

## 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: **Jeffrey Brooks**  
 3 \_\_\_\_\_ (Name of Buyer's Agent(s)\*), Oregon Lic. # \_\_\_\_\_  
 4 of **Kidder Mathews** \_\_\_\_\_ (Name of Real Estate Firm(s)\*)  
 5 Buyer's Agent's Office Address **101 SW Main St Ste 1200, Portland, OR 97204-3265**, Company Lic. # \_\_\_\_\_  
 6 Phone #1 **(503)221-9900** Phone #2 \_\_\_\_\_ E-mail **jbrooks@kiddermathews.com**  
 7 is/are the agent of (check one): ☒ Buyer exclusively ("Buyer Agency"). ☐ Both Buyer and Seller ("Disclosed Limited Agency").  
 8 **Joel Thomas and Adam Bledsoe** \_\_\_\_\_ (Name of Seller's Agent(s)\*), Oregon Lic. # \_\_\_\_\_  
 9 of **Compass Commercial Real Estate Services** \_\_\_\_\_ (Name of Real Estate Firm(s)\*)  
 10 Seller's Agent's Office Address **600 SW Columbia St Ste 6100, Bend, OR 97702-1099**, Company Lic. # \_\_\_\_\_  
 11 Phone #1 **(541)383-2444** Phone #2 \_\_\_\_\_ E-mail **jthomas@compasscommercial.com**  
 12 is/are the agent of (check one): ☐ Seller exclusively ("Seller Agency"). ☐ Both Buyer and Seller ("Disclosed Limited Agency").  
 13 **\*If Buyer's and/or Seller's Agents and/or Firms are co-selling or co-listing in this transaction, all Agents and Firm names should be**  
 14 **disclosed above.**

15 If both parties are each represented by one or more Agent in the same Real Estate Firm, and Agents are supervised by the same principal broker  
 16 in that Real Estate Firm, Buyer and Seller acknowledge that said principal broker shall become the disclosed limited agent for both Buyer and  
 17 Seller as more fully explained in the Disclosed Limited Agency Agreements that have been reviewed and signed by Buyer, Seller and Agent(s).

18 Buyer shall sign this acknowledgment at the time of signing this Agreement before submission to Seller. Seller shall sign this acknowledgment at the time this  
 19 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 Final Agency  
 20 Acknowledgment shall not constitute acceptance of this Agreement or any terms therein.

21 Buyer \_\_\_\_\_ Print **The City of Oregon City, Oregon** Date \_\_\_\_\_ ←  
 22 Buyer \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_ ←  
 23 Seller \_\_\_\_\_ Print **PSU Foundation** Date \_\_\_\_\_ ←  
 24 Seller \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_ ←

## VACANT LAND REAL ESTATE SALE AGREEMENT

25 **THIS AGREEMENT IS INTENDED TO BE A LEGAL AND BINDING CONTRACT. IF IT IS NOT UNDERSTOOD, SEEK COMPETENT LEGAL**  
 26 **ADVICE BEFORE SIGNING. FOR AN EXPLANATION OF THE PRINTED TERMS AND PROVISIONS IN THIS FORM REGARDING TIMING,**  
 27 **NOTICE, BINDING EFFECT, ETC., SELLER AND BUYER ARE ENCOURAGED TO CLOSELY REVIEW DEFINITIONS AND INSTRUCTIONS**  
 28 **SECTION BELOW.**

