage caused by termites or other wood destroying insects unless Seller specifically agrees to do so as indicated below.

a. Seller shall not repair or treat any such damage caused by termites or wood destroying insects.

b. Seller agrees to limited repairs and/or treatment of damage caused by termites or other wood destroying insects.

THE PARTIES AGREE THAT THE COST TO SELLER FOR SUCH REPAIRS AND/OR TREATMENTS SHALL NOT EXCEED \$ 0.00. If the cost for any such repairs exceeds such amount, then

(i) Purchaser shall be responsible for the cost and expense of any amounts exceeding such termite repair limit, or (ii) Seller shall have the right to cancel the Contract of Sale and the deposit paid by Purchaser shall be returned to Purchaser.

12. **REPAIRS:** Seller's responsibility for any repairs required by Purchaser's prospective lender shall not exceed \$0.00. If the cost for any such repairs exceeds such amount, then (i) Purchaser shall be responsible for the cost and expense of any amounts exceeding such repair limit, or (ii) Seller shall have the right to cancel the Contract of Sale and return the deposit paid by Purchaser. PURCHASER SHALL NOT HAVE THE RIGHT TO MAKE ANY REPAIRS TO THE PROPERTY PRIOR TO CLOSING.

13. **INDEMNIFICATION:** Purchaser agrees to indemnify Seller and fully protect, defend and hold Seller, its tenants, agents, employees and contractors, harmless from and against any and all claims, costs, liens, loss, damages, attorney's fees and expenses of every kind and nature that may be sustained by or made against Seller or any damage to the Property of any adjoining property, or any injury to Purchaser or any other persons that may result from or arise out of inspections made by Purchaser or its agents, employees and contractors prior to closing.

14. **FINANCING AND PAYMENT AT CLOSING:** The type of financing shall be as follows (check paragraph (a), (b), or (c) below as applicable):

a. Purchaser shall apply for HomeSteps Financing from a participating lender in the form of a first mortgage secured by the Property in the amount of \$ _____ which amortizes over a period of _____ years at the prevailing interest rate at time of loan application. Under this financing, Purchaser will not be required to obtain mortgage insurance or obtain a valuation of the Property, such as an appraisal, so long as the sale closes on or before the date specified in Section 4 of this Addendum. The value used by your lender to assess your application for HomeSteps Financing will be the gross sales price listed in the Contract of Sale.

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Buyers' Initials CMS X

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HomeSteps Financing may not be available in all markets, so please check with your agent and your lender regarding availability before making this selection.

b. Purchaser shall apply for financing from a third party financial institution in the form of a first mortgage secured by the Property in the amount of \$_____. Purchaser agrees to accept a prevailing rate of interest at the time of closing. Also check one of the following as applicable:

Conventional, FHA, VA,

Other: _____

c. Purchaser shall not use any third party financing to purchase the Property. Purchaser agrees that it will wire the closing funds from a United States regulated financial institution authorized to engage in banking activities within the United States or provide a cashier's check drawn on a United States regulated financial institution authorized to engage in banking activities within the United States. Funds from any third parties will not be accepted by the Closing Agent nor will hard currency of any kind. If there is an underestimation of the amount necessary to close, the Purchaser may pay the difference using a personal check for no more than \$500.00.

15. **APPLICATION FOR FINANCING:** If this sale is being financed, Purchaser shall have five (5) business days from the final execution date of the Contract of Sale to make loan application. The Contract of Sale may be canceled by Seller in the event Purchaser is not "prequalified" by a lender within seven (7) business days from the final execution date of the Contract of Sale.

16. **NOT CONTINGENT UPON PURCHASER'S SALE OF REAL ESTATE:** Notwithstanding any other provision of the Contract of Sale (including, if applicable, any financing contingency), in no event shall this Agreement be contingent upon the ability of the Purchaser to sell or close other real estate owned by Purchaser.

17. **CLOSING COSTS/CONCESSIONS:**

a. REGARDLESS OF LOCAL CUSTOM, REQUIREMENTS OR PRACTICE, AND NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THE CONTRACT OF SALE OR ANY OTHER ADDENDA, SELLER WILL NOT PAY ANY FEES, COSTS OR EXPENSES NOT EXPRESSLY PROVIDED FOR IN THIS ADDENDUM.

b. Purchaser shall pay all of a purchaser's customary closing costs (which shall include lender charges, survey and any FHA/VA non-allowables), except for Seller's contribution toward such closing costs. The amount to be contributed by Seller toward closing costs shall not exceed \$0.00. Seller's contribution may be applied to any or all of the following actual expenses: FHA or VA non-allowables, non-recurring closing costs, discount points, loan origination fees, other customary and reasonable lender fees and pre-paid expenses, survey, and appraisal. In the event the total of closing costs are less than the amount of Seller's contribution toward closing costs, then Seller's contribution shall be limited to the total of such actual closing costs. In any event, Seller will not be obligated to make a contribution toward any closing costs if Purchaser does not pursue and obtain the financing specified in Section 14 of this Addendum.

c. The parties agree to the following with respect to the selection of a Closing Agent and title insurance agent:

1. Seller hereby notifies Purchaser that Purchaser has the right to make an independent selection of the Closing Agent and title insurance agent used in connection with the sale of the Property.

2. If Purchaser agrees to use the Closing Agent recommended by Seller, then Seller agrees to pay for an owner's policy of title insurance from a title insurance agent of Seller's choosing. Seller will not be obligated to pay any portion of the cost of an owner's policy of title insurance if the Purchaser does not select the Closing Agent recommended by Seller or if prohibited by applicable local, state, or federal law.

3. Purchaser acknowledges that Purchaser is not required by Seller to purchase either an owner's or lender's policy of title insurance. However, the lender, if any, from which Purchaser obtains a mortgage may impose a requirement to purchase a lender's policy of title insurance upon Purchaser. Purchaser agrees it will contact its lender, if any, for more information if Purchaser has any questions regarding the obligation to purchase a lender's policy of title insurance.

Seller's Initials _____
Buyers' Initials _____ X

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4. Purchaser acknowledges the notice and information provided in this section 17.c.3, and makes the following selection (Purchaser must choose one):

Selection of a Closing Agent not recommended by Seller. Purchaser selects the following company to act as Closing Agent: _____ The Purchaser will be responsible for payment of the owner's policy of title insurance, if any.

Selection of a company recommended by Seller. Purchaser selects the following company, which has been recommended by Seller, to be the Closing Agent in connection with Purchaser's purchase of the Property: STEWART The Seller will pay for the owner's policy of title insurance. Purchaser shall be responsible to purchase and pay for a lender's policy of title insurance if Purchaser so chooses or is required to purchase one.

18. **TRANSFER TAXES/TAX STAMPS:** Seller is exempt from payment of state taxes and tax stamps on deeds, mortgages and notes (12 U.S.C 1452(e)) and if payment of such state taxes or stamps is necessary to record the deed or mortgage, the tax will be paid by Purchaser and will not be considered part of closing costs.

19. **DEFAULT/REMEDIES:** In the event that either party fails or refuses to proceed to settlement for any reason (except for reasons permitted or authorized by the Contract of Sale or this or other addenda), Purchaser and Seller acknowledge and agree that the economic consequences of such action by either party, considered at the time of contract formation, are speculative and uncertain. In such event, Purchaser and Seller agree that the recovery of liquidated damages is a suitable and preferable alternative to remedies that might otherwise be available at law or in equity. Therefore, in the event that Seller fails or refuses to proceed to settlement in violation of the Contract of Sale, Purchaser's sole and exclusive remedy shall be the recovery of liquidated damages in the amount of one thousand dollars (\$1,000.00). Seller shall promptly tender said sum upon demand from Purchaser. In the event that Purchaser fails or refuses to proceed to settlement in violation of the Contract of Sale, Seller's sole and exclusive remedy shall be the recovery of liquidated damages in the amount of one thousand dollars (\$1,000.00). Purchaser shall promptly tender said sum upon demand from Seller. Purchaser and Seller each agree to accept the specified liquidated damages as full and complete compensation for any and all claims, whether founded upon contract, tort, statute, or otherwise, that may arise in connection with the failure or refusal of the other party to proceed to settlement in violation of the Contract of Sale, and Purchaser and Seller expressly waive and disclaim any and all further claims and remedies including but not limited to injunctive relief, specific performance, the filing of a notice of lis pendens, and claims for monetary compensation including but not limited to benefit-of-the-bargain damages, lost profits, lost rental income, expenses incurred in preparing for settlement, and all other costs, expenses, compensation and damages of whatever nature whether founded upon law or in equity.

20. **ASSIGNMENT:** Purchaser may not assign this Contract of Sale without the express written consent of Seller. Any attempted assignment by Purchaser shall be void and shall constitute a material breach of the Contract of Sale.

21. **PURCHASER'S REPRESENTATIONS:** Purchaser represents that:

a. Purchaser intends does not intend to occupy the Property as Purchaser's primary residence.

b. Purchaser is is not related by blood or marriage to the previous owner of the Property.

c. Purchaser is is not currently a HomeSteps Supplier, which includes employees, (as defined in "HomeSteps" Supplier Code of Conduct") approved to perform paid services for HomeSteps or a family member of a HomeSteps Supplier.

d. **FREDDIE MAC EMPLOYEES AND THEIR IMMEDIATE HOUSEHOLD MEMBERS, ARE PROHIBITED FROM PURCHASING HOMESTEPS PROPERTIES.** Purchaser or a member of Purchaser's immediate household is is not an employee of Freddie Mac. (An immediate household member means a member of the employee's family who currently resides in the employee's home, a non-resident spouse, and a non-resident minor child or dependent for whom the employee has responsibility.)

Seller's Initials _____
Buyer's Initials STW _____ X

e. If Purchaser is a HomeSteps Supplier, or an employee and/or immediate family member of a HomeSteps Supplier, Purchaser represents that Purchaser has not accessed HomeSteps' information including the Property's valuation and/or analysis, provided ancillary services such as "trash-outs" and maintenance (including but not limited to lawn care or repairs to the Property), or participated in the management of the Property at any time during the entire property management and sale process; and Purchaser represents that Purchaser will not engage in any such activities. Purchaser further represents that Purchaser has disclosed to HomeSteps that it is a Supplier and/or family member of a HomeSteps Supplier, and obtained written consent, which may or may not be provided in HomeSteps' sole discretion, to purchase the Property.

PURCHASER ACKNOWLEDGES THAT SELLER WILL RELY ON THE FOREGOING REPRESENTATIONS, AND ANY MISREPRESENTATION SHALL CONSTITUTE A MATERIAL BREACH OF THE CONTRACT OF SALE

22. ACCEPTANCE OF DEED/MERGER: The acceptance of a deed by Purchaser shall be deemed to be a full performance and discharge of every agreement and obligation on the part of Seller to be performed pursuant to the provisions of the Contract of Sale. Upon the acceptance of a deed the Contract of Sale shall be deemed to be merged into the deed and the Seller's obligations to Purchaser shall be governed solely by the terms of the deed and shall be a bar against any action by the Purchaser against the Seller for any claim based upon the Contract of Sale.

23. REAL ESTATE COMMISSION: The real estate commission shall be paid to the Broker pursuant to the terms of a separate agreement between Broker and Seller as follows (check either "a" or "b" below):

- a. The real estate commission due the Broker, subject to any existing referral agreement, shall be 5.00% of the contract sale price. OR
- b. The real estate commission due the Broker, subject to any existing referral agreement, shall be the minimum flat fee of \$ _____.

The Closing Agent is authorized and directed to pay Broker's fee, subject to any existing referral agreement, from the sale proceeds at closing. No fee shall be paid to Broker unless closing is completed.

24. HOMEOWNERS ASSOCIATION ASSESSMENTS: Seller shall not be responsible for any homeowner's or condominium association assessments that accrued prior to the date Seller acquired the Property.

25. NOTICES: Any notices required to be given hereunder shall be deemed delivered when actually received when delivered by hand or overnight delivery. Such notices shall be deemed delivered five days after mailing when mailed by first class mail, postage prepaid. Notices sent by fax or electronic mail shall be deemed delivered when received with confirmation of successful transmission to the appropriate designated fax number or e-mail address during regular business hours (Monday through Friday from 9:00 am to 5:00 p.m. recipient's local time). Fax transmissions and e-mail received outside regular business hours shall be deemed delivered the next business day. All notices to Seller will be deemed sent or delivered to the Seller when sent or delivered to Seller's Broker. All notices to Purchaser will be deemed sent or delivered to Purchaser when sent or delivered to Purchaser or Purchaser's agent or attorney. All notices or disclosures that may be delivered by Seller may be delivered by Seller's Broker.

26. KEYS: Purchaser acknowledges that the Property may be on a master key system to enable access by Seller and its suppliers. Purchaser acknowledges that Seller recommends that Purchaser re-key the Property after closing.

