



RESIDENTIAL

SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 22715 Kobuk Ct, West Linn, OR 97068
(the "Property")

INSTRUCTIONS TO THE SELLER

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 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 this disclosure statement and each attachment.

Each seller of residential property described in [ORS 105.465](#) must deliver this form to each buyer who makes a written offer to purchase. Under [ORS 105.475\(4\)](#), refusal to provide this form gives the buyer the right to revoke their offer at any time prior to closing the transaction. Use only the section(s) of the form that apply to the transaction for which the form is used. If you are claiming an exclusion under [ORS 105.470](#), fill out only Section 1.

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 Property or the buyer may revoke their offer to purchase anytime prior to closing the transaction. Questions regarding the legal consequences of 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 105.462 TO 105.490:

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.

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

_____ This sale or transfer is by a governmental agency.

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

Seller _____ Print _____ Date _____ ☐ a.m. ☐ p.m. ←

Seller _____ Print _____ Date _____ ☐ a.m. ☐ p.m. ←

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

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

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

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

Section 2. SELLER'S PROPERTY DISCLOSURE STATEMENT:

(NOT A WARRANTY) ([ORS 105.464](#))

NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE PROPERTY LOCATED AT 22715 Kobuk Ct, West Linn, OR 97068 (THE "PROPERTY").

Buyer Initials _____ / _____ Date _____

Seller Initials SM / MM Date 25/03/2024

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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 _____ (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.

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

Seller (select one) ☒ is ☐ is not occupying the Property.

I. SELLER'S REPRESENTATIONS

The following are representations made by Seller and are not the representations of any financial institution that may have made or may make a loan pertaining to the Property, or that may have or take a security interest in the Property, or any real estate licensee engaged by Seller or Buyer.

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

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

1. TITLE

A. Do you have legal authority to sell the Property?..... ☒ Yes ☐ No ☐ Unknown

B. **Is title to the Property subject to any of the following?* ☐ Yes* ☒ No ☐ Unknown

☐ First right of refusal ☐ Option ☐ Lease or rental agreement ☐ Other listing ☐ Life estate

C. **Is the Property being transferred an unlawfully established unit of land?* ☐ Yes* ☒ No ☐ Unknown

D. **Are there any encroachments, boundary agreements, boundary disputes or recent boundary changes?* ☐ Yes* ☒ No ☐ Unknown

E. **Are there any rights of way, easements, licenses, access limitations or claims that may affect your interest in the Property?* ☐ Yes* ☒ No ☐ Unknown

F. **Are there any agreements for joint maintenance of an easement or right of way?* ☐ Yes* ☒ No ☐ Unknown

G. **Are there any governmental studies, designations, zoning overlays, surveys or notices that would affect the Property?* ☐ Yes* ☒ No ☐ Unknown

H. **Are there any pending or existing governmental assessments against the Property?* ☐ Yes* ☒ No ☐ Unknown

I. **Are there any zoning violations or nonconforming uses?* ☐ Yes* ☒ No ☐ Unknown

J. **Is there a boundary survey for the Property?* ☐ Yes* ☐ No ☒ Unknown

K. **Are there any covenants, conditions, restrictions or private assessments that affect the Property?* ☒ Yes* ☐ No ☐ Unknown

L. **Is the Property subject to any special tax assessment or tax treatment that may result in levy of additional taxes if the Property is sold?* ☐ Yes* ☒ No ☐ Unknown

Buyer Initials _____ / _____ Date _____

Seller Initials SM / MM Date 25/03/2024

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(the "Property")

2. WATER

A. Household water

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

(2) Water source information:

a. *Does the water source require a water permit?..... ☐ Yes* ☒ No ☐ Unknown
 If yes, do you have a permit? ☐ Yes ☐ No ☐ Unknown ☒ N/A

b. Is the water source located on the Property? ☐ Yes ☐ No ☐ Unknown ☒ N/A
 If not, are there any written agreements for a shared water source?..... ☐ Yes ☐ No ☐ Unknown ☒ N/A

c. *Is there an easement (recorded or unrecorded) for your access to or maintenance of the water source? ☐ Yes* ☒ No ☐ Unknown

d. If the source of water is from a well or spring, have you had any of the following in the past 12 months? ☐ Yes ☐ No ☐ Unknown ☒ N/A

☐ Flow test ☐ Bacteria test ☐ Chemical contents test

e. *Are there any water source plumbing problems or needed repairs?..... ☐ Yes* ☒ No ☐ Unknown

(3) Are there any water treatment systems for the Property? ☒ Yes ☐ No ☐ Unknown

☐ Leased ☒ Owned

B. Irrigation

(1) Are there any ☐ water rights or ☐ other irrigation rights for the Property? ☐ Yes ☒ No ☐ Unknown

(2) *If any exist, has the irrigation water been used during the last five-year period?..... ☐ Yes* ☐ No ☐ Unknown ☒ N/A

(3) *Is there a water rights certificate or other written evidence available? ☐ Yes* ☐ No ☐ Unknown ☒ N/A

C. Outdoor sprinkler system

(1) Is there an outdoor sprinkler system for the Property?..... ☒ Yes ☐ No ☐ Unknown

(2) Has a back flow valve been installed? ☐ Yes ☐ No ☒ Unknown ☐ N/A

(3) Is the outdoor sprinkler system operable? ☒ Yes ☐ No ☐ Unknown ☐ N/A

3. SEWAGE SYSTEM

A. Is the Property connected to a public or community sewage system? ☒ Yes ☐ No ☐ Unknown

B. Are there any new public or community sewage systems proposed for the Property? ☐ Yes ☐ No ☒ Unknown

C. Is the Property connected to an on-site septic system? ☐ Yes ☒ No ☐ Unknown

(1) If yes, when was the system installed? ☐ Unknown ☒ N/A

(2) *If yes, was the system installed by permit?..... ☐ Yes* ☐ No ☐ Unknown ☒ N/A

(3) *Has the system been repaired or altered?..... ☐ Yes* ☐ No ☐ Unknown ☒ N/A

(4) *Has the condition of the system been evaluated and a report issued? ☐ Yes* ☐ No ☐ Unknown ☒ N/A

(5) Has the septic tank ever been pumped?..... ☐ Yes ☐ No ☐ Unknown ☒ N/A

If yes, when? ☒ N/A

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(6) Does the system have a pump? ☐ Yes ☐ No ☐ Unknown ☒ N/A

(7) Does the system have a treatment unit such as a sand filter or an aerobic unit? ☐ Yes ☐ No ☐ Unknown ☒ N/A

(8) **Is a service contract for routine maintenance required for the system?* ☐ Yes* ☐ No ☐ Unknown ☒ N/A

(9) Are all components of the system located on the Property? ☐ Yes ☐ No ☐ Unknown ☒ N/A