29 **1. PRICE/PROPERTY DESCRIPTION:** Buyer (print name(s)) **The City of Oregon City, Oregon**  
 30 \_\_\_\_\_  
 31 offers to purchase from Seller (print name(s)) **PSU Foundation**  
 32 the following described real property (hereinafter "the Property") situated in the State of Oregon, County of **Clackamas**,  
 33 and commonly known or identified as (insert street address, city, zip code, tax identification number, lot/block description, etc.)  
 34 **tax lots: #3-2E-08AB-00300 and, #3-2E-08AB-00400 ,**  
 35 **Map and taxlots #3-2E-08AB-00300 and #3-2E-08AB-00400 consisting of a total of approximately 2.55 acres**  
 36 (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 Section 7  
 37 (Title Insurance), below, shall, where necessary, be used for purposes of legal identification and conveyance of title.)  
 38 for the Purchase Price (in U.S. currency) of \_\_\_\_\_ A \$ **150,000.00**  
 39 on the following terms: Earnest money herein receipted for \_\_\_\_\_ B \$ **25,000.00**  
 40 on \_\_\_\_\_, as additional earnest money, the sum of \_\_\_\_\_ C \$ \_\_\_\_\_  
 41 at or before Closing, the balance of down payment \_\_\_\_\_ D \$ \_\_\_\_\_  
 42 at Closing and upon delivery of ☒ DEED ☐ CONTRACT the balance of the Purchase Price..... E \$ **125,000.00**  
 43 shall be paid as agreed in Financing Section of the Agreement. (Lines B, C, D and E should equal Line A)

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

Seller Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

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**FINANCING****2. BALANCE OF PURCHASE PRICE.** (Select A or B)

Buyer represents that Buyer has liquid and available funds for the earnest money deposit and down payment, and if an all cash transaction, the full purchase price, sufficient to Close the transaction described 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.), except as follows (describe): \_\_\_\_\_

**A. ☒ This is an all cash transaction.** Buyer to provide verification ("Verification") of readily available funds as follows (select only one):  
☐ Buyer has attached a copy of the Verification with the submission of this Agreement to Seller ☐ Buyer will provide Seller with the Verification within \_\_\_\_\_ business days (five [5] if not filled in) after this Agreement has been signed and accepted; or ☐ Other (Describe): \_\_\_\_\_

Seller may notify Buyer, in writing, of Seller's unconditional disapproval of the Verification within \_\_\_\_\_ business days (two [2] if not filled in) ("Disapproval Period") following its receipt by Seller. Provided, however, such disapproval must be objectively reasonable. Upon such disapproval, all earnest money deposits shall be promptly refunded to Buyer and this transaction shall be terminated. **If Seller fails to provide Buyer with written unconditional disapproval of the Verification by 5:00 p.m. of the last day of the Disapproval Period, Seller shall be deemed to have approved the Verification. If Buyer fails to submit a Verification within a time frame selected above, unless the parties agree otherwise in writing, all earnest money deposits shall be promptly refunded and this transaction shall be terminated.**

**B. ☐ Balance of Purchase Price to be financed through one of the following Loan Programs** (Select only one): ☐ Conventional;  
☐ Other (Describe): \_\_\_\_\_ (hereinafter "Loan Program"). **Buyer agrees to seek financing through a lending institution or mortgage broker (hereinafter collectively referred to as "Lender") participating in the Loan Program selected above.**

**C. 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 Pre-Approval Letter at the time of making this offer; ☐ Buyer agrees to secure a Pre-Approval Letter and provide a copy to Seller as follows: \_\_\_\_\_

**3.1 FINANCING CONTINGENCIES.** If Buyer is financing any portion of the Purchase Price, this transaction is subject to the following financing 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, (3) Other (Describe): \_\_\_\_\_

Except as otherwise provided herein, all Financing Contingencies are solely for Buyer's benefit and may be waived by Buyer in writing at any time.

**3.2 FAILURE OF FINANCING CONTINGENCIES.** If Buyer receives actual notification from Lender that any Financing Contingencies identified above have failed or otherwise cannot occur, Buyer shall promptly notify Seller, and the parties shall have \_\_\_\_\_ business days (two [2] if not filled in) following the date of Buyer's notification to Seller to either (a) Terminate this transaction by signing a **Termination Agreement (OREF 057)** and/or such other 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 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 period identified in this Section 3.2 (Failure of Financing Contingencies), this transaction shall be automatically terminated and all earnest money shall be promptly refunded to Buyer. Buyer understands that upon termination of this transaction, Seller shall have the right to place the Property back on the market for sale upon any price and terms as Seller determines, in Seller's sole discretion.

**3.3 BUYER REPRESENTATION REGARDING FINANCING:** Buyer makes the following representations to Seller: (1) Buyer's completed loan application, as hereinafter defined, shall be submitted to the Lender that provided the Pre-Approval Letter, a copy of which has been delivered to Seller, or will be, pursuant to Section 2C (Pre-Approval Letter), above.