27. ATTORNEY REVIEW: Purchaser acknowledges that Purchaser has had an opportunity to consult with legal counsel regarding the Contract of Sale and all addenda, including this Addendum. Accordingly, the Parties agree that the terms of the Contract of Sale and this Addendum are not to be construed against any party because that party drafted the document or construed in favor of any party because that party failed to understand the legal effect of the provisions of the Contract of Sale or this Addendum.

Seller's Initials [Signature]
Buyers' Initials [Signature] X

28. **SEVERABILITY:** The invalidity or unenforceability of any provision of this Addendum shall not affect the validity or enforceability of any other provision of this Addendum, all of which shall remain in full force and effect.

29. **ALTERNATIVE DISPUTE RESOLUTION:** In the event that the Contract of Sale to which this Addendum is made a part contains a form of alternative dispute resolution other than through resort to legal action, if that form of alternative dispute resolution seeks to impose a binding method of resolution or settlement then Purchaser and Seller agree that such alternative dispute resolution term shall be of no force or effect, and is hereby revoked.

30. **LEGAL FEES:** In the event that the Contract of Sale to which this Addendum is made a part contains a provision that in the event of recourse to legal action to enforce the Contract of Sale the prevailing party shall be entitled to recover attorney's fees, then Purchaser and Seller agree that such attorney's fees provision shall be of no force or effect, and is hereby revoked. Purchaser and Seller agree that each party shall be responsible for its own attorney's fees in any action to enforce the provisions of the Contract of Sale.

31. **ADDITIONAL CONDITIONS:**

buyer name to read: Yamhill County a political subdivision of the State of Oregon acting by and through its Health and Human Services Department

THE UNDERSIGNED APPROVE AND ACCEPT THIS ADDENDUM AND ACKNOWLEDGE THIS ADDENDUM TO BE A PART OF THE CONTRACT OF SALE. IN THE EVENT ANY PROVISION OF THIS ADDENDUM CONFLICTS WITH THE TERMS OF THE CONTRACT OF SALE, THE PROVISIONS OF THIS ADDENDUM SHALL CONTROL.

SELLER:
FEDERAL HOME LOAN MORTGAGE CORPORATION

PURCHASER(S):

FEDERAL HOME LOAN MORTGAGE CORPORATION
by STEWART LENDER SERVICES, INC.,
as Title Attorney in fact

BY: [Signature] X

BY: [Signature]
DATE: 9/28/15

BY: [Signature]

DATE: 9/28/15 X

Seller's Initials
Buyers' Initials

Kelly French X

HomeSteps Addendum #1 to Contract of Sale (Non-CA)
Version August 2015

Approved As To Form
by [Signature]
Christian Boenisch
County Council
Yamhill County

Accepted by Yamhill County
Board of Commissioners on
10-8-15 by Board Order
15-417



Asset #: 1159848
Property Address: 1420 NE JOHNSTONE COURT
MCMINNVILLE, OR 97128

PROPERTY CONDITION ADDENDUM AND RELEASE

This Property Condition Addendum and Release ("Addendum") is made a part of the contract of purchase and sale ("Contract") dated 9/21, 2015, between Federal Home Loan Mortgage Corporation ("Seller") and Yamhill County a political subdivision of the State of Oregon acting by and through its Health and ~~Human~~ *SERVICES DEPARTMENT* ("Buyer") for the property located at:
1420 NE JOHNSTONE COURT, MCMINNVILLE, OR, 97128

("Property"), and to the extent that any provision of this Addendum conflicts in whole or in part with any provision of the Contract, the provisions of this Addendum shall control.

Buyer acknowledges that Seller, or Seller's agents, contractors or representatives, have provided Buyer the following reports or other documents ("Reports") containing information regarding the condition of the Property:

INITIALS	INSPECTION TYPE /DISCLOSURE INFORMATION	DATE	DATE COMMUNICATED TO BUYER
X <i>LEW</i>	Roof	4/27/15	9/21/15
X <i>GMB</i>	Lead based paint addendum	4/30/15	9/21/15

Buyer acknowledges and agrees that the Reports and the disclosures provided herein have been provided for informational purposes to permit Buyer to take such further action as Buyer deems appropriate with respect to inspecting or investigating the condition of the Property. Buyer acknowledges and agrees that Seller, and Seller's agents, contractors or representatives, have not made any representation or warranty concerning: (i) the accuracy of the information contained in the Reports; (ii) the completeness of the information contained in the Reports; (iii) the qualifications or competence of the persons making the Reports; or (iv) that the Seller took any steps to remediate the condition(s) or the sufficiency of any such remediation.

INITIALS

- Mold, mildew or fungus: If this box is checked and/or one or more of the Reports noted herein identify mold, mildew or fungus as a potential condition, Seller discloses and Buyer acknowledges that one or more of the Reports may indicate that one or more species of mold, mildew or microscopic fungi may be, or may have been, present within the dwelling or other structures or improvements located at the Property.
- High-sulfur content building materials (Contaminated Drywall): If this box is checked, and/or one or more of the Reports noted herein identify contaminated drywall as a potential condition, Seller discloses and Buyer acknowledges that contaminated drywall may be, or may have been, present within the dwelling or other structures or improvements located at the Property.
- Illegal or industrial chemicals and substances associated with environmental conditions (Methamphetamines, Asbestos, etc.): If this box is checked, and/or one or more of the Reports noted herein identify illegal or industrial chemicals as a potential condition, Seller discloses and Buyer acknowledges that illegal or industrial chemicals may be, or may have been, present within the dwelling or other structures or improvements located at the Property.
- Other: _____

The condition(s) noted above may pose health/safety risks and by checking the applicable box(s), Buyer represents that he/she/they is/have been informed that the Property may contain the condition(s) listed above. Buyer acknowledges that the Property is being purchased in its "AS IS" condition, and that Buyer has taken into account the potential condition(s) disclosed herein and the contents of the Reports in agreeing to the purchase price for the Property, and the other terms and conditions of the transaction.

In the event Buyer was provided with this Addendum or one or more of the Reports after the final execution date of the Addendum #1 To Contract of Sale (Single-Family Real Estate Disposition) ("Addendum #1"), then Buyer shall be entitled to a further inspection and cancellation period as described in paragraph 9 of Addendum #1. Buyer shall have an additional period of ten (10) calendar days from the date of this Addendum to make the inspection, and shall have an additional period of twelve (12) calendar days from the date of this Addendum to cancel the Contract, and for that limited

purpose the terms of paragraph 9 of Addendum #1 are incorporated herein by reference as if fully set forth in writing except as amended to conform to the intent of this Addendum.
The further inspection and cancellation period shall apply with respect only to the subject matter of the condition specified in this Addendum or the Reports, as applicable, provided to Buyer after the final execution of Addendum #1.

Buyer acknowledges and agrees that the information contained in this Addendum or the Reports shall not be considered in any way to constitute representations by Seller of the condition of the Property or whether the Property is in compliance with any applicable federal, state or local government laws or regulations. Buyer, for him/herself, heirs and assigns, tenants, licensees, and on behalf of any and all of Purchaser's minor children, agrees to fully and forever waive, release, discharge and hold harmless Seller, Seller's agents, representatives, employees and contractors, from any and all claims, causes of action, injuries, illnesses, damages, losses, costs or expenses of any kind, whether based upon contract, tort or statutory liability, sustained or arising directly or indirectly from, or in connection with any known or unknown condition of the Property or, if applicable, Seller's, Seller's agent's, representative's, employee's or contractor's attempted remediation of the condition(s).

SELLER:

BUYER(S):

FEDERAL HOME LOAN
MORTGAGE CORPORATION

By: _____

By: _____ X

FEDERAL HOME LOAN MORTGAGE CORPORATION
by STEWART LENDER SERVICES, INC.,
as its attorney-in-fact

By: _____ X

BY: _____

Date: _____

Date: _____ X

[Signature]
Kelly French

9/28/15

Approved As To Form

by _____

Christian Boenisch
County Counsel
Yamhill County

Accepted by Yamhill County
Board of Commissioners on

10.8.15 by Board Order
15-417

HomeSteps Asset # 1159848



ADDENDUM TO CONTRACT OF SALE
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards Risk Assessment or Inspection Contingency

This addendum is to be made a part of the agreement (Contract of Sale) dated 9/21, 2015, between Federal Home Loan Mortgage Corporation (Seller) and YAMHILL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON ACTING BY AND THROUGH ITS HEALTH AND HUMAN SERVICES DEPARTMENT (Purchaser), for the property located at 1420 NE JOHNSTONE COURT MCMINNVILLE OR 97128

IN THE EVENT ANY PROVISION OF THIS ADDENDUM CONFLICTS IN WHOLE OR IN PART WITH THE TERMS OF THE CONTRACT OF SALE, THE PROVISIONS OF THIS ADDENDUM SHALL CONTROL.

1. Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

2. Seller's Disclosure The seller discloses the following (check applicable boxes):

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (check (i) or (ii) below):

(i) Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

3. Purchaser's Acknowledgement. Purchaser acknowledges the following - Purchaser must initial all three spaces:

X SM Purchaser has received copies of all information listed above.

X SM Purchaser has received the pamphlet *Protect Your Family from Lead In Your Home*.

X SM Purchaser has (check (i) or (ii) below):

(i) Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards, as stated in Section 5 on the following page;

or

(ii) Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.



4. Agent has informed the Seller of the Seller's obligations under 42.U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.
Agent's Acknowledgement (initials): TO Listing Broker

5. Risk Assessment or Inspection Contingency The Contract of Sale is contingent upon a risk assessment or inspection by the Purchaser of the property for the presence of lead-based paint and/or lead-based paint hazards at the Purchaser's expense until 9:00p.m. on the tenth (10th) calendar day after the date of the Contract Sale. (Intact lead-based paint that is in good condition is not necessarily a hazard. See the EPA pamphlet *Protect Your Family From Lead in Your Home* for more information). The Purchaser is not obligated under the Contract of Sale to purchase the property until the above 10-day deadline has expired.
THIS CONTINGENCY WILL TERMINATE AT THE ABOVE 10-DAY DEADLINE UNLESS THE PURCHASER (OR PURCHASER'S AGENT) DELIVERS TO THE SELLER (OR SELLER'S AGENT) A WRITTEN CONTRACT ADDENDUM LISTING THE SPECIFIC EXISTING DEFICIENCIES AND CORRECTIONS NEEDED, TOGETHER WITH A COPY OF THE INSPECTION AND/OR RISK ASSESSMENT REPORT. The Seller may, at the Seller's option, within five (5) calendar days after delivery of the addendum, elect in writing whether to correct the condition(s) prior to settlement. If the Seller will correct the condition, the Seller shall furnish the Purchaser with certification from a risk assessor or inspector demonstrating that the condition has been remedied before the date of the settlement. If the Seller does not notify the Purchaser of the Seller's election to correct the condition within such 5-day period, the Seller is deemed to have elected to not correct the condition. If the Seller does not elect to make the corrections, or if the Seller makes a counter-offer, the Purchaser shall have three (3) calendar days to respond to the counter-offer or remove this contingency and take the property in "as is" condition or this Contract of Sale shall become void. The Purchaser may remove this contingency at any time without cause.

6. Certification of Accuracy
The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.
THE UNDERSIGNED APPROVE AND ACCEPT THIS ADDENDUM AND ACKNOWLEDGE THIS ADDENDUM TO BE A PART OF THE CONTRACT OF SALE.

OWNER(S):

BY: Donna Wood
Independently Contracted Sales Specialists,
VRM, for HomeSteps, a Freddie Mac Unit

PRINT NAME: Donna Wood

DATE: 7/13/2015

PURCHASER(s): Sign legal name as shown on contract:

PRINT NAME: SILAS HALLORAN STEPHEN x
YAMHILL COUNTY HEALTH AND HUMAN SERVICES

DATE: 9/28/15 x

BY: [Signature] x

PRINT NAME: SILAS HALLORAN STEPHEN

DATE: 9/29/15

(Both Real Estate Agents must sign)

LISTING REAL ESTATE AGENT:

BY: [Signature]

DATE: 9/24/15

SELLING REAL ESTATE AGENT

BY: [Signature]

DATE: 9/24/15

HomeSteps, a unit of Freddie Mac
5000 Plano Parkway * Carrollton, TX * 75010 * 972-395-4000

Approved As To Form
by [Signature]
Christian Boenisch
County Counsel
Yamhill County



Asset #: 1159848

AMENDMENT – REAL ESTATE PURCHASE CONTRACT

Amendment to Purchase Contract

between the undersigned parties concerning the property at:

1420 NE JOHNSTONE COURT McMINNVILLE OR 97128
Property Address City State Zip Code

Contract Dated: 9/21/16

Effective on the date below, Seller and Buyer amend the Contract as follows (check those that apply):

- (1) The closing date is amended to: 11/2/2015
 - The per diem charge is to be waived.
 - The per diem charge is amended to: \$-
- (2) The removal of buyer loan contingency is amended to: _____
 Buyer's loan type has been amended to: _____
- (3) The removal of buyer inspection contingency is amended to: _____
- (4) The sales price is amended to: _____
- (5) Buyer closing costs amended to: _____
- (6) Other (describe): "Correct Buyer Name on all documents to: Yamhill County, A Political

Subdivision of the State of Oregon, Acting by and through it's Health and Human Services Department"
and "Correct Owner Name of Investment Company (Authorized Signer) in HSC Approved Offer to:
Shas Halloran-Steiner"

The other provisions of the Contract and any Addenda remain unchanged except as set forth above.
Effective this 29 day of September, 2015

BUYERS:
[Signature] 9/29/15
Allen Sprague

SELLERS:
FEDERAL HOME LOAN MORTGAGE CORPORATION
by STEWART LENDER SERVICES, LLC,
as its attorney-in-fact
BY: [Signature] 10/11/15
Kelly French

This Amendment to Purchase Contract is subject to Seller's final review and approval.