D. **Are there any sewage system problems or needed repairs?* ☐ Yes* ☒ No ☐ Unknown

E. Does your sewage system require on-site pumping to another level? ☐ Yes ☒ No ☐ Unknown

4. DWELLING INSULATION

A. Is there insulation in the:

(1) Ceiling? ☒ Yes ☐ No ☐ Unknown

(2) Exterior walls? ☒ Yes ☐ No ☐ Unknown

(3) Floors? ☒ Yes ☐ No ☐ Unknown

B. Are there any defective insulated doors or windows? ☐ Yes ☒ No ☐ Unknown

5. DWELLING STRUCTURE

A. **Has the roof leaked?* ☒ Yes* ☐ No ☐ Unknown

If yes, has it been repaired? ☒ Yes ☐ No ☐ Unknown ☐ N/A

B. Are there any additions, conversions or remodeling? ☒ Yes ☐ No ☐ Unknown

If yes, was a building permit required? ☐ Yes ☐ No ☐ Unknown ☒ N/A

If yes, was a building permit obtained? ☐ Yes ☐ No ☐ Unknown ☒ N/A

If yes, was final inspection obtained? ☐ Yes ☐ No ☐ Unknown ☒ N/A

C. Are there smoke alarms or detectors? ☒ Yes ☐ No ☐ Unknown

D. Are there carbon monoxide alarms? ☒ Yes ☐ No ☐ Unknown

E. Is there a woodstove or fireplace insert included in the sale? ☐ Yes ☒ No ☐ Unknown

**If yes, what is the make?* _____

**If yes, was it installed with a permit?* ☐ Yes* ☐ No ☐ Unknown ☒ N/A

**If yes, is a certification label issued by the United States Environmental Protection*

Agency (EPA) or the Department of Environmental Quality (DEQ) affixed to it? ☐ Yes* ☐ No ☐ Unknown ☒ N/A

F. **Has pest and dry rot, structural or "whole house" inspection been done within the*

last three years? ☒ Yes* ☐ No ☐ Unknown

G. **Are there any moisture problems, areas of water penetration, mildew odors or other moisture conditions (especially in the basement)?* ☒ Yes* ☐ No ☐ Unknown

**If yes, explain on attached sheet the frequency and extent of problem and any insurance claims, repairs or remediation done.*

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

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

If yes, what are the materials? _____

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

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

(3) Have the materials been inspected? ☐ Yes ☐ No ☐ Unknown ☒ N/A

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

If yes, when? ☐ N/A

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

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

6. DWELLING SYSTEMS AND FIXTURES

If the following systems or fixtures are included in the purchase price, are they in good working order on the date this form is signed?

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

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

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

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

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

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

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

H. Heating and cooling systems

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

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

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

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

If yes, what product? _____

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

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

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

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

If yes, when? _____

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

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

7. COMMON INTEREST

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

Name of Association or Other Governing Entity: _____

Contact Person: _____

Address: _____

Phone Number: _____

Buyer Initials _____ / _____ Date _____

Seller Initials SM / MM Date 25/03/2024

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178 Property Address or Tax ID # **22715 Kobuk Ct, West Linn, OR 97068**
 179 _____ (the "Property")

180 B. Regular periodic assessments: \$ _____ per ☐ Month ☐ Year ☐ Other _____

181 C. **Are there any pending or proposed special assessments?* ☐ Yes* ☐ No ☒ Unknown

182 D. Are there shared "common areas" or joint maintenance agreements for facilities

183 like walls, fences, pools, tennis courts, walkways or other areas co-owned in

184 undivided interest with others? ☐ Yes ☒ No ☐ Unknown

185 E. Is the Home Owners' Association or other governing entity a party to pending

186 litigation or subject to an unsatisfied judgment? ☐ Yes ☒ No ☐ Unknown ☐ N/A

187 F. Is the Property in violation of recorded covenants, conditions and restrictions or in

188 violation of other bylaws or governing rules, whether recorded or not? ☐ Yes ☒ No ☐ Unknown ☐ N/A

189 8. SEISMIC

190 A. Was the house constructed before 1974? ☐ Yes ☒ No ☐ Unknown

191 If yes, has the house been bolted to its foundation? ☐ Yes ☐ No ☐ Unknown ☒ N/A

192 9. GENERAL

193 A. Are there problems with settling, soil, standing water or drainage on the Property

194 or in the immediate area? ☐ Yes ☒ No ☐ Unknown

195 B. Does the Property contain fill? ☐ Yes ☒ No ☐ Unknown

196 C. Is there any material damage to the Property or any of the structure(s) from fire,

197 wind, floods, beach movements, earthquake, expansive soils or landslides? ☐ Yes ☒ No ☐ Unknown

198 D. Is the Property in a designated floodplain? ☐ Yes ☒ No ☐ Unknown

199 Note: Flood insurance may be required for homes in a floodplain.

200 E. Is the Property in a designated slide or other geologic hazard zone? ☐ Yes ☒ No ☐ Unknown

201 F. **Has any portion of the Property been tested or treated for asbestos, formaldehyde,*

202 *radon gas, lead-based paint, mold, fuel or chemical storage tanks or contaminated*

203 *soil or water?* ☐ Yes* ☒ No ☐ Unknown

204 G. Are there any tanks or underground storage tanks (for example, septic, chemical, fuel,

205 etc.) on the Property? ☐ Yes ☒ No ☐ Unknown

206 H. Has the Property ever been used as an illegal drug manufacturing or distribution site? ☐ Yes ☒ No ☐ Unknown

207 **If yes, was a Certificate of Fitness issued?* ☐ Yes* ☐ No ☐ Unknown ☒ N/A

208 I. **Has the Property been classified as forestland-urban interface?* ☐ Yes* ☒ No ☐ Unknown

209 10. FULL DISCLOSURE BY SELLER(S)

210 A. **Are there any other material defects affecting this Property or its value that a*

211 *prospective buyer should know about?* ☒ Yes* ☐ No

212 **If yes, describe the defect on attached sheet and explain the frequency and extent*

213 *of the problem and any insurance claims, repairs or remediation.*

Buyer Initials _____ / _____ Date _____

Seller Initials **SM** / **MM** Date **25/03/2024**

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VERIFICATION

The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and I/we have received a copy of this disclosure statement. I/we authorize my/our agents to deliver a copy of this disclosure statement to all prospective buyers of the Property or their agents.

13 *SM MM* 26/03/2024, 01:34:32 PM PDT
(complete even if zero) Number of pages of explanations that are attached.

Seller SCOTT MCMAHON (TTE) Print SCOTT MCMAHON (TTE) Date 25/03/2024, 01:32:30 PM PDT ☐ a.m. ☐ p.m. ←

Seller MICHAEL MCMAHON (TTE) Print MICHAEL MCMAHON (TTE) Date 25/03/2024, 01:59:52 PM PDT ☐ a.m. ☐ p.m. ←

II. BUYER'S ACKNOWLEDGMENT

A. As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to me/us or can be known by me/us by utilizing diligent attention and observation.