(2) Buyer shall submit to Buyer's Lender a completed loan application for purchase of the Property not later than \_\_\_\_\_ business days (three [3] if not filled in) following the date Buyer and Seller have signed and accepted this Agreement. A "completed loan application" shall include the following information: (i) Buyer's name(s); (ii) Buyer's income(s); (iii) Buyer's social security number(s); (iv) the Property address; (v) an estimate of the value of the Property; and (vi) the loan amount sought.

(3) Buyer agrees that if Buyer intends to proceed with the loan transaction, Buyer will so notify Lender within \_\_\_\_\_ business days (three [3] if not filled in - but not to exceed ten [10]) in such form as required by said Lender, following Buyer's receipt of Lender's Loan Estimate. Upon request, Buyer shall promptly notify Seller of the date of Buyer's signed notice of intent to proceed with the loan.

(4) Buyer will thereafter complete all paperwork requested by the Lender in a timely manner, and exercise best efforts (including payment of all application, appraisal and processing fees, where applicable) to obtain the loan.

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

Seller Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

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(5) Buyer understands and agrees that Buyer may not replace the Lender or Loan Program already selected, without Seller's written consent, which may be withheld in Seller's sole discretion.

(6) Following submission of the loan application, Buyer agrees to keep Seller promptly informed of all material non-confidential developments regarding Buyer's financing and the time of Closing.

(7) Buyer shall make a good faith effort to secure the ordering of the Lender's appraisal no later than expiration of the Inspection Period at Section 10 of this Agreement, (or Section 1 of the **OREF 058 Professional Inspection Addendum** if used).

(8) Buyer authorizes Buyer's Lender to provide non-confidential information to Buyer's and Seller's Agents regarding Buyer's loan application status.

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

**4.2 FLOOD INSURANCE; ELEVATION CERTIFICATE:** If the Property is located in a designated flood zone, flood insurance may be required 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 Certificate ("EC") is the document used by the federal National Flood Insurance Program ("NFIP") to determine the difference in elevation between a home or building, and the base flood elevation ("BFE"), which is a computed elevation to which floodwater is anticipated to rise during certain 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, depending upon when they were constructed. ECs must be prepared and certified by a land surveyor, engineer, or architect who is authorized by 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 Property requires an EC, it will need to be obtained prior to receiving a flood insurance quote. Additionally, lenders may require an EC as a condition of loan approval. For more information, go to the following website [www.fema.gov](http://www.fema.gov).**

**5. SELLER-CARRIED FINANCING (E.G., LAND SALE CONTRACT/TRUST DEED/MORTGAGE/OPTION AGREEMENTS, RENT-TO-OWN, ETC.):** Notice to Buyer and Seller: If this transaction involves a land sale contract, trust deed, mortgage, option, or lease-to-own agreement (hereinafter a "Seller Carried Transaction"), Oregon law requires that, unless exempted, individuals offering or negotiating the terms must hold a mortgage loan originator ("MLO") license. Your real estate agent is not qualified to provide these services or to advise you in this regard. Legal advice is strongly recommended. If this is a Seller-Carried Transaction, Buyer and Seller are advised to review the OREF 032 Seller-Carried Transactions Buyer and Seller Advisory. Buyer and Seller agree as follows (select only one):

☐ (a) Use the **OREF 033 Seller-Carried Transaction Addendum** and related forms; or

☐ (b) Secure separate legal counsel to negotiate and draft the necessary documents or employ an MLO

Seller and Buyer agree that regardless of whether (a), or (b) is selected, they will reach a signed written agreement upon the terms and conditions of such financing (e.g. down payment, interest rate, amortization, term, payment dates, late fees, balloon dates, etc.) within \_\_\_ business days (ten [10] if not filled in) commencing on the next business day following the date they have signed and accepted this Sale Agreement ("Negotiation of Terms Period"). Upon failure of Buyer and Seller to reach agreement by 5:00 p.m. on the last day of the Negotiation of Terms Period, or such other times as may be agreed upon in writing, all earnest money deposits shall be refunded to Buyer and this transaction shall be automatically terminated. ***Caveat: Buyer's and Seller's Agents are not authorized to render advice on these matters. Buyer and Seller are advised to secure competent legal advice while engaged in a Seller-Carried Transaction.***