HomeSteps New Address:
5000 Plano Parkway • Carrollton, TX • 75010 • 872-395-4000

Approved As To Form
by [Signature]
Christian Boenisch
County Counsel
Yamhill County

B.O. 15-417



ADDENDUM TO REAL ESTATE SALE AGREEMENT

1 This is an Addendum to: Real Estate Sale Agreement Seller's Counter Offer Buyer's Counter Offer

2 Re: Real Estate Sale Agreement No. 091715PKR Dated _____ Addendum No. 1

3 Buyer: Yamhill County, a political subdivision of the State of Oregon, ACTING BY AND THROUGH ITS HEALTH AND HUMAN SERVICES DEPARTMENT

4 Seller: Freddie Mac

5 The real property described as: 1420 NE JOHNSONE COURT, MCMINNVILLE, OR 97128

6 SELLER AND BUYER HEREBY AGREE THE FOLLOWING SHALL BE A PART OF THE REAL ESTATE SALE AGREEMENT REFERENCED ABOVE.

8 1. Purchase price to be \$210,000, inclusive of all commissions.

9 2. Buyer's obligation to purchase is contingent upon the approval of the Yamhill County Board of Commissioners and County Council.

11 3. Closing date will be 10/20/15 or sooner if mutually agreeable by both parties.

12 4. ~~Premissory Note for earnest money to be provided no later than 5:00 p.m. on~~
13 ~~September 21, 2015.~~

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28 Buyer Signature [Signature] Date 9/29/15 a.m. p.m. ←

29 Buyer Signature _____ Date _____ a.m. _____ p.m. ←

30 ~~SELLER'S LENDER: FEDERAL HOME LOAN MORTGAGE CORPORATION~~ Date _____ a.m. _____ p.m. ←

31 ~~BY: STEWART LENDER SERVICES, INC.,~~ Date 10/1/15 a.m. _____ p.m. ←
as its attorney-in-fact

32 ~~Seller's Lender: Kelly French~~ Using License # com 1611
Kelly French

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Approved As To Form
by [Signature]
Christian Boenisch
County Counsel
Yamhill County

B.O. 15-417



SELLER'S COUNTER OFFER No. One

Sale Agreement # 051210PKJ

1 This is a counter offer to Sale Agreement or Buyer's Counter Offer

2 Seller: Kendall Mac

3 Buyer: Yamhill County a Political Subdivision of the State of Oregon, Acting By and Through its Health and Human Services Department

4 The real property described as: 1420 NE JOHNSTON COURT, McMinnville, OR 97128

6 AGREEMENT TO SELL:

6 Seller agrees to sell the real and personal property upon the terms and conditions set forth in the Sale Agreement and subsequent counter offers where applicable, except as modified as follows: (1) Price \$214,400, in deposit increased to \$2,000 (2) closing on/before 10/22/2015, Buyer to be at Stewart, \$100 per diem is not closed as agreed. (3) and as is, no repairs by seller. (3) subject to seller's sales addenda and final management approval.

11 For additional provisions, see Addendum

12 All remaining terms and conditions of the Sale Agreement (and other counter offer(s), where applicable), not otherwise modified, are approved and accepted by Seller. Time is of the essence. This Seller's Counter Offer shall automatically expire on September 23, 2015 at 1 a.m. p.m. (the Counter Offer Deadline), if not accepted within that time. If Buyer accepts this Seller's Counter Offer after the Counter Offer Deadline, it shall not be binding upon Seller unless agreed to by Seller in writing within business days (two (2) if not filed in) thereafter by so indicating at the Seller's Acknowledgment Section below. This Seller's Counter Offer may be accepted by Buyer only in writing. However, Seller may withdraw this counter offer any time prior to Buyer's written acceptance.

16 Seller acknowledges receipt of a completely filled in copy of Buyer's Offer and Seller's Counter Offer, and all subsequent counter offers where applicable, which Seller has fully read and understands. Seller acknowledges that Seller has not relied on any oral or written statements of any Buyer or of any Licensee(s) which are not expressly contained in the Sale Agreement as amended. Seller instructs that all earnest money distributable to Seller pursuant to the Sale Agreement shall be disbursed as follows after deduction of any title insurance and Escrow cancellation charges: First to Listing Firm, to the extent of the agreed commission just as if the transaction had been consummated, with

FEDERAL HOME LOAN MORTGAGE CORPORATION
by STEWART LENDER SERVICES, INC.

as its attorney-in-fact Kendall Mac Date 10/1/15 a.m. p.m.

BY Kelly French Subject to Final Management Approval Date 9/22/15 9:36 a.m. p.m.

27 BUYER'S RESPONSE (select only one):

- 28 Buyer accepts Seller's Counter Offer.
- 29 Buyer does not accept Seller's Counter Offer AND submits the attached Buyer's Counter Offer.
- 30 Buyer rejects Seller's Counter Offer.

31 Buyer acknowledges receipt of signed copies of the Sale Agreement and all subsequent counter offers including this Seller's Counter Offer, where applicable, which Buyer has fully read and understands.

33 Buyer Signature [Signature] Date 9/22/15 a.m. 3 p.m.

34 Buyer Signature _____ Date _____ a.m. p.m.

35 SELLER'S ACKNOWLEDGMENT:

36 Seller acknowledges receipt of copies of the Sale Agreement and all subsequent counter offers, including this Seller's Counter Offer, which Seller has fully read and understands. If Buyer's response to Seller's Counter Offer is an acceptance that has occurred after the Counter Offer Deadline identified in the Agreement to Sell Section above, Seller (select only one) agrees. does not agree, to be bound thereby. (The failure to check either box shall constitute a rejection by Seller of Buyer's late acceptance of Seller's Counter Offer after said Deadline.) If Seller checks the box agreeing to be bound by Buyer's late acceptance occurring after the Counter Offer Deadline, the Sale Agreement shall become binding on all parties only when Seller(s) has/have signed below and this Counter Offer is transmitted to Buyer or Buyer's Licensee.

43 Seller Signature _____ Date _____ a.m. p.m.

44 Seller Signature [Signature] Date _____ a.m. p.m.

45 Enter Date, Time and Method of Transmission of Seller's Acceptance: 10/1/15

46 By Kelly French

Approved As To Form
by [Signature]
Christian Boenisch
County Counsel
Yamhill County

B.O. 15-417



Sale Agreement # 001716RW

- 47 RECEIPT OF EARNEST MONEY
- 48 *(Use only if amount of earnest money is modified).*
- 49 Selling Firm acknowledges receipt of earnest money from Buyer NOT previously received for in the sum of \$ _____ evidenced by cash;
- 50 check, promissory note payable on or before _____, which Selling Firm agrees to handle as provided in the Agreement.
- 51 Selling Licensee's signature _____
- 52 Selling Licensee Patricia Jay Listing Licensee Tom Hall



Sale Agreement # 0917152K3

FINAL AGENCY ACKNOWLEDGMENT

1 Both Buyer and Seller acknowledge having received the Oregon Real Estate Agency Disclosure Pamphlet, and hereby acknowledge and consent
 2 to the following agency relationships in this transaction: (1) Patrik Jay (Name of Selling Licensee)
 3 of John J. Scott WSL (Name of Real Estate Firm) is the agent of (check one):
 4 Buyer exclusively ("Buyer Agency"); Seller exclusively ("Seller Agency"); Both Buyer and Seller ("Disclosed Limited Agency").
 5 (2) Tom Hall (Name of Listing Licensee)
 6 of John J. Scott WSL (Name of Real Estate Firm) is the agent of (check one):
 7 Seller exclusively ("Seller Agency"); Both Buyer and Seller ("Disclosed Limited Agency").

8 (3) If both parties are each represented by one or more Licensees in the same Real Estate Firm, and Licensees are supervised by the same
 9 principal broker in that Real Estate Firm, Buyer and Seller acknowledge that said principal broker shall become the disclosed limited agent for both
 10 Buyer and Seller as more fully explained in the Disclosed Limited Agency Agreements that have been reviewed and signed by Buyer, Seller and
 11 Licensee(s).

12 Buyer shall sign this acknowledgment at the time of signing this Agreement before submission to Seller. Seller shall sign this acknowledgment at
 13 the time this Agreement is first submitted to Seller, even if this Agreement will be rejected or a counter offer will be made. Seller's signature to this
 14 Final Agency Acknowledgment shall not constitute acceptance of this Agreement or any terms therein.

15 Buyer: [Signature] Print Yamhill County HHS Date 9/21/15 *RESUBMITTED 9/21/15*
 16 Buyer: [Signature] Print FEDERAL HOME LOAN MORTGAGE CORPORATION Date 9/21/15
 17 Seller: [Signature] Print Freddie Mac Date 10/1/15
 18 Seller: [Signature] Print Kelly French Date 9/21/15
 as its attorney-in-fact [Signature]

RESIDENTIAL REAL ESTATE SALE AGREEMENT

19 This Agreement is intended to be a legal and binding contract.
 20 If it is not underlined, seek competent legal advice before signing. Time is of the essence of this Agreement.

21 1. DEFINITIONS: (1) All references in this Sale Agreement to "Licensee" and "Firm" shall refer to Buyer's and Seller's real estate agents
 22 licensed in the State of Oregon and the respective real estate companies with which they are affiliated. (2) Licensee(s) and Firm(s) identified in the
 23 Final Agency Acknowledgment Section above are not parties to this Agreement, except as may be expressly applicable. (3) A "business day" shall
 24 mean Monday through Friday, except recognized legal holidays as enumerated in ORS 187.010 and 187.020. (4) Unless Seller and Buyer
 25 expressly provide otherwise, the phrase "signed and accepted" in the printed text of this Sale Agreement, or any addendum, or counteroffer,
 26 however designated (collectively, "the Agreement"), shall mean the date and time that either the Seller and/or Buyer has/have: (a) Signed their
 27 acceptance of the Agreement received from the other party, or their licensee, and (b) Transmitted it to the sending party, or their licensee, either by
 28 manual delivery ("Manual Delivery"), or by facsimile or electronic mail (collectively, "Electronic Transmission"). (5) The sending of a signed
 29 acceptance of the Agreement via Electronic Transmission from one party, or their licensee, to the other party, or their licensee, shall have the
 30 same effect as Manual Delivery of the signed original, if the parties intend to use any other method for transmitting a signed offer or acceptance of
 31 the Agreement (such as regular mail, certified mail, or overnight delivery), they should so specify at Section 4 (Additional Provisions) of this Sale
 32 Agreement. (6) Time calculated in days after the date Buyer and Seller have signed and accepted the Agreement shall start on the first full
 33 business day after the date they have signed and accepted it. (7) Excepting only the Lead-Based Paint Contingency Period identified in Section 16,
 34 below, unless a different time is specified in the Agreement, all deadlines for performance, however designated, that are measured in business or
 35 calendar days, shall terminate as of 5:00 PM on the last day of that deadline, however designated.