B. Each Buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are made only by Seller and are not representations of any financial institution that may have made or may make a loan pertaining to the Property, or that may have or take a security interest in the Property, or of any real estate licensee engaged by Seller or Buyer. A financial institution or real estate licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission, error or inaccuracy contained in another party's disclosure statement required by this section or any amendment to the disclosure statement.

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

DISCLOSURES, IF ANY, 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. IF THE SELLER HAS FILLED OUT SECTION 2 OF THIS FORM, YOU, THE BUYER, HAVE FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS DISCLOSURE STATEMENT TO REVOKE YOUR OFFER BY DELIVERING YOUR SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE UNLESS YOU WAIVE THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

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

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

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

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

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

Date received by Agent _____

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SELLER'S PROPERTY DISCLOSURE STATEMENT ADDENDUM

Property Address: 22715 Kobuk Ct, West Linn, OR 97068

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

Question # 1.K.

Details: There is no HOA, but there is CC&Rs. See attached.

Attachment Identified as _____

Question # 5.A.

Details: New roof was installed in 2017. In 2022, owner noticed some rusted nail pops in the interior ceiling. Warranty company came out to seal any exposed areas of the roof. There was no leak found, it was described as the house settling from the new roof being installed. As a precaution, the exterior nail areas of the roof were sealed since it was under warranty.

Attachment Identified as _____

Question # 5.F.

Details: At the time of the roof, gutter, and window cleaning. The contractor pointed out that there is dry rot on some of the exterior wood siding panels.

Attachment Identified as _____

Question # 5.G.

Details: There was a problem with water coming down the slope into the crawlspace. The house had shifted over the years since it was built in 1979. In 2019, TerraFirma installed posts and piers to lift the house level, as well as, added a support beam underneath the bonus room along the garage ceiling. To prevent further moisture issues in the crawlspace, the

Attachment Identified as _____

Question # 5.G.

Details: crawlspace was encapsulated and a sump pump was installed.

Attachment Identified as _____

Seller SCOTT MCMAHON (TTE) SCOTT MCMAHON (TTE) Date 25/03/2024 _____ a.m. _____ p.m. ⬅

Seller MICHAEL MCMAHON (TTE) MICHAEL MCMAHON (TTE) Date 25/03/2024 _____ a.m. _____ p.m. ⬅

Buyer Initials _____ / _____ Date _____

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Property Address: 22715 Kobuk Ct, West Linn, OR 97068

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

Question # 10.A.

Details: Back deck needs some replacement boards installed, as well as, needs restaing/painting.

Unable to do this during the wet season.

Front deck stairs needs restraining/paint. Unable to do this during the wet season.

The door leading into the large bonus room above the garage is narrower than most standard

Attachment Identified as _____

Question # 10.A.

Details: doors. To get furniture in there, movers had to remove the door from the hinges.

In 1028, the kitchen, half bath, and flooring were part of a remodel that didn't require permits as it was a replacement for what was already there.

In regards to LINE 82, there is a reverse osmosis water filtration system in the kitchen.

Attachment Identified as _____

Question # 10.A.

Details: In regards to LINE 125, there in one gas fireplace that is operable, while the other

fireplace has an electric fireplace attachment that doesn't seem to be in working order.

In regards to LINE 161, the security system is a RING system which is not included in the sale.

Attachment Identified as _____

Question # 10.A.

Details: About 15 years ago, the 2nd AC unit in the attic above the guest bedroom on the south

side fell through the ceiling. The AC has since been replaced and the interior repaired.

Attachment Identified as _____

Question # _____

Details: _____

Attachment Identified as _____

Seller SCOTT MCMAHON (TTE) SCOTT MCMAHON (TTE) Date 25/03/2024 _____ a.m. _____ p.m. ⬅

Seller MICHAEL MCMAHON (TTE) MICHAEL MCMAHON (TTE) Date 25/03/2024 _____ a.m. _____ p.m. ⬅

Buyer Initials _____ / _____ Date _____

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Scott McMahon (Oregon Realtor) <scott@scottmrealestate.com>

Follow Up on 22715 Kobuk Ct, West Linn, OR 97068 - Sat, March 5th, 2022

Joe Hoover <joeh@matrixroof.com>

Tue, Mar 8, 2022 at 10:20 AM

To: "Scott McMahon (Realtor)" <scott@scottmrealestate.com>

Scott,

I did have someone out there on Thursday to complete the work that was on the estimate, which was for caulking the exposed nails. I have attached some photos for you to see.

I apologize if there was a miscommunication about the roof cleaning, but that was not in our estimate to complete. I can send over a separate estimate to complete that work. Again, I do apologize for any miscommunication.

Thank you,



Joe Hoover, Director of External Operations

Matrix Roof & Home |360.474.5828

www.matrixroof.com Request a bid

Celebrating our NEW Home Solutions Department. Windows, doors, small home repairs and almost everything in between. Ask for details! Realtors – your punch list is handled. Call today!



IICRC Water Restoration Certified Firm

From: Scott McMahon (Realtor) <scott@scottmrealestate.com>

Sent: Saturday, March 5, 2022 10:27 AM

To: Joe Hoover <joeh@matrixroof.com>

Subject: Follow Up on 22715 Kobuk Ct, West Linn, OR 97068 - Sat, March 5th, 2022

Hey Joe,

It doesn't look like anyone came out this past Thursday to work on my mom's home at:

[22715 Kobuk Ct, West Linn, OR 97068](#)

I checked all the security cameras for that day and it showed that no one ever came to the house.

Another way I was able to determine that no one was out at the house, is because the moss and debris weren't cleaned off the roof and gutters. (See attached photos)

Can you let me know when a crew will be out at the house again?

Thanks,

-SM-

Scott McMahon

Real Estate Broker, Licensed in the State of Oregon at
MORE® Realty



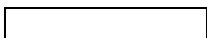
P 971-204-8940

E scott@scottMrealestate.com

W <https://scottMrealestate.com>

| Certified Pricing Strategy Advisor (PSA)

| Certified Real Estate Negotiation Expert (RENE)



7 attachments



20ddc189-fd54-4001-9772-7b0e2eb9c118.JPG
222K



a5fdcddb-18f6-4add-8661-1bd16ae37cf9.JPG
283K



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230K



36a9466e-e4ad-4940-83b0-c6cd4ec8fc9d.JPG
405K



image001.png
16K

All Day Projects

Joseph Gaudio

3809 SE 131st ave Portland, Oregon 97236

Office 503-756-0430

<http://www.alldayprojects.com>

alldayprojects@gmail.com

PAID

Bill To:
Scott McMahon - 533
20035 Southwest 60th Avenue
Tualatin, OR 97062
smcmahon300@yahoo.com
503-970-5826 Scott

Receipt

No. 8023
Date: Feb 16, 2024

Time	Description	Amount
------	-------------	--------

Location: 22715 Kobuk Court; West Linn, OR 97068

9:00am **Roof Soft Wash / Moss Treatment** \$400.00
to
5:30pm This service includes: Entire Roof

1. Install Roof Anchor (if needed)
2. Inspect the roof for any damages
3. Apply roof soft wash solution

=*This service may need a roof blow off
**Generally, it can take several weeks to a few months for the moss to completely detach and fall off the roof based on several factors, including the severity of the moss infestation, the type of roof surface, and weather conditions.