**6. ADDITIONAL FINANCING PROVISIONS (e.g. Closing Costs):** \_\_\_\_\_

## CONTINGENCIES

**7. TITLE INSURANCE:** When this Agreement is signed and accepted by Buyer and Seller, Seller will, at Seller's sole expense, promptly order from the title insurance company selected at Section 16 (Escrow) below, a preliminary title report and copies of all documents of record ("the Report and Documents of Record" for the Property, and furnish them to Buyer at Buyer's contact location as defined at Section 23.3 (Definitions/Instructions), below. Unless otherwise provided herein, this transaction is subject to Buyer's review and approval of the Report and Documents of Record (**If, upon receipt, the Report and Documents of Record are not fully understood, Buyer should contact the title insurance company for further information or seek competent legal advice). The Buyer's and Seller's Agents are not qualified to advise on specific legal or title issues.**) Upon receipt of the Report and Documents of Record Buyer shall have 5 business days (five [5] if not filled in) within which to notify Seller, in writing, of any matters disclosed in the Report and Documents of Record which is/are unacceptable ("the Objections"). Buyer's failure to timely object in writing, shall constitute acceptance of the Report and/or Documents of Record. However, Buyer's failure to timely object shall not

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

Seller Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

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relieve Seller of the duty to convey marketable title to the Property pursuant to Section 21 (Deed), below. If, within 5 business days (five [5] if not filled in) following Seller's receipt of the Objections, Seller fails to remove or correct the matters identified therein, or fails to give written assurances reasonably satisfactory to Buyer, that they will be removed or corrected prior to Closing, all earnest money shall be 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 writing. Within thirty (30) days after Closing, the title insurance company shall furnish to Buyer, an owner's standard form policy of title insurance insuring marketable title in the Property to Buyer in the amount of the Purchase Price, free and clear of the Objections, if any, and all other title exceptions agreed to be removed as part of this transaction. **(Note: This Section 7 (Title Insurance) provides that Seller will pay for Buyer's standard owner's policy of title insurance. In some areas of the country, such a payment might be regarded as a "seller concession." Under the TILA/RESPA Integrated Disclosure Rules ["The Rules"], there are limitations, regulations and disclosure requirements on "seller concessions", unless the product or service paid for by the Seller was one customarily paid by sellers in residential sales transactions. In Oregon, sellers customarily and routinely pay for their buyer's standard owner's policy of title insurance. Accordingly, unless the terms of this Section 7 (Title Insurance) are modified in writing by Buyer and Seller, the parties acknowledge, agree and so instruct Escrow, that in this transaction, Seller's payment of Buyer's standard owner's policy of title insurance is not a "seller concession" under the Rules or any other federal law.)**

**8. INSPECTIONS/ENVIRONMENTAL HEALTH CONDITIONS:** The following list identifies some, but not all, environmental conditions that may be found in and around all real property that may affect health: Asbestos, carbon monoxide, electric and magnetic fields, formaldehyde, lead and other contaminants in drinking water and well water, lead based paint, mold and mildew, radon, and leaking underground storage tanks. If Buyer has any concerns about these conditions or others, Buyer is encouraged to secure the services of a licensed professional inspector, consultant, or health expert, for information and guidance. Neither the Buyer's nor Seller's Agents are experts in environmental health hazards or conditions. Buyer understands that it is advisable to have a complete inspection of the Property by qualified licensed professional(s), relating to such matters as soil condition/compaction/stability, environmental issues, survey, zoning, availability of utilities, and suitability for Buyer's intended purpose. Neither the Buyer's nor Seller's Agents are qualified to conduct such inspections and shall not be responsible to do so. For further details, Buyer is encouraged to review the Buyer Advisory at [www.oregonrealtors.org](http://www.oregonrealtors.org) and the Oregon Public Health Division at [www.oregon.gov](http://www.oregon.gov).