36 2.1 PRICE/PROPERTY DESCRIPTION: Buyer (print name(s)) Yamhill County, a political subdivision of the State
 37 of Oregon, acting by and through its Health and Human Services Department
 38 offers to purchase from Seller (print name(s)) Freddie Mac

39 the following described real property (hereinafter "the Property") situated in the State of Oregon, County of Yamhill
 40 and commonly known or identified as (insert street address, city, zip code, tax identification number, lot/block description, etc.)
 41 1420 NE JOHNSTONE COURT, McMinnville, OR 97126
 42
 43

Buyer Initials [Signature] Date 9/21/15
 Seller Initials [Signature] Date 10/1/15

RESUBMITTED 9/21/15

Sale Agreement # 091715RR3



44 (Buyer and Seller agree that if it is not provided herein, a complete legal description as provided by the title insurance company in accordance with
45 Section 6, below, shall, where necessary, be used for purposes of legal identification and conveyance of title.)
46 for the Purchase Price (in U.S. currency) of 213,400.
47 on the following terms: Earnest money herein received for 213,400.
48 on 213,400. as additional earnest money, the sum of 213,400.
49 at or before Closing, the balance of down payment 0 \$
50 at Closing and upon delivery of DEED CONTRACT the balance of the Purchase Price 0 \$
51 2.2 BALANCE OF PURCHASE PRICE. (Select A or B) (Lines B, C, D and E should equal Line A)

52 A. This is an all cash transaction. Buyer to provide verification ("Verification") of readily available funds as follows (select only one): Buyer
53 has attached a copy of the Verification with the submission of this Agreement to Seller or Listing Licensee. Buyer will provide Seller or Listing
54 Licensee with the Verification within business days (five [5] if not filled in) after this Agreement has been signed and accepted; or Other
55 (Describe): Buyer maintains adequate cash reserves.
56 Seller may notify Buyer or Buyer's Licensee, in writing, of Seller's unconditional disapproval of the Verification within business days (five [5]
57 if not filled in) ("Disapproval Period") following its receipt by Seller or Listing Licensee. In which case, all earnest money deposits shall be promptly
58 refunded and this transaction shall be terminated. If Seller fails to provide Buyer or Listing Licensee with written unconditional disapproval
59 of the Verification by 5:00 p.m. of the Disapproval Period, Seller shall be deemed to have approved the Verification. If Buyer fails to
60 submit a Verification within a time frame selected above, unless the parties agree otherwise in writing, all earnest money deposits shall
61 be promptly refunded and this transaction shall be terminated.

62 B. Balance of Purchase Price to be financed as follows (Select only one): Conventional; FHA; Federal VA;
63 Other (Describe): (hereinafter "Loan
64 Program"). Buyer agrees to seek financing through a lending institution ("Lender") participating in the Loan Program identified above.

65 Pre-Approval Letter. Buyer has attached a copy of a Pre-Approval Letter from Buyer's Lender or mortgage broker; Buyer does not have a
66 Pre-Approval Letter at the time of making this offer; Buyer agrees to secure a Pre-Approval Letter as follows:
67

68 3.1 FINANCING CONTINGENCIES. If Buyer is financing any portion of the Purchase Price, this transaction is subject to the following financing
69 contingencies: (1) Buyer and the Property to qualify for the loan from Lender; (2) Lender's appraisal shall not be less than the Purchase Price; and,
70 (3) Other (Describe):
71

72 All Financing Contingencies are solely for Buyer's benefit and may be waived by Buyer in writing at any time.

73 3.2 FAILURE OF FINANCING CONTINGENCIES. If Buyer receives actual notification that any Financing Contingencies identified above have
74 failed or otherwise cannot occur, Buyer shall promptly notify Seller, and the parties shall have business days (two [2] if not filled in) following
75 the day of Seller's receipt of such notification to either (a) Terminate this transaction by signing a Termination Agreement (OREF-057) or such other
76 similar form as may be provided by Escrow; or (b) Reach a written mutual agreement upon such price and terms that will permit this transaction to
77 continue. Neither Seller nor Buyer is required under the preceding provision (b) to reach such agreement. If (a) or (b) fail to occur within the time
78 period identified herein, this transaction shall be automatically terminated and all earnest money shall be promptly refunded to Buyer. Buyer
79 understands that upon termination of this transaction, Seller shall have the right to immediately place the Property back on the market for sale upon
80 any price and terms as Seller determines, in Seller's sole discretion.

81 3.3 BUYER REPRESENTATION REGARDING FINANCING: As of the date of signing this Agreement, Buyer makes the following
82 representations to Seller:

83 (1) Buyer shall apply for a loan not later than business days (three [3] if not filled in) following the date Buyer and Seller have signed this
84 Agreement, and will thereafter complete all reasonably necessary papers in a timely manner and exercise best efforts (including payment of all
85 application, appraisal and processing fees, where applicable) to obtain the loan;

86 (2) Buyer shall make a good faith effort to secure the ordering of the Lender's appraisal no later than expiration of the Inspection Contingency
87 Period in Section 15.2 of this Agreement, or if the Professional Inspection Addendum (OREF-058) is used, expiration of the Inspection Period.

88 (3) Buyer currently has liquid and available funds for the earnest money deposit and down payment, sufficient to close the transaction described
89 herein, and is not relying upon any contingent source of funds (e.g., from loans, gifts, sale or Closing of other property, 401K disbursements, etc.),
90 except as follows (describe):
91
92

93 (4) Buyer authorizes Buyer's Lender or mortgage broker to provide non-confidential information to Listing and Selling Licensees regarding Buyer's
94 loan application status.

Buyer initials [Signature] Date 9/27/15

Seller initials [Signature] Date 10/1/15

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Safe Agreement # 091715EK7

95 (5) Buyer shall promptly notify Seller or Seller's Licensee if, after signing this Agreement, Buyer substitutes another lender for any reason.
96 Notwithstanding the preceding, Buyer shall not be permitted to select a Loan Program different than the one selected in Section 2.2 (B) above,
97 without Seller's advance written consent.

98 (6) Buyer agrees to keep Seller promptly informed of all other material non-confidential developments regarding Buyer's financing and the timing of
99 Closing.

100 3.4 INSURANCE: Buyer is encouraged to promptly verify the availability and cost of property/casualty fire insurance that will be secured for the
101 Property. Additionally, lenders may require proof of property/casualty fire insurance as a condition of the loan.

102 3.5 FLOOD INSURANCE; ELEVATION CERTIFICATE: If the Property is located in a designated flood zone, flood insurance may be required
103 as a condition of a new loan. Buyer is encouraged to promptly verify the need, availability, and cost of flood insurance, if applicable. An Elevation
104 Certificate ("EC") is the document used by the Federal National Flood Insurance Program ("NFIP") to determine the difference in elevation between
105 a home or building, and the base flood elevation ("BFE"), which is a computed elevation to which floodwater is anticipated to rise during certain
106 floods. The amount of the flood insurance premium for a particular property is based upon the EC. Not all properties in flood zones require an EC,
107 depending upon when they were constructed. ECs must be prepared and certified by a land surveyor, engineer, or architect who is authorized by
108 the local jurisdiction to certify elevation information. The costs and fees for an EC may range from a few hundred dollars to over a thousand. If the
109 Property requires an EC, it will need to be obtained prior to receiving a flood insurance quote. Additionally, lenders may require an EC as
110 a condition of loan approval. For more information, go to the following link: http://www.fema.gov/media-library-data/20130728-1914-26049-8248/floodsmart_techsheet_homeowners.pdf
111

112 4. ADDITIONAL PROVISIONS:
113 _____
114 _____
115 _____
116 _____
117 _____

For additional provisions, see Addendum 1

118 5. TITLE INSURANCE: Unless otherwise provided herein, this transaction is subject to Buyer's review and approval of a preliminary title report
119 and the recorded covenants, conditions and restrictions ("the Report and CC&Rs") showing the condition of title to the Property. (It not fully
120 understood, Buyer should immediately contact the title insurance company for further information or seek competent legal advice.
121 Neither Listing nor Selling Licensee is qualified to advise on specific legal or title issues.) Upon signature and acceptance of this
122 Agreement by Buyer and Seller, Seller will, at Seller's sole expense, promptly order the Report and CC&Rs from an Oregon title insurance
123 company and furnish them to Buyer. Upon receipt of the Report and CC&Rs, Buyer shall have _____ business days (five (5) if not filled in) within
124 which to notify Seller, in writing, of any matters disclosed in the Report and CC&Rs which are unacceptable to Buyer ("the Objections"). Buyer's
125 failure to timely object, in writing, to any matters disclosed in the Report and/or CC&Rs shall constitute acceptance of the Report and/or CC&Rs.
126 However, Buyer's failure to timely object shall not relieve Seller of the duty to convey marketable title pursuant to Section 6 below. If, within _____
127 business days (five (5) if not filled in) following receipt of the Objections, if any, Seller fails to remove or correct the matters identified in the
128 Objections, or does not give written assurances reasonably satisfactory to Buyer that they will be removed or corrected, all earnest money shall be
129 promptly refunded to Buyer and this transaction shall be terminated. This contingency is solely for Buyer's benefit and may be waived by Buyer in
130 writing. Within thirty (30) days after Closing, Seller shall furnish to Buyer an owner's standard form policy of title insurance insuring marketable title
131 in the Property to Buyer in the amount of the purchase price, free and clear of the Objections and all other title exceptions agreed to be removed as
132 part of this transaction. (Note: This Section 5 provides that Seller will pay for Buyer's standard owner's policy of title insurance. In some
133 areas of the country, such a payment might be regarded as a "seller concession." Under the amended Real Estate Settlement
134 Procedures Act ("RESPA"), effective on January 1, 2010 there are limitations, regulations and disclosure requirements on "seller
135 concessions" unless the product or service paid by the Seller was not customarily paid by the Seller. In Oregon sellers customarily and
136 routinely pay for their buyer's standard owner's policy of title insurance. Accordingly, unless the terms of this Section 5 are modified in
137 writing by Buyer and Seller, the parties acknowledge, agree and do instruct escrow, that in this transaction, Seller's payment of Buyer's
138 standard owner's policy of title insurance is not a "seller concession" under RESPA or any other federal or state law.)

139 6. DEED: Seller shall convey marketable title to the Property by statutory warranty deed (or good and sufficient personal representative's or
140 trustee's or similar legal fiduciary's deed, where applicable) free and clear of all liens of record, except property taxes which are a lien but not yet
141 payable, zoning ordinances, building and use restrictions, reservations in Federal patents, assessments of record which affect the Property,
142 covenants, conditions and restrictions of record, and those matters accepted by Buyer pursuant to Section 5 above.

143 7. SELLER-CARRIED FINANCING (E.G. LAND SALE CONTRACT/TRUST DEED/MORTGAGE/OPTION AGREEMENTS, RENT-TO-OWN,
144 ETC.): Note: If this transaction involves a land sale contract, trust deed, mortgage, option, or lease-to-own agreement (hereinafter a "Seller-Carry
145 Transaction") Oregon law requires that, unless exempted, individuals offering or negotiating the forms must hold a mortgage loan originator
146 ("MLO") license. Your real estate licensee is not qualified to provide those services or to advise you in this regard. Legal advice is strongly

Buyer Initials: [Signature] Date: 9/11/15 Resuminae

Seller Initials: [Signature] Date: 10/1/15

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Sale Agreement # 091715ERJ

147 recommended, Oregon law exempts the following individuals from the MLO licensing laws: (a) Those who offer or negotiate terms of a residential
 148 mortgage loan with or on behalf of their spouse, child, sibling, parent, grandparent, grandchild or a relative in a similar relationship created by law,
 149 marriage or adoption; (b) Those who sell their primary residences they currently or previously lived in; and (c) Individuals who sell up to three (3)
 150 non-primary residences per 12-month period. (Note: One may not hold more than eight residential mortgage loans at one time.)
 151 If this is a Seller-Carried Transaction, it shall be subject to Seller's determination whether to employ a Mortgage Loan Originator to offer and
 152 negotiate the terms of financing with Buyer. Seller shall make that determination and notify Buyer or Buyer's licensee in writing not later than
 153 _____ (five (5) if not filed in) business days after the date Buyer and Seller have signed and accepted this Sale Agreement
 154 ("the Notification Deadline"). Seller's failure to timely notify Buyer or Buyer's licensee, shall constitute an automatic election by Seller to offer and
 155 negotiate the terms of the transaction on Seller's own behalf.
 156 The parties and/or their MLOs shall thereafter reach a binding written agreement upon the terms and conditions of their Seller-Carried Transaction
 157 not later than _____ business days (seven (7) if not filed in) after the date Seller has notified Buyer whether Seller will use a MLO, or the end of
 158 the Notification Deadline, whichever first occurs ("the Negotiation Period"). Upon failure of Buyer and Seller, and/or their MLOs to reach agreement
 159 as to the terms and conditions of the Seller-Carried Transaction within the Negotiation Period, this transaction shall automatically terminate, and all
 160 parties shall cooperate in signing such documentation reasonably necessary to effect a termination of this transaction and a refund of all deposits,
 161 if any, to Buyer.
 162 **Caveat:** Buyer and Seller are strongly encouraged to secure competent legal advice in drafting any legally binding agreements relating
 163 to the Seller-Carried Transaction. If Escrow (as defined in Section 17) is instructed to prepare the note and trust deed or mortgage to be
 164 used in this transaction, state statute requires that Buyer and Seller receive from Escrow, at least three (3) days prior to Closing (as
 165 defined in Section 18), a statutory notice and a copy of the proposed documents. This requirement cannot be waived by Buyer or Seller
 166 without the approval of both of their respective Oregon-licensed attorneys.