Roof Blow Off \$150.00

This service includes:

1. Install roof anchor (if needed)
2. Roofs & valleys cleared of loose debris
3. Clean roof debris from the ground

*Yard Debris bags will be provided if your bin is full or missing. Yard debris bags will be left on site for normal trash collection. We can remove the debris off-site for an extra charge of \$10.00 per bag if requested.

Gutter Cleaning \$250.00

Area:

- All Gutters

This service includes:

- Clean & flush inside of gutters
- Snake clogged downspouts
- Tap in any loose nails

*Yard Debris bag will be provided if your bin is full or missing. Yard debris bags will be left on site for regular trash collection. We can remove the debris off-site for an extra charge of \$10.00 per bag if requested

Window Cleaning - OUTSIDE \$400.00

This service includes:

- 1. Clean outside of window glass
- 2. Clean outside of window frame
- 3. Deep clean screens (if applicable)
- 4. Paint removal on glass
- 5. Sticky residue removal
- 6. 7 Day Clean Guarantee

Sky Light Cleaning - OUTSIDE \$25.00

This service includes:

- 1. Clean outside of skylights
- 2. Clean outside skylight frame
- 3. Paint removal on glass
- 4. Sticky residue removal on glass


**this service may require an OSHA approved roof anchor*

Service Person(s): Joseph Gaudio and Camryn

Subtotal	\$1,225.00
Tip	\$122.50
Total	\$1,347.50
Paid Credit Card (Feb 16, 2024)	\$1,347.50
Balance Due	\$0.00

See Financing Options

[Learn More](#)

Or as low as \$61.50/month.
with 

Thank you for your Business!

79/11

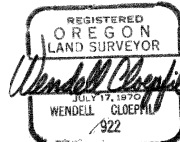
VILLA ROMA ESTATES

SHEET 1 OF 2

A REPLAT OF A PORTION OF "WILLAMETTE HEIGHTS" LOCATED
IN THE SOUTHWEST 1/4 SECTION 30, T.2S., R.2E. AND S.E. 1/4
SECTION 25 AND N.E. 1/4 SECTION 36, T.2S., R.1E., W.M.
CLACKAMAS COUNTY, OREGON
CITY OF WEST LINN

SCALE: 1" = 100'

JANUARY, 1979



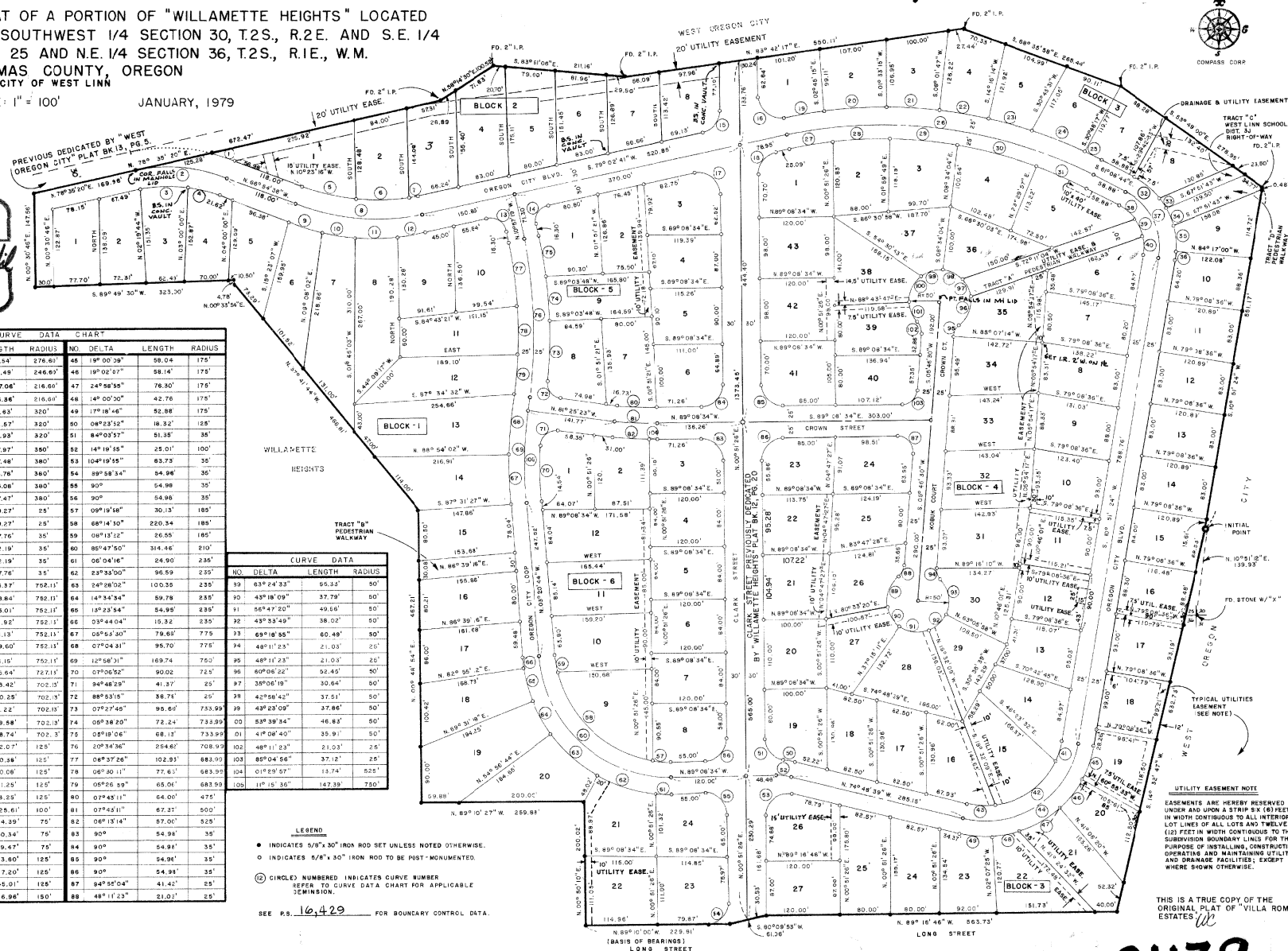
CURVE DATA CHART							
NO.	DELTA	LENGTH	RADIUS	NO.	DELTA	LENGTH	RADIUS
1	0°34'05"	36.34	276.63	45	19°00'39"	58.04	175
2	3°30'02"	148.49	246.63	46	19°02'07"	58.14	175
3	20°23'07"	77.06	216.66	47	24°58'55"	76.30	175
4	14°06'55"	53.56	216.66	48	14°00'30"	42.76	175
5	16°24'24"	31.83	320	49	17°18'46"	52.86	175
6	14°47'08"	32.57	320	50	08°23'52"	18.32	125
7	01°50'11"	5.93	320	51	8°40'57"	51.35	35
8	3°40'24"	237.97	350	52	14°19'55"	25.01	100
9	08°40'03"	37.48	380	53	10°49'55"	63.73	35
10	08°42'28"	55.76	380	54	8°58'34"	54.94	35
11	0°44'44"	55.08	380	55	9°0	54.98	35
12	0°09'55"	47.47	380	56	9°0	54.98	35
13	9°0	39.27	25	57	09°19'58"	30.13	185
14	9°0	39.27	25	58	08°14'30"	220.34	185
15	78°11'16"	47.76	35	59	08°13'12"	26.55	165
16	10°44'45"	62.19	35	60	85°47'50"	314.46	210
17	10°44'45"	62.19	35	61	06°04'16"	24.90	235
18	78°11'15"	47.76	35	62	23°33'00"	95.59	235
19	04°58'46"	65.17	752.11	63	24°08'02"	100.35	235
20	0°31'46"	98.84	752.11	64	14°54'34"	59.78	235
21	08°28'32"	85.01	752.11	65	13°23'54"	54.93	235
22	09°14'27"	81.92	752.11	66	53°44'04"	15.32	235
23	05°25'07"	71.13	752.11	67	08°54'50"	79.63	775
24	08°49'33"	99.60	752.11	68	07°04'31"	95.70	775
25	02°22'22"	31.15	752.11	69	12°06'31"	169.74	725
26	33°30'35"	505.64	727.13	70	07°06'30"	90.02	725
27	09°35'18"	68.42	702.19	71	34°46'23"	41.37	25
28	07°21'52"	90.25	702.19	72	88°53'18"	34.71	25
29	09°04'32"	111.22	702.19	73	07°27'45"	95.86	733.99
30	10°14'46"	129.58	702.19	74	08°38'20"	72.24	733.99
31	07°14'28"	88.74	702.19	75	05°19'06"	68.13	733.99
32	23°52'02"	52.07	125	76	20°54'36"	254.67	708.99
33	08°19'55"	20.48	125	77	08°37'28"	102.83	683.90
34	11°47'12"	30.06	125	78	06°30'11"	77.61	683.90
35	18°04'32"	41.25	125	79	05°06'39"	65.04	683.90
36	08°04'24"	13.25	125	80	07°43'11"	64.00	475
37	11°58'08"	125.61	100	81	07°43'11"	67.21	500
38	28°18'28"	34.35	75	82	06°13'14"	57.00	525
39	20°45'10"	30.34	75	83	9°0	54.94	35
40	22°30'55"	29.47	75	84	9°0	54.94	35
41	15°24'01"	33.60	125	85	9°0	54.94	35
42	58°18'09"	127.20	125	86	9°0	54.94	35
43	10°37'47"	45.01	125	87	94°55'04"	41.42	25
44	54°19'57"	246.98	150	88	48°11'23"	21.03	25