**Check only one box below:**

☒ **LICENSED PROFESSIONAL INSPECTIONS:** At Buyer's expense, Buyer may have the Property and all elements and systems thereof inspected by one or more licensed professionals of Buyer's choice. Provided, however, Buyer must specifically identify in this Agreement any desired invasive inspections that may include testing or removal of any portion of the Property including, for example, radon and mold. **Identify Invasive Inspections:** \_\_\_\_\_.

Buyer understands that Buyer is responsible for the restoration of the Property following any inspection(s)/test(s) performed by Buyer or on Buyer's behalf. Buyer shall have \_\_\_\_\_ business days (ten [10] if not filled in), after the date Buyer and Seller have signed and accepted this Agreement (hereinafter "the Inspection Period"), in which to complete all inspections and negotiations with Seller regarding any matters disclosed in any inspection report. Buyer shall not provide all or any portion of the inspection reports to Seller unless requested by Seller. However, at any time during this transaction, or promptly following termination, upon request by Seller, Buyer shall promptly provide a copy of such reports or portions of reports, as requested. During the Inspection Period, Seller shall not be required to modify any terms of this Agreement already reached with Buyer. Unless a written agreement has already been reached with Seller regarding Buyer's requested repairs, at any time during the Inspection Period, Buyer may notify Seller, in writing, of Buyer's unconditional disapproval of the Property based on any inspection report(s), in which case, all earnest money deposits shall be promptly refunded, and this transaction shall be terminated. **If Buyer fails to provide Seller with written unconditional disapproval of any inspection report(s) by 5:00 P.M. of the final day of the Inspection Period, Buyer shall be deemed to have accepted the condition of the Property. Note that if, prior to expiration of the Inspection Period, written agreement is reached with Seller regarding Buyer's requested repairs, the Inspection Period shall automatically terminate, unless the parties agree otherwise in writing.**

☐ **ALTERNATIVE INSPECTION PROCEDURES: OREF-058 PROFESSIONAL INSPECTION ADDENDUM**

☐ **OTHER INSPECTION ADDENDUM** \_\_\_\_\_

☐ **BUYER'S WAIVER OF INSPECTION CONTINGENCY:** Buyer represents to Seller and all Agents and Firms that Buyer is fully satisfied with the condition of the Property and all elements and systems thereof and knowingly and voluntarily elects to waive the right to have any 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 and at Buyer's own risk.

**9.1 PRIVATE WELL:** Does the Property include a well that supplies or is intended to supply domestic water for household use? ☐ Yes ☐ No. If the Property contains a private well, the **OREF 082 Private Well Addendum** will be attached to this Sale Agreement.

**9.2 SEPTIC/ONSITE SEWAGE SYSTEM:** Does the Property include a septic/onsite sewage system? ☐ Yes ☐ No. If the Property contains a septic/onsite sewage system, the **OREF 081 Septic/Onsite Sewage System Addendum** will be attached to this Sale Agreement.

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

Seller Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

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188 **10.1 SELLER PROPERTY DISCLOSURE LAW:** Buyer and Seller acknowledge that, subject to certain exclusions, Oregon's Seller Property Disclosure  
189 Law (ORS 105.462 - 105.490) applies only to real property transactions improved with 1-to-4 family dwellings, and does not apply to transactions involving  
190 vacant land.

191 **10.2 SELLER VACANT LAND DISCLOSURES:** Although not required by law, unless waived by Buyer in writing, Seller shall complete the OREF 019  
192 Vacant Land Disclosure Addendum (the "**Disclosure Addendum**") for delivery to all prospective buyers making offers to purchase the Property. The  
193 **Disclosure Addendum** addresses the current condition of the Property, and asks Seller to provide pertinent documents and information. Seller's answers  
194 are based solely upon Seller's actual knowledge of the condition of the Property, without necessarily having performed any inspections or tests.  
195 Notwithstanding receipt and review of Seller's completed **Disclosure Addendum**, Buyer is cautioned to exercise their own due diligence by using experts  
196 and specialists of Buyer's choice. Neither Seller's nor Buyer's Agents are experts or specialists in vacant land. As more fully described in the **Disclosure**  
197 **Addendum**, Buyer shall have a **right to revoke their offer if timely given in writing to Seller within the defined Revocation Period, which shall**  
198 **commence on the first business day following its date of delivery to Buyer. Unless waived below, until the Disclosure Addendum is delivered to**  
199 **Buyer with all relevant documents and information, the Revocation Period does not commence. This means that a Buyer can revoke the**  
200 **transaction at any time until said delivery and the Revocation Period has expired, or the time of closing, whichever first occurs.**