167 **D. FIXTURES:** All fixtures (including remote controls and essential related equipment) are to be left upon the Property. Fixtures shall include but
 168 not be limited to: built-in appliances; attached floor coverings; drapery rods and curtain rods; window and door screens; storm doors and windows;
 169 system fixtures (refrigeration, plumbing, ventilating, cooling and heating); water heaters; attached electric light and bathroom fixtures; light bulbs;
 170 fluorescent lamps; window blinds; awnings; fences; all planted shrubs, plants and trees; EXCEPT: None

169 **6. PERSONAL PROPERTY:** Only the following personal property, in "AS-IS" condition and at no stated value is included:
 170 _____
 171 _____
 172 _____
 173 _____

174 **10. ALARM SYSTEM:** NONE OWNED LEASED. If leased, Buyer will will not assume the lease at Closing.

175 **11. WOODSTOVE/FIREPLACE INSERT:** Does the Property contain a woodstove or fireplace insert? Yes No
 176 Is the woodstove or fireplace insert certified? Yes No Unknown. If "No" or "Unknown," Seller to provide Buyer with OREF-048
 177 Woodstove/Fireplace Insert Addendum.

178 **12. SELLER REPRESENTATIONS:** Subject to other written disclosures made by Seller as a part of this transaction, Seller makes the
 179 following representations to Buyer:
 180 (1) The primary dwelling is connected to (check all that apply): a public sewer system; an on-site sewage system; a public
 181 water system; a private well; other (e.g., surface springs, cistern, etc.).
 182 (2) At the earlier of possession or Closing Date, the dwelling will have one or more operating smoke alarms, smoke detectors and
 183 carbon monoxide detectors as required by law (See <http://www.oregon.gov/OSP/SPM/>).
 184 (3) Seller has no knowledge of any hazardous substances in or about the Property other than substances (if any) contained in
 185 appliances and equipment. Buyer acknowledges that asbestos commonly exists in insulation, ceiling, floor coverings and other areas in
 186 residential housing and may exist in the Property.
 187 (4) Seller knows of no material defects in or about the Property.
 188 (5) All electrical wiring, heating, cooling, plumbing and irrigation equipment and systems and the balance of the Property, including the
 189 yard, will be in substantially its present condition at the time Buyer is entitled to possession.
 190 (6) Seller has no notice of any liens or assessments to be levied against the Property.
 191 (7) Seller has no notice from any governmental agency of any violation of law relating to the Property.
 192 (8) Seller is not a "foreign person" under the Foreign Investment in Real Property Tax Act ("FIRPTA") as defined in this Agreement.
 193 (9) Seller knows of no material discrepancies between visible lines of possession and use (such as existing fences, hedges, landscaping,
 194 structures, driveways, and other such improvements) currently existing on the Property offered for sale and the legal description of the
 195 Property.

Resumir
 Buyer Initials RES Date 9/17/15

Seller Initials [Signature] Date 10/1/15

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Sale Agreement # 091715PRJ

- 196 (10) Seller will keep the Property fully insured through Closing.
- 197 Seller agrees to promptly notify Buyer if, prior to Closing, Seller receives actual notice of any event or condition which could result in
- 198 making any previously disclosed material information relating to the Property substantially misleading or incorrect. These
- 199 representations are made to the best of Seller's knowledge, Seller may have made no investigations. Exceptions to Items (1) through (10)
- 200 are:
- 201 _____
- 202 _____
- 203 _____
- 204 Buyer acknowledges that the above representations are not warranties regarding the condition of the Property and are not a substitute
- 205 for, nor in lieu of, Buyer's own responsibility to conduct a thorough and complete independent investigation, including the use of
- 206 professionals, where appropriate, regarding all material matters bearing on the condition of the Property, its value and its suitability for
- 207 Buyer's intended use. Neither the Listing nor Selling Licenses shall be responsible for conducting any inspection or investigation of
- 208 any aspect of the Property.
- 209 13. "AS-IS": Except for Seller's express written agreements and written representations contained herein, and Seller's Property
- 210 Disclosure, if any, Buyer is purchasing the Property "AS-IS" in its present condition and with all defects apparent or not apparent. This
- 211 provision shall not be construed to limit Buyer's right to implied now home warranties, if any, that may otherwise exist under Oregon
- 212 law.
- 213 14.1 PRIVATE WELL: Does the Property contain a well that supplies or is intended to supply domestic water for household use? Yes No
- 214 If the property contains a private well, the OREF-082 Private Well Addendum will be attached to this Sale Agreement.
- 215 14.2 ONSITE SEWAGE SYSTEM: Does the Property contain an onsite sewage system? Yes No If the Property contains an onsite
- 216 sewage system, the OREF-081 Onsite Sewage System Addendum will be attached to this Sale Agreement.

INSPECTIONS: (CHECK ONLY ONE BOX)

- 217 15.1 ENVIRONMENTAL HEALTH CONDITIONS: The following list identifies some, but not all, environmental conditions that may be found in and
- 218 around all real property that may affect health: Asbestos, carbon monoxide, electric and magnetic fields, formaldehyde, lead and other
- 219 contaminants in drinking water and well water, lead-based paint, mold and mildew, radon, and leaking underground storage tanks. If Buyer has
- 220 any concerns about these conditions or others, Buyer is encouraged to secure the services of a professional inspector, consultant, or health
- 221 expert, for information and guidance. Neither the listing nor selling licenses are experts in environmental health hazards or conditions. For
- 222 additional information, go to the Oregon Association of Realtors' Buyer Advisory at: <http://www.oregonrealors.org> and the Oregon Public Health
- 223 Division at <http://public.health.oregon.gov/Pages/Items.aspx>
- 224 15.2 INSPECTIONS: Buyer understands that it is advisable to have a complete inspection of the Property by qualified professional(s) relating to
- 225 such matters as structural condition, soil condition/compaction/stability, environmental issues, survey, zoning, operating systems, and suitability for
- 226 Buyer's intended purpose. Neither Listing nor Selling Licenses are qualified to conduct such inspections and shall not be responsible to do so. For
- 227 further details, Buyer is encouraged to review the Buyer Advisory at: <http://www.oregonrealors.org>.
- 228 PROFESSIONAL INSPECTIONS: At Buyer's expense, Buyer may have the Property and all elements and systems thereof inspected by
- 229 one or more professionals of Buyer's choice. Provided, however, Buyer must specifically identify in this Agreement any desired inspections which
- 230 may include testing or removal of any portion of the Property including radon and mold. Buyer understands that Buyer is responsible
- 231 for the restoration of the Property following any inspection(s)/test(s) performed by Buyer or on Buyer's behalf. Buyer shall have
- 232 30 business days (on (10) if not filed by), after the date Buyer and Seller have signed and accepted this Agreement (hereinafter "the
- 233 Inspection Period"), in which to complete all inspections and negotiations with Seller regarding any matters disclosed in any inspection report.
- 234 However, during the Inspection Period, Seller shall not be required to modify any terms of this Agreement already reached with Buyer. Unless a
- 235 written and signed modification is reached, at any time during the Inspection Period, Buyer may notify Seller or Listing Licensee, in writing, of
- 236 Buyer's unconditional disapproval of the Property based on any inspection report(s), in which case, all earnest money deposits shall be promptly
- 237 refunded and this transaction shall be terminated. Buyer shall promptly provide a copy of all reports to Seller only if requested by Seller. If Buyer
- 238 fails to provide Seller or Listing Licensee with written unconditional disapproval of any inspection report(s) by 5:00 P.M. of the final day of
- 239 the Inspection Period, Buyer shall be deemed to have accepted the condition of the Property. Note that if, prior to expiration of the
- 240 Inspection Period, written agreement is reached with Seller regarding ALL Buyer's requested repairs, the Inspection Period shall
- 241 automatically terminate, unless the parties agree otherwise in writing.
- 242 Identify Additional Inspections: _____
- 243 ALTERNATIVE INSPECTION PROCEDURES: OREF-058 PROFESSIONAL INSPECTION ADDENDUM OR OTHER INSPECTION
- 244 ADDENDUM _____ is attached to this Agreement.

Buyer Initials [Signature] Date 9/21/15 Resubmitted

Seller Initials [Signature] Date 10/1/15

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Sale Agreement # 091715287

245 BUYER'S WAIVER OF INSPECTION CONTINGENCY: Buyer represents to Seller and all Licensees and Firms that Buyer is fully satisfied
246 with the condition of the Property and all elements and systems thereof and knowingly and voluntarily elects to waive the right to have any
247 inspections performed as a contingency to the Closing of the transaction. Buyer's election to waive the right of inspection is solely Buyer's decision
248 and at Buyer's own risk.

249 16. LEAD-BASED PAINT CONTINGENCY PERIOD: If the Property was constructed before 1978, a Lead-Based Paint Disclosure
250 Addendum (hereinafter "the Disclosure Addendum") shall be promptly signed by Seller, Buyer and Listing and Selling Licensees, and
251 become a part of this Agreement. Buyer shall also be provided with a pamphlet entitled "Protect Your Family From Lead in Your Home."
252 Buyer shall have _____ calendar days (ten [10] unless a greater number is filled in) within which to conduct a lead-based paint
253 assessment or inspection (hereinafter referred to as "the Lead-Based Paint Contingency Period"), which shall commence immediately
254 when Buyer and Seller sign the Disclosure Addendum. Unless the opportunity to conduct a risk assessment or inspection is expressly
255 waived in the Disclosure Addendum, Buyer may, in writing, unconditionally cancel this transaction during the Lead-Based Paint
256 Contingency Period and receive a prompt return of all earnest money deposited. Buyer understands that the failure to give timely written
257 notice of cancellation prior to midnight on the last day of the Lead-Based Paint Contingency Period shall constitute acceptance of the
258 condition of the Property as it relates to the presence of lead-based paint or lead-based paint hazards.
259 OREF-021 Lead-Based Paint Disclosure Addendum is attached to this Agreement.

260 17. ESCROW: This transaction shall be Closed at Seller's Choice SPENART ("Escrow"),
261 a neutral escrow located in the State of Oregon. Costs of Escrow shall be shared equally between Buyer and Seller, unless otherwise
262 specifically prohibited by the U.S. Department of Veterans Affairs (Federal VA).

263 Unless otherwise provided herein, the parties agree as follows: Seller authorizes Listing Firm to order a preliminary title report and owner's title
264 policy at Seller's expense and further authorizes Escrow to pay out of the cash proceeds of sale the expense of furnishing such policy, Seller's
265 recording fees, Seller's Closing costs and any encumbrances on the Property payable by Seller on or before Closing. Buyer shall deposit with
266 Escrow sufficient funds necessary to pay Buyer's recording fees, Buyer's Closing costs, and lender's fees, if any. Real estate fees, commissions or
267 other compensation for professional real estate services provided by Listing and/or Selling Firms shall be paid at Closing in accordance with the
268 listing agreement, buyer service agreement or other written agreement for compensation.

269 18. CLOSING: Closing shall occur on a date mutually agreed upon by Buyer and Seller, but in no event later than 10/23/15
270 ("the Closing Deadline"). The terms "Closed", "Closing" or "Closing Date" shall mean when the deed or contract is recorded and funds
271 are available to Seller. Buyer and Seller acknowledge that for Closing to occur by the Closing Deadline, it may be necessary to execute
272 documents and deposit funds in Escrow prior to that date. 10/20/15
273 if Escrow is to prepare a note and a deed of trust or mortgage.

274 19. POSSESSION: Seller shall remove all personal property (including trash and debris) that is not a part of this transaction, and deliver
275 possession of the Property to Buyer (check one):

- 276 (1) by 6:00 p.m. on Closing;
- 277 (2) by _____ a.m. / p.m. _____ days after Closing;
- 278 (3) by _____ a.m. / p.m. on the _____ day of _____.

279 If a tenant is currently in possession of the Property (check one): Buyer will accept tenant at closing; Seller shall have full responsibility for
280 removal of tenant prior to closing.

281 20. PRORATIONS: Prorates for rents, current year's taxes, interest on assumed obligations, and other prepaid expenses attributable to the
282 Property shall be as of: (check one) the Closing Date; date Buyer is entitled to possession; or _____
283

284 21. SELLER POSSESSION AFTER CLOSING: In the event that Buyer and Seller have agreed that Seller will deliver possession after Closing,
285 OREF-054 (Agreement to Occupy After Closing) will be attached to this Sale Agreement.

286 22. UTILITIES: Seller shall pay all utility bills accrued to date Buyer is entitled to possession. Buyer shall pay Seller for heating fuel then on
287 premises, at Seller's supplier's rate on the possession date. Payment shall be handled between Buyer and Seller outside of Escrow.