CURVE DATA			
NO.	DELTA	LENGTH	RADIUS
1	0°34'05"	36.34	276.63
2	3°30'02"	148.49	246.63
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7	01°50'11"	5.93	320
8	3°40'24"	237.97	350
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10	08°42'28"	55.76	380
11	0°44'44"	55.08	380
12	0°09'55"	47.47	380
13	9°0	39.27	25
14	9°0	39.27	25
15	78°11'15"	47.76	35
16	10°44'46"	62.19	35
17	10°44'46"	62.19	35
18	78°11'15"	47.76	35
19	04°58'46"	65.17	752.11
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21	08°28'32"	85.01	752.11
22	09°14'27"	81.92	752.11
23	05°25'07"	71.13	752.11
24	08°49'33"	99.60	752.11
25	02°22'22"	31.15	752.11
26	33°30'35"	505.64	727.13
27	09°35'18"	68.42	702.19
28	07°21'52"	90.25	702.19
29	09°04'32"	111.22	702.19
30	10°14'46"	129.58	702.19
31	07°14'28"	88.74	702.19
32	23°52'02"	52.07	125
33	08°19'55"	20.48	125
34	11°47'12"	30.06	125
35	18°04'32"	41.25	125
36	08°04'24"	13.25	125
37	11°58'08"	125.61	100
38	28°18'28"	34.35	75
39	20°45'10"	30.34	75
40	22°30'55"	29.47	75
41	15°24'01"	33.60	125
42	58°18'09"	127.20	125
43	10°37'47"	45.01	125
44	54°19'57"	246.98	150

- LEGEND
- INDICATES 5/8" x 30" IRON ROD SET UNLESS NOTED OTHERWISE.
 - INDICATES 5/8" x 30" IRON ROD TO BE POST-MONUMENTED.
 - ① CIRCLED NUMBERED INDICATES CURVE NUMBER.

REFER TO CURVE DATA CHART FOR APPLICABLE
DIMENSION.

SEE P.S. 16,429 FOR BOUNDARY CONTROL DATA.



THIS IS A TRUE COPY OF THE
ORIGINAL PLAT OF "VILLA ROMA
ESTATES"

2439

79/11

VILLA ROMA ESTATES

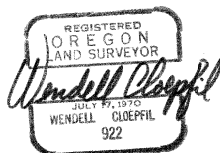
A REPLAT OF A PORTION OF "WILLAMETTE HEIGHTS" LOCATED IN THE S.W. 1/4 SECTION 30, T.2 S., R.2 E.,
AND S.E. 1/4 SECTION 25 AND N.E. 1/4 SECTION 36, T.2 S., R.1 E., W.M. CLACKAMAS COUNTY, OREGON
CITY OF WEST LINN

JANUARY, 1979
SHEET 2 OF 2

CERTIFICATE

I, WENDELL CLOEPFIL, BEING FIRST DULY SWORN SAY THAT "VILLA ROMA ESTATES" SUBDIVISION WAS CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS REPRESENTED IN THE ANNEXED MAP AND AT THE INITIAL POINT OF SAID SURVEY A 2-INCH GALVANIZED IRON PIPE 36-INCHES LONG WAS DRIVEN 6-INCHES BELOW THE SURFACE OF THE GROUND, SAID INITIAL POINT BEING LOCATED N. 10° 51' 12" E., 139.93 FEET FROM A FOUND STONE WITH "X" AT THE NORTHEAST CORNER OF SECTION 36, T.2 S., R.1 E., W.M. CLACKAMAS COUNTY, OREGON; THENCE FROM SAID INITIAL POINT THE BOUNDARY OF "VILLA ROMA" RUNS S. 14° 32' 47" W., 632.73 FEET ALONG THE CENTERLINE OF FIRST STREET (VACATED) IN "WILLAMETTE HEIGHTS" A PLAT OF RECORD IN CLACKAMAS COUNTY, OREGON; THENCE N. 89° 18' 46" W., 563.73 FEET ALONG THE SOUTH LINES OF BLOCKS 4 AND 5 IN SAID "WILLAMETTE HEIGHTS" PLAT TO THE SOUTHWEST CORNER OF SAID BLOCK 4; THENCE S. 80° 09' 53" W., 61.06 FEET TO THE SOUTHEAST CORNER OF BLOCK 3 OF SAID "WILLAMETTE HEIGHTS" PLAT; THENCE ALONG THE SOUTH LINE OF SAID BLOCK 3 N. 89° 10' 00" W., 229.81 FEET TO THE CENTERLINE OF THE ALLEY THRU SAID BLOCK 3; THENCE ALONG SAID ALLEY CENTERLINE N. 00° 50' 10" E., 200.02 FEET; THENCE N. 89° 10' 27" W., 259.88 FEET ALONG THE SOUTH LINE OF LOT 13 OF SAID BLOCK 3; THENCE ALONG THE CENTERLINE OF FOURTH STREET (VACATED) IN SAID "WILLAMETTE HEIGHTS" PLAT N. 00° 48' 54" E., 467.21 FEET TO A POINT OF INTERSECTION WITH A LINE WHICH IS PARALLEL TO AND 17.24 FEET NORTH OF THE SOUTH LINE OF LOT 13, BLOCK 2, OF SAID "WILLAMETTE HEIGHTS" PLAT; THENCE N. 37° 41' 44" W., 466.81 FEET TO A POINT ON THE WEST LINE OF LOT 1, BLOCK 8, OF SAID "WILLAMETTE HEIGHTS" PLAT WHICH IS 122.6 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE WEST LINE OF SAID LOT 1, N. 00° 33' 54" E., 4.78 FEET; THENCE S. 89° 49' 30" W., 323.00 FEET ALONG THE SOUTH LINE OF BLOCK 9 OF SAID "WILLAMETTE HEIGHTS" PLAT; THENCE N. 00° 30' 46" E., 147.56 FEET ALONG THE WEST LINE OF SAID "WILLAMETTE HEIGHTS" PLAT TO THE CENTERLINE OF OREGON CITY BOULEVARD (VACATED) IN SAID "WILLAMETTE HEIGHTS" PLAT; THENCE ALONG SAID CENTERLINE OF OREGON CITY BOULEVARD (VACATED) N. 78° 35' 20" E., 672.47 FEET TO A FOUND TWO (2) INCH IRON PIPE; THENCE N. 68° 14' 30" E., 100.52 FEET TO A FOUND TWO (2) INCH IRON PIPE; THENCE S. 83° 51' 06" E., 211.16 FEET TO A FOUND TWO (2) INCH IRON PIPE; THENCE N. 83° 42' 17" E., 550.17 FEET TO A FOUND TWO (2) INCH IRON PIPE; THENCE S. 68° 35' 58" E., 265.44 FEET TO A FOUND TWO (2) INCH IRON PIPE; THENCE S. 53° 49' 00" E., 278.95 FEET TO A FOUND TWO (2) INCH IRON PIPE AT THE INTERSECTION OF THE CENTERLINE OF SAID OREGON CITY BOULEVARD (VACATED) WITH THE CENTERLINE OF SAID FIRST STREET (VACATED); THENCE ALONG SAID CENTERLINE OF FIRST STREET (VACATED) S. 10° 51' 24" W., 551.17 FEET TO THE INITIAL POINT; AND THAT POST-MONUMENTATION WILL BE COMPLETED WITHIN ONE (1) YEAR OF THE RECORDING DATE IN COMPLIANCE WITH O.R.S. 92.070 (2).

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8TH DAY OF March, 1979.
Roberto A. Edvards
NOTARY PUBLIC FOR STATE OF OREGON
July 30, 1982
MY COMMISSION EXPIRES



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT "VILLA ROMA ESTATES", A LIMITED PARTNERSHIP OF COLUMBIA CUSTOM HOMES, INC., AN OREGON CORPORATION AND CROWN ZELLERBACH CORPORATION, AN NEVADA CORPORATION, OWNERS OF THE LAND DESCRIBED IN THE ATTACHED SURVEYORS CERTIFICATE HEREON WRITTEN AND SHOWN ON THE ACCOMPANYING MAP OF "VILLA ROMA ESTATES" SUBDIVISION, DO HEREBY PLAT AND LAYOUT SAID PARCEL OF LAND INTO LOTS AS SHOWN ON SAID MAP AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE STREETS & EASEMENTS THEREIN SET FORTH.

DATED THIS 8TH DAY OF January, 1979.

Robert L. Mandish
ROBERT L. MANDISH,
GENERAL PARTNER
VILLA ROMA ESTATES

THIS IS A TRUE COPY OF THE ORIGINAL
PLAT OF "VILLA ROMA ESTATES" WC



ACKNOWLEDGEMENT

STATE OF OREGON
COUNTY OF CLACKAMAS S.S.

BE IT REMEMBERED THAT ON THIS 8TH DAY OF January, 1979, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, APPEARED ROBERT L. MANDISH, WHO BEING DULY SWORN SAID THAT HE THE SAID ROBERT L. MANDISH, IS A GENERAL PARTNER IN VILLA ROMA ESTATES, A LIMITED PARTNERSHIP, AND THAT THE WITHIN INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED PARTNERSHIP BY THE ABOVE NAMED OFFICER AND HE ACKNOWLEDGES SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

Wendell Cloepfil
NOTARY PUBLIC FOR THE STATE OF OREGON
August 13, 1982
MY COMMISSION EXPIRES

APPROVALS

George J. Lindner 6/18/79
CITY PLANNING COMMISSION (CITY OF WEST LINN)
Clifford L. Lindner 6/20/79
DIRECTOR OF PUBLIC WORKS (CITY OF WEST LINN)
6-30-79
ALL TAXES PAID TO
John Renfro
COUNTY SHERIFF
Ellen Poppen
DEPUTY SHERIFF
Pursuant to O.R.S. 92.098 I hereby certify
that all 1977-80 taxes have been paid
Taxes Due Date
COUNTY ASSESSOR Approved August 9, 1979
James H. Stedman
DEPUTY ASSESSOR