288 23. HOME WARRANTIES: Home warranty plans may be available to help cover homeowner costs to repair/replace certain home systems and
289 appliances. (See specific plan for details.) Will a plan be purchased for Buyer as a part of this transaction? Yes No
290 If yes, identify plan and cost: _____ \$ To be paid at Closing by: Buyer Seller

291 24. ESCROW DEPOSIT: Escrow is hereby instructed by Buyer and Seller as follows: (1) Upon your receipt of a copy of this Agreement marked
292 "rejected" by Seller or upon Listing Firm's written advice that the offer is "rejected" by Seller, you are to refund all earnest money to Buyer. (2) Upon
293 your receipt of a copy of this Agreement signed by Buyer and Seller, set up an escrow account and proceed with Closing in accordance with the
294 terms of this Agreement. If you determine that the transaction cannot be Closed for any reason (whether or not there is then a dispute between
295 Buyer and Seller), subject only to Section 4D below, you are to hold all earnest money deposits until you receive written instructions from Buyer and
296 Seller, or a final ruling from a court or arbitrator, as to disposition of such deposits.

Buyer Initials SMW Date 9/21/15

Seller Initials [Signature] Date 10/1/15

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Sale Agreement # 091715PR0

287 26. EARNEST MONEY PAYMENT/REFUND: If (1) Seller does not approve this Agreement; or (2) Seller signs and accepts this Agreement but
 288 falls to furnish marketable title; or (3) Seller fails to complete this transaction in accordance with this Agreement, or perform any other act as herein
 289 provided; or (4) any condition which Buyer has made an express contingency in this Agreement (and has not been otherwise waived) fails through
 300 no fault of Buyer, then all earnest money shall be promptly refunded to Buyer. However, acceptance by Buyer of the refund shall not constitute a
 301 waiver of other legal remedies available to Buyer, if Seller signs and accepts this Agreement and title is marketable; and (1) Buyer has
 302 misrepresented Buyer's financial status; or (2) Buyer's bank does not pay, when presented, any check given as earnest money; or (3) Buyer fails to
 303 redeem, when due, any note given as earnest money; or (4) Buyer fails to complete this transaction in accordance with this Agreement, or perform
 304 any other act as herein provided, then all earnest money paid or agreed to be paid shall be paid to Seller either as liquidated damages or as
 305 otherwise allowed under Oregon law, and this transaction shall be terminated. It is the intention of the parties that Seller's sole remedy against
 306 Buyer for Buyer's failure to close this transaction shall be limited to the amount of earnest money paid or agreed to be paid herein.

307 26. BINDING EFFECT/CONSENT: This Agreement is binding upon the heirs, personal representatives, successors and assigns of Buyer and
 308 Seller. However, Buyer's rights under this Agreement or in the Property are not assignable without prior written consent of Seller.

309 27.1 SELLER ADVISORY: OREGON STATE TAX WITHHOLDING OBLIGATIONS. Subject to certain exceptions, Escrow is required to withhold a
 310 portion of Seller's proceeds if they are a non-resident individual or corporation as defined under Oregon law. Buyer and Seller agree to execute and deliver, as
 311 appropriate, any instrument, affidavit or statement, and to perform any other reasonable or necessary to carry out the provisions of Oregon law.

312 27.2 SELLER/BUYER ADVISORY: FIRPTA TAX WITHHOLDING OBLIGATIONS. Seller is advised that upon Closing, Federal law, known as the
 313 Foreign Investment in Real Property Tax Act ("FIRPTA"), allows an escrow company, if they agree, to withhold a portion of Seller's proceeds if the real
 314 property is located within the United States and Seller is a "foreign person." A "foreign person" includes a non-resident alien individual, foreign corporation,
 315 foreign partnership, foreign trust and foreign estate. The amount withheld from Seller's proceeds is ten percent (10%) of the gross sales price and is required
 316 to be delivered over to the Internal Revenue Service ("IRS") within ninety (90) days of the closing of the transaction. Buyer may become responsible for
 317 payment if FIRPTA applies and Escrow is not instructed to withhold the funds. FIRPTA will not apply to this transaction so long as: (a) The sale price is
 318 \$500,000 or less; (b) The Property is to be used by Buyer as a residence; and, (c) Buyer is an individual. Where applicable, Buyer and Seller agree to execute
 319 and deliver, as appropriate, any instrument, affidavit or statement, reasonably requested by Escrow to carry out the provisions of FIRPTA. **NOTE: AT SECTION 12**
 320 **OF THIS AGREEMENT, SELLER REPRESENTS THAT SELLER IS NOT A "FOREIGN PERSON" HEREINAFTER "SELLER'S NON-FIRPTA STATUS".** If Seller is
 321 unsure, SELLER SHOULD FIRST CONSULT WITH SELLER'S TAX COUNSEL OR CPA BEFORE ENTERING INTO THIS TRANSACTION. IN SIGNING THIS OFFER, BUYER
 322 REPRESENTS THAT BUYER HAS NO KNOWLEDGE, INFORMATION OR BELIEF THAT SELLER IS A FOREIGN PERSON OR THAT THIS TRANSACTION IS SUBJECT TO FIRPTA.
 323 SELLER ACKNOWLEDGES THAT BUYER, LISTING AND SELLING LICENSEES, THEIR RESPECTIVE FIRMS AND ESCROW, ITS AGENTS, EMPLOYEES AND
 324 REPRESENTATIVES, SHALL HAVE THE ABSOLUTE RIGHT TO RELY UPON SELLER'S REPRESENTATION OF SELLER'S NON-FIRPTA STATUS AT SECTION 12, ABOVE.
 325 THIS RIGHT OF RELIANCE SHALL CONTINUE THROUGH THE CLOSING DATE AND THEREAFTER UNLESS SELLER HAS DISCLOSED OTHERWISE IN A WRITTEN COUNTER-
 326 OFFER OR ADDENDUM TO THIS SALES AGREEMENT. IF AT ANY TIME DURING THIS TRANSACTION, IT IS DETERMINED THAT SELLER'S REPRESENTATION OF SELLER'S
 327 NON-FIRPTA STATUS WAS INCORRECT FOR ANY REASON, SELLER AND BUYER HEREBY AGREE AND INSURE EACH OTHER TO ACT AS THE QUALIFIED SUBSTITUTE
 328 FOR BUYER AS DEFERRED BY THE IRS. FOR PURPOSES OF PREPARING THE NECESSARY PAPERWORK WITHHOLDING THE NECESSARY FUNDS, AND RETURNING THE
 329 FUND TO THE IRS, IF FOR ANY REASON, ESCROW REQUIRES TO ACT AS A QUALIFIED SUBSTITUTE, ESCROW IS REQUESTED TO PROMPTLY NOTIFY SELLER AND
 330 BUYER IN A WRITTEN MANNER SO THEY MAY MAKE OTHER ARRANGEMENTS PRIOR TO THE SCHEDULED CLOSING. SELLER AND BUYER ACKNOWLEDGE THAT IF
 331 FIRPTA APPLIES TO THIS TRANSACTION, ESCROW'S ROLE AS A QUALIFIED SUBSTITUTE MAY RESULT IN A DELAY IN CLOSING THIS TRANSACTION UNLESS
 332 OTHERWISE PROVIDED IN THIS SALES AGREEMENT OR ANY SUBSEQUENT SIGNED WRITTEN AGREEMENT BETWEEN SELLER AND BUYER, CONFIRMATION OF SELLER'S
 333 NON-FIRPTA STATUS IS NOT A CONTINGENCY OF THIS TRANSACTION.

334 26. APPROVED USES: "THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT
 335 PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST
 336 ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR
 337 FOREST PRACTICES, AS DEFINED IN ORS 30.030, IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
 338 TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305
 339 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,
 340 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
 341 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO
 342 VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 82.010
 343 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR
 344 STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301
 345 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855,
 346 OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

347 26. IRC 1031 EXCHANGE: In the event Buyer or Seller elects to complete an IRC 1031 exchange in this transaction, the other party agrees to
 348 cooperate with them and the accommodator, if any, in a manner necessary to complete the exchange, so long as it will not delay the Close of
 349 escrow or cause additional expense or liability to the cooperating party. Unless otherwise provided herein, this provision shall not become a
 350 contingency to the Closing of this transaction.

Y. G. N.

Buyer Initials Y. G. N. Date 9/21/15

Seller Initials [Signature] Date 10/1/15

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 RESIDENTIAL REAL ESTATE SALE AGREEMENT - Page 7 of 11



Sale Agreement # 0917158KJ

351 **30.1 LEVY OF ADDITIONAL PROPERTY TAXES:** The Property: (check one) is is not specially assessed for property taxes (e.g., farm,
352 forest or other) in a way which may result in levy of additional taxes in the future. If it is specially assessed, Seller represents that the Property is
353 current as to income or other conditions required to preserve its deferred tax status. If, as a result of Buyer's actions or the Closing of this
354 transaction, the Property either is disqualified from special use assessment or loses its deferred property tax status, unless otherwise specifically
355 provided in this Agreement, Buyer shall be responsible for and shall pay when due, any deferred and/or additional taxes and interest which may be
356 levied against the Property and shall hold Seller completely harmless therefrom. However, if as a result of Seller's actions prior to Closing, the
357 Property either is disqualified from its entitlement to special use assessment or loses its deferred property tax status, Buyer may, at Buyer's sole
358 option, promptly terminate this transaction and receive a refund of all deposits paid by Buyer in anticipation of Closing; or Close the transaction and
359 hold Seller responsible to pay into Escrow all deferred and/or additional taxes and interest which may be levied or recaptured against the Property
360 and hold Buyer completely harmless therefrom. The preceding shall not be construed to limit Buyer's or Seller's available remedies or damages
361 arising from a breach of this Section 30.1.

362 **30.2 HISTORIC PROPERTY DESIGNATION:**
363 If the Property is or may be subject to a Historic Property local ordinance or is subject to or may qualify for the Historic Property Special Property
364 Tax Assessment under ORS 358.475 to 358.565, Seller provides OREF-045 Historic Property Addendum.

DISPUTE RESOLUTION INVOLVING BUYER AND SELLER ONLY

365 **31. DISPUTE RESOLUTION BETWEEN BUYER AND SELLER:** Buyer and Seller agree that all claims, controversies and disputes between
366 them, including those for rescission (hereinafter collectively referred to as "Claims"), relating directly or indirectly to this transaction, shall be
367 resolved in accordance with the procedures set forth herein, which shall expressly survive Closing or earlier termination of this Agreement.
368 Provided, however, the following matters shall not constitute Claims: (1) any proceeding to collect, interpret or enforce any mortgage, trust deed,
369 land sale contract or recorded construction lien; or (2) a forcible entry and detainer action (eviction). The filing in court for the issuance of any
370 provisional process or similar remedy described in the Oregon or Federal Rules of Civil Procedure shall not constitute a waiver of the right or duty
371 to utilize the dispute resolution procedures specified herein. In the event of any suit, action or arbitration relating to the enforcement or interpretation of
372 this Agreement, the matter shall be governed exclusively by Oregon law, and venue shall be placed in the State of Oregon for all purposes.

373 **32. SMALL CLAIMS BETWEEN BUYER AND SELLER:** Notwithstanding the following Sections, Buyer and Seller agree that all Claims that are
374 within the jurisdiction of the Small Claims Court shall be brought and decided there, in lieu of mediation, arbitration or litigation in any other forum.

375 **33. MEDIATION BETWEEN BUYER AND SELLER:** If Buyer or Seller were represented in this transaction by a Licensee whose principal
376 broker is a member of the National Association of REALTORS®, all Claims shall be submitted to mediation in accordance with the procedures of the
377 Home Seller/Home Buyer Dispute Resolution System of the National Association of REALTORS®, or other organization-adopted mediation
378 program (collectively "the System"). Provided, however, if Licensee's principal broker is not a member of the National Association of REALTORS®
379 or the System is not available through the principal broker's Association of REALTORS®, then all Claims shall be submitted to mediation either
380 through: (1) the special mediation program administered by Arbitration Service of Portland ("ASP"), or (2) any other impartial private mediator(s) or
381 program(s) so long as such services are available in the county where the Property is located, as selected by the party first filing for mediation.

382 **34. ARBITRATION BETWEEN BUYER AND SELLER:** All Claims that have not been resolved by mediation, or otherwise, shall be submitted to
383 final and binding private arbitration in accordance with Oregon laws. Filing for arbitration shall be treated the same as filing in court for purposes of
384 meeting any applicable statutes of limitation, statute of ultimate repose, or for purposes of filing a lis pendens. Buyer or Seller may file Claims
385 either with ASP or alternatively, with any other professional arbitration service that has existing rules of arbitration, provided that the selected
386 alternative service also uses arbitrators who are in good standing with the Oregon State Bar, with expertise in real estate law and who can conduct
387 the hearing in the county where the Property is located. The arbitration service in which the Claim is first filed shall handle the case to its
388 conclusion. **BY CONSENTING TO THIS PROVISION BUYER AND SELLER ARE AGREEING THAT DISPUTES ARISING UNDER THIS
389 AGREEMENT SHALL BE HEARD AND DECIDED BY ONE OR MORE NEUTRAL ARBITRATORS AND BUYER AND SELLER ARE GIVING UP
390 THE RIGHT TO HAVE THE MATTER TRIED BY A JUDGE OR JURY. THE RIGHT TO APPEAL AN ARBITRATION DECISION IS LIMITED
391 UNDER OREGON LAW.**

392 **35. ATTORNEY FEES IN CLAIMS BETWEEN BUYER AND SELLER:** The prevailing party in any suit, action or arbitration (excluding those
393 Claims filed in Small Claims Court) between Buyer and Seller shall be entitled to recovery of all reasonable attorney fees and costs and
394 disbursements as defined in OREF 68 (including all filing and mediator fees paid in mediation). Provided, however, if a mediation service was
395 available to Buyer or Seller when the Claim arose, the prevailing party shall not be entitled to any award of attorney fees unless it is established to
396 the satisfaction of the arbitrator(s) or judge that the prevailing party offered or agreed in writing to participate in mediation prior to, or promptly upon,
397 the filing in arbitration or court.

RESUBMITTED

Buyer Initials *EMS* Date *9/21/15*

Seller Initials *[Signature]* Date *10/1/15*

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Sale Agreement # 091715PKJ

DISPUTE RESOLUTION INVOLVING LICENSEES OR FIRMS

398 **36. SMALL CLAIMS COURT AND ARBITRATION:** All claims, controversies or disputes relating to this transaction, including those for
399 resolution, in which a Licensee or Firm identified in the Final Agency Acknowledgment Section above is named or included as a party, shall be
400 resolved exclusively as follows: (1) If within the jurisdictional limits of Small Claims Court, the matter shall be brought and decided there, in lieu of
401 arbitration or litigation in any other forum. The preceding sentence shall be construed to mean that no party shall have a right to request a jury trial
402 and so remove the matter from the Small Claims Department of the Circuit Court under ORS 49.455(3). **BY CONSENTING TO THIS PROVISION,**
403 **BUYER AND SELLER ACKNOWLEDGE THAT THEY ARE GIVING UP THE CONSTITUTIONAL RIGHT TO HAVE THE MATTER TRIED BY A**
404 **JUDGE OR JURY IN CIRCUIT COURT, AND THAT A JUDGMENT IN SMALL CLAIMS COURT IS FINAL AND BINDING, AND THERE IS NO**
405 **RIGHT OF APPEAL.** (2) All other claims, controversies or disputes involving such Licensee or Firm shall be resolved through final and binding
406 arbitration using the arbitration selection process described in Section 34 above. Filing for arbitration shall be treated the same as filing in court for
407 purposes of meeting any applicable statutes of limitation or for purposes of filing a lis pendens. This Section 36 shall be in lieu of litigation involving
408 such Licensee or Firm in any other forum. Such Licensee or Firm may voluntarily participate in formal or informal mediation at any time, but shall
409 not be required to do so under this Section 36. This Section 36 shall not apply to those matters in which: (a) The claim, and is otherwise required
410 to be resolved under the Professional Standards Arbitration controversy or dispute is exclusively between REALTORS; (b) Licensee or Firm has
411 agreed to participate in alternative dispute resolution in a prior provision of the National Association of REALTORS written listing, service or fee
412 agreement with Buyer or Seller, or (c) Licensee or Firm is Buyer or Seller in this transaction (in which case, Sections 31-35 shall apply). This
413 Section 36 shall expressly survive Closing or earlier termination of this Agreement. In the event of any suit, action or arbitration relating to the
414 enforcement or interpretation of this Agreement, the matter shall be governed exclusively by Oregon law, and venue shall be placed in the State of
415 Oregon for all purposes. In the event that one or more Licensees and/or Firms have been named or included in any claims, controversies
416 or disputes that also include Buyer and/or Seller, the alternative dispute resolution and attorney fee provisions of Sections 31-35 above
417 shall continue to apply to Buyer and/or Seller, and this Section 36 shall apply exclusively to Licensees and/or Firms.

418 **37. RECEIPT FOR EARNEST MONEY:** Selling Firm acknowledges receipt of earnest money from Buyer in the sum of \$ 1,000 - 2,000
419 evidenced by CASH CHECK PROMISSORY NOTE payable as follows:
420 5 business calendar days (check one) after this Agreement has been signed and accepted; or
421 on or before _____
422 Other form of earnest money: _____

423 **38. EARNEST MONEY INSTRUCTIONS:** Buyer instructs Selling Firm, and Selling Firm agrees, to handle the earnest money as follows
424 (check all that apply):
425 Hold any earnest money that is in the form of a check undeposited until this Agreement has been signed and accepted pending mutual
426 acceptance of this Agreement and all agreed-upon counter offers, after which time deposit is as provided herein within three (3) banking days.
427 Deposit any earnest money funds received under a promissory note with To be determined by seller
428 Deposit in Selling Firm's client trust account, and thereafter Deposit with Escrow. In the event the earnest money is deposited in
429 Selling Firm's trust account or with Escrow (collectively "the Deposit Holder"), and the Deposit Holder has arranged to have interest on such
430 deposit transferred to a qualified public benefit corporation for distribution to organizations and individuals for first time home-buying assistance and
431 development of affordable housing pursuant to ORS 698.241(5) or ORS 698.578(3), all parties acknowledge and agree that any interest accruing
432 on the earnest money so deposited shall be transferred in accordance with this provision. The preceding sentence shall be subject to any other
433 statutes or regulations governing the disposition of earnest money deposits.

434 **SELLING LICENSEE AND SELLING FIRM SHALL HAVE NO FURTHER LIABILITY WITH RESPECT TO EARNEST MONEY WHICH THE**
435 **PARTIES HAVE AUTHORIZED TO BE TRANSFERRED TO A THIRD PARTY.**
436 John L. Scott, WSJ Selling Firm [Signature] Selling Licensee Signature
437

438 Office Address 1124 Cornucopia St NW, Salem, OR 97304 Phone (503) 398-0089 FAX (503) 399-2807

439 **39. PROPERTY DISCLOSURE LAW:** Buyer and Seller acknowledge that unless this transaction is otherwise exempted, Oregon law provides
440 that Buyer has a right to revoke Buyer's offer by giving Seller written notice thereof (a) within five (5) business days after Seller's delivery of Seller's
441 Property Disclosure Statement ("the Statement"), or (b) at any time before Closing (as defined in the Oregon Administrative Rules) if Buyer does
442 not receive the Statement from Seller before Closing. Buyer may waive the right of revocation only in writing. Seller authorizes Listing Firm to
443 receive Buyer's notice of revocation, if any, on Seller's behalf.

444 **40. COUNTERPARTS/DELIVERY:** This Agreement may be signed in multiple counterparts with the same legal effect as if all parties signed the
445 same document. This shall mean that delivery (e.g., transmissions manually, by facsimile, electronic mail, overnight mail, first-class regular or
446 certified mail, etc.) of a legible true copy of a signed original of this Agreement, including but not limited to all addenda, counter offers, and legal
447 notices required thereunder, shall be treated the same as delivery of the original document.

Buyer Initials [Signature] Date 9/21/15 RESUBMITTED
Seller Initials [Signature] Date 10/11/15

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Sale Agreement # 091715RKY

448 41. AGREEMENT TO PURCHASE: Buyer agrees to purchase the Property upon the terms and conditions set forth in this Agreement.
449 Buyer acknowledges receipt of a completely filled in copy of this Agreement which Buyer has fully read and understands. Buyer
450 acknowledges that Buyer has not relied upon any oral or written statements made by Seller or any Licensee which are not expressly
451 contained in this Agreement. Neither Seller nor any Licensee(s) warrant the square footage of any structure or the size of any land being
452 purchased. If square footage or land size is a material consideration, all structures and land should be measured by Buyer prior to
453 signing or should be made an express contingency in this Agreement.

454 Used or contract shall be prepared in the name of Yamhill County, a political subdivision of the State of Oregon.
455 This offer shall automatically expire on (insert date) 9/21/15 at 5:30 p.m., and shall terminate, if not
456 accepted by that time. Buyer may withdraw this offer before the Offer Deadline any time prior to Seller's acceptance. If Seller accepts this offer
457 after the Offer Deadline, it shall not be binding upon Buyer unless accepted by Buyer in writing within business days (two (2) if not filed in)
458 after the date of Seller's acceptance by so indicating at Section 44 below. This offer may be accepted by Seller only in writing.

459 Buyer Yamhill County Health and Human Services Date 9/17/15 RESUBMITTED a.m. / p.m.
460 Buyer Yamhill County Health and Human Services Date 9/21/15 a.m. / p.m.

461 Address 527 NE Evans Street McMinnville, OR Zip 97128
462 Phone Home Work 503-434-7523 Email haller@aco.yamhill.or.us Fax 503-434-9846

NO CHANGES OR ALTERATIONS ARE PERMITTED TO ANY PORTION OF THE PRE-PRINTED FORMAT OR TEXT OF THIS FORM. ANY SUCH PROPOSED CHANGES OR ALTERATIONS SHOULD BE MADE ON A SEPARATE DOCUMENT. CHANGES BY SELLER OR LISTING LICENSEE TO THE TERMS OR PROVISIONS ABOVE BUYER'S SIGNATURE SHOULD ALSO BE ON A SEPARATE DOCUMENT.

463 This offer was submitted to Seller for signing on the 17th day of September, 2015, at 5:30 p.m.
464 BY THE SELLER RESUBMITTED (Licensee(s) presenting offer).

465 42. AGREEMENT TO SELL / ACKNOWLEDGMENTS / DISPOSITION OF EARNEST MONEY: Seller accepts Buyer's offer. Seller
466 acknowledges receipt of a completely filled-in copy of this Agreement, which Seller has fully read and understands. Seller
467 acknowledges that Seller has not relied upon any oral or written statements of Buyer or of any Licensee(s) which are not expressly
468 contained in this Agreement. Seller instructs that all earnest money distributable to Seller pursuant to Section 25 above, shall be
469 distributed as follows after deduction of any title insurance and escrow/cancellation charges (check one): First to Listing Firm to the
470 extent of the agreed commission just as if the transaction had been closed, with residue to Seller, or

471 Seller Freddie Mac Date _____ a.m. / p.m.
472 Seller _____ Date _____ a.m. / p.m.

473 Address _____ Zip _____
474 Phone Home _____ Work _____ Email _____ Fax _____

475 43. REJECTION/COUNTER OFFER: SELLER ONLY: Seller does not accept the above offer, but makes the attached counter offer.
476 Seller rejects Buyer's offer.

FEDERAL HOME LOAN MORTGAGE CORPORATION
by STEWART LENDER SERVICES INC. Subject to _____ Date _____ a.m. / p.m.
as its attorney-in-fact _____ Date 9/22/15 8:36 a.m. / p.m.
BY: Kelly French _____ Date 10/1/15 _____ Zip _____ Fax _____

RESUBMITTED
Buyer Initials [Signature] Date 9/21/15
Seller Initials [Signature] Date 10/1/15

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Approved As To Form
by [Signature]
by Christian Boenisch
Christ County Counsel
Yamhill County
Yamhill County

B.O. 15-417



Sale Agreement # 091715FRJ

481 **44. BUYER'S ACKNOWLEDGMENT:** Buyer acknowledges receipt of a copy of Seller's written response to this Agreement. If Seller's response
 482 to an acceptance of Buyer's offer that occurred after the Offer Deadline identified at Section 41 above, Buyer (select only one) agrees does
 483 not agree, to be bound thereby. (The failure to check either box shall constitute rejection of Seller's acceptance after the Offer Deadline.) If
 484 Buyer checks the box agreeing to be bound by Seller's late acceptance occurring after the Offer Deadline, this Sale Agreement shall become
 485 binding on all parties only when Buyer(s) has/have signed below and transmitted it to Seller or Seller's Licensee.

486 Buyer [Signature] Date 4/27/15 9/27/15 a.m. p.m. (SWS)
 487 Buyer Tamhill County Health and Human Services Date _____ a.m. _____ p.m.