Robert E. Milne 8-8-79
COUNTY SURVEYOR
George D. Poppen 8-9-79
DEPUTY SURVEYOR
Susan Bennett
COUNTY CLERK
Alan Clark 8-8-79
COMMISSIONER
Wendell Cloepfil
COMMISSIONER
Ralph Groener
COMMISSIONER

SECOND CERTIFICATE

STATE OF OREGON S.S.
COUNTY OF CLACKAMAS

I, WENDELL CLOEPFIL, CERTIFY THAT I AM THE SURVEYOR OF THIS PLAT OF "VILLA ROMA ESTATES" A SUBDIVISION PLAT RECORDED IN BOOK 79, PAGE 11, CLACKAMAS COUNTY PLAT RECORDS; THAT INTERIOR MONUMENTATION WHICH WAS DELAYED AT THE TIME OF SAID RECORDING IS NOW COMPLETE AND IN COMPLIANCE WITH APPLICABLE STATUTES; THAT ALL INTERIOR MONUMENTS CONSIST OF 5/8" x 30" IRON RODS, EXCEPT WHERE OTHERWISE DESCRIBED UPON THE PLAT.

DATED THIS 18th DAY OF SEPTEMBER, 1980.

Wendell Cloepfil
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 922

ENDORSEMENT

UPON NOTICE OF THE ABOVE MENTIONED INTERIOR MONUMENTATION, I HAVE DIRECTED A FIELD INSPECTION AND HAVE FOUND THEM TO BE PROPERLY PLACED.

Steve Robinson
CLACKAMAS COUNTY SURVEYOR

2439

DECLARATION OF CONDITIONS AND RESTRICTIONS

FOR

VILLA ROMA ESTATES

A REPLAT OF

WILLAMETTE HEIGHTS REPLAT

This Declaration, made this 5th day of July, 1979, by VILLA ROMA ESTATES LIMITED PARTNERSHIP hereinafter called Declarant,

Witnesseth:

Whereas, Declarant is the owner of certain real property in the County of Clackamas, State of Oregon, known as the plat of VILLA ROMA ESTATES, A REPLAT OF WILLAMETTE HEIGHTS REPLAT, as the same appears in plat recorded in Book 79, Page 11, Fee 79-34301, of plats in Clackamas County, Oregon, and

Whereas, Declarant desires to subject such property to the conditions, restrictions, covenants and agreements for the benefit of such property and its subsequent owners as hereinafter specified,

Now therefore, Declarant hereby declares that all the properties described above shall be held, sold and conveyed subject to the following conditions, restrictions, covenants and agreements, and shall run with such property and be binding on all parties having or acquiring any right, title, or interest in such property or any part thereof, and shall insure to the benefit of each owner thereof.

ARTICLE I

DEFINITIONS

The following words when used in this Declaration or any supplemental declaration, unless the context shall prohibit shall have the following meanings:

- A. Property - shall mean all the property hereinabove described.
- B. Lot - shall mean any numbered plot of land shown upon the recorded subdivision plat of the Property. The Lot number together with its respective block number comprises an individual legal description within the property, if accompanied by the plat name, county and state name.
- C. Owner/Developer - shall mean the owner and developer of the property. As such, it shall be distinguished from a lot owner, which shall mean a purchaser of a lot within the property, who purchased said lot from the Owner/Developer.

SAFECO TITLE INSURANCE CO. 2-27046

79 34302

Page 2

ARTICLE II

RESTRICTIONS ON USE OF PROPERTY BY OCCUPANTS

The following restrictions shall be applicable to the use of any property subject to this Declaration:

1. No lot shall be used for any purpose other than residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling.
2. No animals or fowls shall be raised, kept or permitted upon any lot or any part of any lot, excepting domestic dogs, cats, or other household pets kept within the dwelling house, provided said dogs, cats, and other household pets are not permitted to run at large and are not kept, bred or raised for commercial purposes or in unreasonable numbers.
3. No part of any lot shall be used for the purpose of exploring for, taking therefrom, or producing therefrom, gas, oil or other hydrocarbon substances.
4. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereupon which may become an annoyance or nuisance to the neighborhood, or detract from its value as a high quality residential district.
5. Easements for utilities as outlined on the plat are hereby reserved.
6. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-building shall be used on any lot at anytime as a residence, either temporarily or permanently.
7. No lot shall be used or maintained as a dumping ground for rubbish, garbage or trash. Dumping of debris of any kind on any lot not owned by the person dumping will be subject to a maximum \$1,000.00 fine, or one and one-half times the cost of removal. Garbage and other wastes will be kept in sanitary conditions, and comply with all local, state or federal requirements.
8. No sign of any kind shall be displayed to the public view on any lot or improvement thereon except professional signs advertising the property for sale or advertising the builder's name if the property is under construction.
9. It shall be the duty of the Owner of any lot to improve and maintain in proper condition the area between the property line of said lot and the nearest curb or improved street, including installing public sidewalks in accordance with local standards and specifications, established by the applicable jurisdictional body. At such time as the local

2

Page 3.

jurisdictional body accepts the dedication of fully improved street right-of-ways, lot owners will not be responsible for maintenance of sidewalks adjacent to their lots.

ARTICLE III

RESTRICTIONS ON TYPE OF STRUCTURE PERMITTED

In addition to the requirements imposed by any municipal corporation having jurisdiction over the property the following restrictions apply to structures, improvements and personal property on the property.

1. No building may be erected or maintained on any lot except one single family dwelling not more than two stories in height as viewed from the street the dwelling fronts upon, including the main floor level, designed for occupancy by not more than one family, together with a private garage which garage shall conform generally in architectural design and exterior materials and finish to the dwelling house to which it is appurtenant. No outhouse of any kind, tent, shed or trailer, or any other temporary dwelling shall be erected or maintained on any lot or be used for living purposes, nor shall any garage be used for dwelling purposes. Garden sheds or tool sheds may be erected; however, with the approval of the Architectural Committee.
2. No trailer, camper, or pickup coach, tent, boat or truck (except pickup) shall be parked, placed, erected, maintained or constructed on any lot for any purpose. Trailers, campers, pickup coaches, tents or boats which can be, and are stored completely within full enclosed structures, and are not for living purposes will not be in violation of these restrictions.
3. No building shall be in any manner occupied while in the course of original construction or until it complies with all requirements as to area and with all other conditions and restrictions applicable thereto. The construction of any building or structure will be continued diligently from commencement of construction to completion. No building constructed elsewhere shall be moved to or placed on any lot within the property.