488 Enter Date, Time, and Method of Transmission of Buyer's Acceptance: _____
 489 By _____

490 **45. FIRMS/LICENSEES:**

491 Selling Licensee Patrick Day Selling Firm John F. Scott WSL
 492 Selling Firm Office Address 1124 Cornucopia St NW, Salem, OR 97304
 493 Phone (503) 399-0089 Phone _____ Fax (503) 399-2807
 494 E-mail patrick@johnfscott.com

495 Listing Licensee Tom Hall Listing Firm John F. Scott WSL
 496 Listing Firm Office Address 1124 Cornucopia St NW, Salem, OR 97304
 497 Phone (503) 399-0089 Phone _____ Fax (503) 399-2807
 498 E-mail tomhall@johnfscott.com

RESUBMITTED
 Buyer Initials [Signature] Date 9/21/15

Seller Initials [Signature] Date 10/1/15

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Sale Agreement # 091718PKJ
Addendum

EXTERIOR SIDING / STUCCO / E.I.F.S. DISCLOSURE

1 Buyer(s) Yamhill County, a Political Subdivision of the State of Oregon acting by and through its Health
 2 Seller(s) Freddie Mac and Human Services Department.
 3 Property Address 1420 NE JOHNSTONE COURT, McMinnville, OR 97128

4 In addition to natural wood siding, commercially-made siding products have been used on the exterior of homes and other structures.
 5 Commercially-made siding products (hereinafter referred to as "Siding") have been used in lap (board), panel (sheet), Stucco (including Exterior
 6 Insulated Finishing Systems "E.I.F.S.") and other applications in a variety of textures. Some of these products have been involved in class action
 7 lawsuits. Buyer and Seller are advised that neither the Listing Licensee nor the Selling Licensee can guarantee when, if ever, claims from such
 8 lawsuits will be paid. Buyer(s) is/are advised that some claims that have been paid by companies pursuant to the terms of class action
 9 settlements have been less than initially promised or expected by the recipients.
 10 Buyer has the duty to pay diligent attention to any material defects which are known to Buyer or can be known by Buyer by utilizing diligent
 11 attention and observation.

SELLER'S DISCLOSURE

12 Disclosures contained in this form are provided by the Seller on the basis of Seller's actual knowledge of the Property at the time of
 13 disclosure. Seller agrees to notify Buyer of any material corrections or changes to the answers below.

- 15 1. Is all of the siding all-natural wood? Yes No Unknown
 16 2. Identify manufacturer(s) and product name(s) of Siding on all structures, if known: _____
 17
 18 3. Is the Siding covered by a warranty? Yes No Unknown
 19 4. Is the Siding involved in a class action lawsuit or court settlement? Yes No Unknown
 20 5. Are there any defects or problems with the Siding? Yes No Unknown
 21 6. Have there been any inspections of the Siding? Yes No Unknown
 22 If yes, attach copies if available.
 23 7. Have there ever been any claims filed for this Siding by you or by previous owners? Yes No Unknown
 24 a) If yes, when was the claim(s) filed? _____
 25 If yes, attach copies if available.
 26 b) Was there money received? Yes No Unknown
 27 c) Has any Siding been replaced? Yes No Unknown

28 Commercially-made siding can develop problems in the future which may necessitate repair or replacement and could affect the home's
 29 insurability. A professional siding inspection is recommended.

30 EXPLAIN ALL ANSWERS TO QUESTIONS NOS. 3-7 MARKED "YES"

31 _____
 32 _____
 33 _____
 34 _____
 35 _____

X 36 Buyer S. Kelly Date 7/2/15 ← FEDERAL HOME LOAN MORTGAGE CORPORATION ←
 37 Buyer _____ Date _____ ← by STEWART LENDER SERVICES, INC., ←
 38 Selling Licensee Patrik Jay BY: [Signature] Date 10/1/15 ←
 39 Selling Firm John I. Scott WSL Listing Firm John I. Scott WSL Kelly French

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SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address 1420 NE JOHNSTONE COURT, MCMINNVILLE, OR 97128

INSTRUCTIONS TO THE SELLER

- 1 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
- 2 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
- 3 this disclosure statement and each attachment.
- 4 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
- 5 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
- 6 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
- 7 Section 1.
- 8 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
- 9 property or the buyer may revoke their offer to purchase anytime prior to closing the transaction. Questions regarding the legal consequences of
- 10 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 105.465 TO 105.480:
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.

The seller is a court appointed (Check only one): receiver personal representative trustee conservator guardian

This sale or transfer is by a governmental entity.

Signature(s) of Seller(s) Claiming Exclusion by FEDERAL HOME LOAN MORTGAGE CORPORATION
STEWART LENDER SERVICES, INC.,

Seller Freddie Mac as its attorney-in-fact BY: [Signature] Date 10/1/15

Signature(s) of Buyer(s) Acknowledging Seller's Claim BY: [Signature] Date 9/28/15

X Buyer [Signature] Date 9/28/15 Buyer _____ Date _____

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 105.465)

NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE PROPERTY LOCATED AT 1420 NE JOHNSTONE COURT, MCMINNVILLE, OR 97128 "THE PROPERTY."

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

SELLER Freddie Mac Date _____ SELLER _____ Date _____

	CASHIER'S CHECK	No. 3104507835	23-58 999
		DATE: SEPTEMBER 25, 2015	
PAY	TWO THOUSAND DOLLARS AND 00 CENTS		
		\$ 2,000.00	
TO THE ORDER OF	STEWART TITLE		
PURPOSE/REMITTER	EARNEST MONEY 1420 NE JOHNSTONE CT APT 204 115408		
Location	104 McMinville		
<small>U.S. Bank National Association Minneapolis, MN 55480</small>			
		AUTHORIZED SIGNATURE	

Details on Back. Security Features Included.





(503) 463-6750
3760 Brooklake Rd NE
Salem, OR 97303

PROPERTY INSPECTION REPORT

THIS INSPECTION IS A DETAILED LISTING OF AREAS VISUALLY INSPECTED AT:
1420 NE Johnstone Court McMinnville OR 97128

Client
Tom Hall
John L Scott
1124 Cornucopia St NW
Salem OR 97304

Agent

Inspector
Michael Leupitz
CCB#135235

Inspected on Saturday -- April 25, 2015



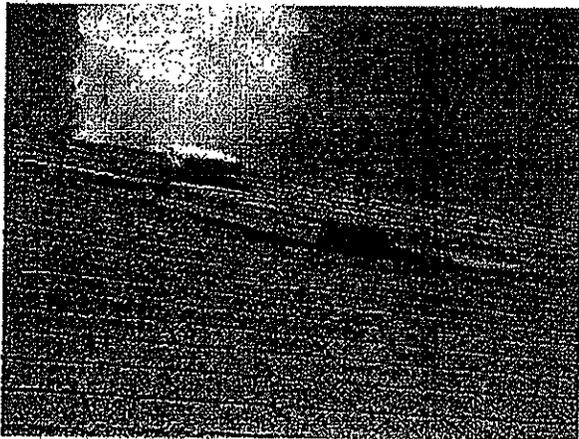
X (SWS)

ROOF INSPECTION REPORT

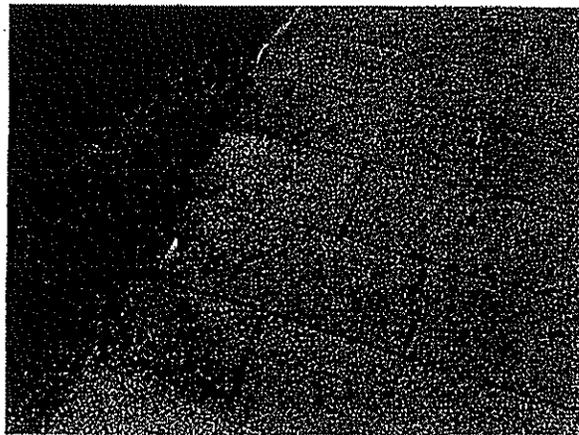
TYPE OF METHOD USED FOR OBSERVATION: Rooftop.
TYPE OF ROOF: Gable.
TYPE OF ROOFING: Composition 3 Tab Shingles.
TYPE OF SHEATHING: Original Spaced Sheathing with a Plywood Overlay.

FINDINGS: There is aggregate loss and missing shingles. There is moss. The overall condition of the composition shingle roof is very poor. It is beyond reasonable repair. Photos are attached to the report. We did not observe any visible evidence of leaks inside the house. Most lenders require a minimum of three years estimated life expectancy for a roof.

The condition of this roof is such that we cannot give it the three years. Recommend re-roofing at the earliest possible convenience.

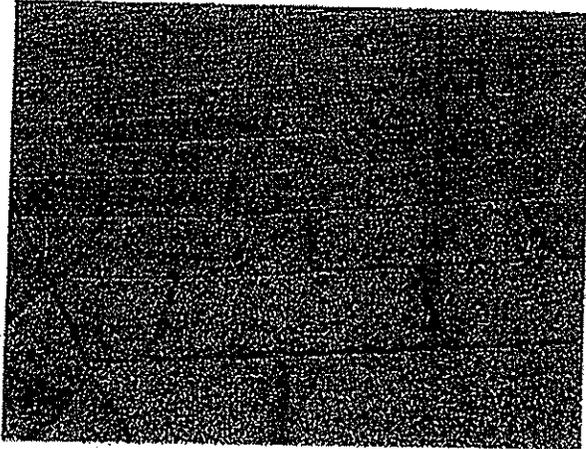


Missing roofing exposing the felt



Torn shingles

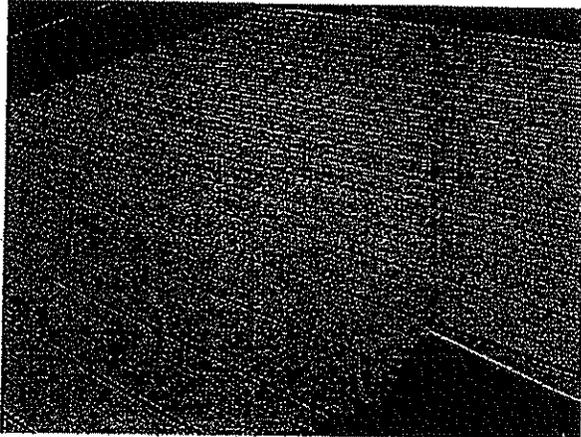
(Handwritten signature)



Significant mineral loss



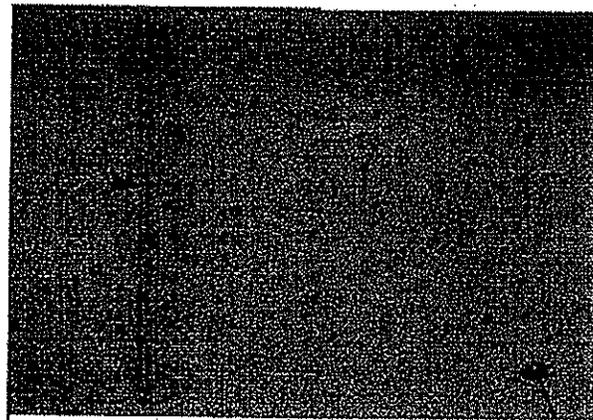
Valley in poor condition



Metal shed roof.



Moss on the roof



Water damage ceiling

X EV

Cornerstone Construction I, Inc.

CCB#161267-AVA/CORNECT0666C

895 NW Towle Ave
Gresham, OR 97030
Phone: 503.730.9945
Fax: 503.907.8075
colorcraft@hotmail.com

HVAC Inspection Report

Client: John L Scott Realty Tom Hall

Date: 4/14/2015

Job Address: 1420 NE Johnston Ct

McMinnville OR 97128

Findings: Heat Pump: Inspected wiring/electrical, sequencers, circuit board, blower
motor, capacitors, fan blades, coils, contactors. Cycled unit Emergency &
Heat Modes - System O.K. Removed and replaced 14 x 20 x 1 filter.


Stephan Reis

X 

WEST SALEM STATION
400 GLEN CREEK ROAD NW
SALEM, OR 97304-3060

09/28/2015 02:45:19 PM

Product Description	Sales Receipt		Final Price
	Sale Qty	Unit Price	
PORTLAND, OR 97205-3068 Zone-1 Priority Mail 1-Day™ FR Env with up to \$50.00 Insurance and USPS Tracking™ included ** USPS Tracking #: 9505 5000 2578 5271 0001 15 * Expected Delivery Day tomorrow, September 29.			\$5.75
Issue Postage:			\$5.75
Total:			\$5.75

Paid by:
VISA \$5.75
Account #: XXXXXXXXXXXX5677
Approval #: 08600C
Transaction #: 008
23-902400514-99

SSK Transaction #: 33
USPS® #: 407399-9550

** To check on the delivery status of this article, visit our Track & Confirm website at USPS.com, use this self-service kiosk (or any self-service kiosk at other Postal Locations) or call 1-800-222-1811.

Save this receipt as evidence of insurance. For information on filing an insurance claim go to usps.com/ship/file-domestic-claims.htm

Thanks.
It's a pleasure to serve you.

ALL SALES FINAL ON STAMPS AND POSTAGE.
REFUNDS FOR GUARANTEED SERVICES ONLY.

B.O. 15-417