ARTICLE IV

RESTRICTIONS REGARDING CONSTRUCTION AND MAINTENANCE

- A. Architectural Committee - The Owner/Developer of the property shall act as Architectural Committee for the property.
1. No building, fence, wall or other structure shall be commenced, erected or maintained upon any lot, nor shall any exterior addition to or change or alteration thereon be made until the plans and specifications showing the nature, kind, shape, height, color, material and location

Page 4.
ARTICLE IV (Continued)

of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Architectural Committee.

2. Each dwelling shall be constructed with a minimum of 1500 square feet fully finished, excluding non-habitable appurtenances such as garages or enclosed porches. Each dwelling shall be constructed using conventional double-wall wood framing. Siding material shall be either natural wood material or masonry brick or stone, or a combination of each. Plaster stucco may also be used, but only as an accent texture, not as a dominant siding material for any individual dwelling. No plywood, hard-board, or aluminum sidings will be permitted. Roofing material shall be either cedar shingle or cedar shake, or concrete or clay tile. Composition roofing material will not be permitted. Windows will be either bronze tone aluminum, or wood; no mill grade aluminum will be permitted.
3. Exterior colors for each dwelling constructed will be semi, or transparent earth tone stain. Trim colors may be solid stain in complimentary earth tones. The use of bright, pastel, or solid stain exterior colors will not be permitted. Solid body stains other than for trim features will not be permitted.
4. Each dwelling built upon any lot in the property will have included in the purchase price a front yard landscaping allowance of at least \$500.00. This allowance insures in part some front yard landscape beautification will be performed by every builder or future homeowner. Front yard landscaping will be completed no later than six months following the date of construction completion.
5. Single family detached residences and garages erected on each lot shall have minimum setback requirements of 20 feet from the front and rear property lines and 7.5 feet from side property lines, except corner lots which shall have setbacks of 15 feet on any side that fronts along a street.
6. Driveways for each lot shall be constructed of either concrete or asphalt. Driveway approaches shall be constructed of concrete. Every lot owner is required to install a 5 foot wide concrete sidewalk adjacent to the street their lot fronts upon.
7. The location, color, size, design, lettering and other particulars of mail or paper delivery boxes shall be subject to approval of the Architectural Committee.
8. All outside television and radio aerial antennas are prohibited.

Page 5.
ARTICLE IV (Continued)

9. No outdoor overhead wire or service drop for the distribution of electric energy or for tele-communication purposes nor any pole, tower or other structure supporting said outdoor overhead wires shall be erected, placed or maintained within the property. All successors and assigns shall use underground service wires to connect their premises and the structures built thereon to the underground electric or telephone utility facilities.
10. It will be the responsibility of the Builder/Owner/Contractor upon completion of the residence to remove all scrap material, debris, garbage of any kind and dispose of same outside of the subdivision. During construction a reasonable maintenance program will be maintained. All streets will be kept reasonably clear and clean for traffic purposes.
11. Upon purchase of a lot from Owner/Developer it will be the responsibility of the purchaser to check and accept the street and curb conditions fronting on said lot. Once accepted it will be the responsibility of said purchaser to maintain said street and curb until such time as the City of West Linn accepts responsibility for public maintenance.

Executed this 5th day of July, 1979

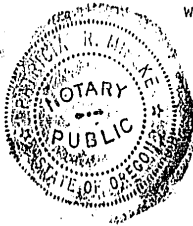
VILLA ROMA ESTATES LIMITED PARTNERSHIP

BY: Robert L. Mandish
Robert L. Mandish

State of Oregon, }
County of Washington }

Be it Remembered, That on this 5th day of July, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Robert L. Mandish, known to me to be the identical individual described in and who executed the same freely and voluntarily.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.



George D. Poppen
Notary Public for Oregon.
My Commission expires: 8/6/82

STATE OF OREGON }
County of Clatsop } ss.
I, George D. Poppen, County Clerk, Ex-Officio Recorder of Conveyances and Ex-Officio Clerk of the Circuit Court of the State of Oregon, for the County of Clatsop, do hereby certify that the within instrument of writing was received for and recorded in the records of said county at

79 AUG 9 10:36

5



Witness my hand and seal affixed
George D. Poppen
County Clerk
Recording Certificate
CCP-R4 79 34302

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

1	Buyer(s) _____
2	Seller(s) SCOTT MCMAHON (TTE), MICHAEL MCMAHON (TTE)
3	Property Address or Tax ID # 22715 Kobuk Ct, West Linn, OR 97068
4	_____ (the "Property")

This Exterior Siding/Stucco/E.I.F.S. Disclosure (this "Disclosure") is provided by Seller to inform Buyer about the siding products used on the exterior of the structure(s) located on the Property.

In addition to natural wood siding, commercially made siding products have been used on the exterior of homes and other structures. Commercially made siding products (referred to in this Disclosure as "Siding") have been used in lap (board), panel (sheet), Stucco, (including Exterior 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 lawsuits. Buyer and Seller are advised neither the Buyer's Agent nor the Seller's Agent can guarantee when, if ever, claims from such lawsuits will be paid. Buyer(s) is/are advised some claims that have been paid by companies pursuant to the terms of class action settlements have been less than initially promised or expected by the recipients.

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 attention and observation.

SELLER'S DISCLOSURE

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

1. Is all of the Siding all-natural wood?.....☒ Yes ☐ No ☐ Unknown

2. Identify manufacturer(s) and product name(s) of Siding on all structures, if known: **Original with the house.**

3. Is the Siding covered by a warranty?☐ Yes* ☒ No ☐ Unknown

4. Is the Siding involved in a class action lawsuit or court settlement?☐ Yes* ☒ No ☐ Unknown

5. Are there any defects or problems with the Siding?.....☒ Yes* ☐ No ☐ Unknown

6. Have there been any inspections of the Siding?☒ Yes* ☐ No ☐ Unknown
If yes, attach copies if available.

7. Have any claims ever been filed for this Siding by you or by previous owners?☐ Yes* ☒ No ☐ Unknown
If yes, attach copies if available.

(a) If yes, when was the claim(s) filed? _____

(b) Was there money received?☐ Yes ☐ No ☐ Unknown

(c) Has any Siding been replaced?☐ Yes ☐ No ☐ Unknown

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

Explain all answers to questions numbered 3-7 marked "Yes:"* **Line 19 - Dry rot in some of the panels.
Line 20 - Siding, Roofing, Gutter, and Window Cleaning contractor identified areas of dry rot on some of the siding panels.

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

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

Seller _____ Print **SCOTT MCMAHON (TTE)** Date _____ ☐ a.m. ☐ p.m. ←

Seller _____ Print **MICHAEL MCMAHON (TTE)** Date _____ ☐ a.m. ☐ p.m. ←

Buyer's Agent _____ Seller's Agent **Scott McMahon**

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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