201 **Buyer(s) to check one box below:**

202 ☒ Buyer's offer is conditioned upon receiving Seller's Vacant Land Disclosure Addendum within three business days following the date this Agreement is  
203 signed and accepted by the parties. Buyer **does not waive** the right of revocation provided therein.

204 ☐ Buyer's offer is conditioned upon receiving Seller's Vacant Land Disclosure Addendum within three business days following the date this Agreement is  
205 signed and accepted by the parties. Buyer expressly **waives** the right of revocation provided therein.

206 ☐ Buyer expressly **waives** the right to receive the Vacant Land Disclosure Addendum and all rights arising therefrom.

## SELLER REPRESENTATIONS

209 **11. SELLER REPRESENTATIONS:** Subject to other written disclosures made by Seller as a part of this transaction, Seller makes the following  
210 representations to Buyer:

211 (1) The Property is served by and/or connected to (*check all that apply*): ☒ a public sewer system; ☐ an onsite sewage system; ☐ a  
212 public water system; ☐ a private well and/or shared well; ☐ other (e.g., surface springs, cistern, etc.) described: \_\_\_\_\_  
213 ☐ none of the preceding.

214 (2) The Property will be in substantially its present condition at the time Buyer is entitled to possession.

215 (3) Seller has no notice of any liens or assessments to be levied against the Property.

216 (4) Seller has no notice from any governmental agency of a condemnation, environmental, zoning or similar proceeding, existing or  
217 planned, which could detrimentally affect the use, development, or value of the Property.

218 (5) Seller knows of no material defects in or about the Property.

219 (6) Seller has no notice from any governmental agency of any violation of law relating to the Property.

220 (7) Seller has no knowledge of any of the following matters affecting the use or operation of the Property: (a) past or present non-  
221 resource uses (e.g., cemeteries, landfills, dumps, etc.); (b) unrecorded access easements or agreements (e.g., for harvesting, fishing,  
222 hunting, livestock movement and pasture, etc.); (c) state or federal agreements/requirements regarding crops, grazing, reforestation,  
223 etc.; (d) supplier agreements, production processing commitments or other similar contracts.

224 (8) Well(s), water source(s), and/or water district resources have been adequate under Seller's current usage of the Property.

225 (9) Water rights (e.g., irrigation, agricultural), for not less than (Seller to complete) 0 acres, have been utilized and applied for  
226 beneficial use within the last five (5) years and are current and shall be transferred to Buyer at Closing. Water rights may be subject to  
227 certain conditions. Buyer should verify compliance with appropriate agency.

228 (10) Seller knows of no material discrepancies between visible lines of possession and use (such as existing fences, hedges, landscaping,  
229 structures, driveways, and other such improvements) currently existing on the Property offered for sale and the legal description of the Property.

230 (11) Seller agrees to promptly notify Buyer if, prior to Closing, Seller receives actual notice of any event or condition that could result in  
231 making any previously disclosed material information relating to the Property substantially misleading or incorrect.

232 These representations are made to the best of Seller's knowledge. Seller may have made no investigations. Exceptions to items (1) through (11)  
233 are: \_\_\_\_\_ (For more exceptions see Addendum \_\_\_\_\_).

234 **Buyer acknowledges that the above representations are not warranties regarding the condition of the Property and are not a substitute for, nor in**  
235 **lieu of, Buyer's own responsibility to conduct a thorough and complete independent investigation, including the use of professionals, where**

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

Seller Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

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236 appropriate, regarding all material matters bearing on the condition of the Property, its value and its suitability for Buyer's intended use. Neither  
237 the Buyer's nor Seller's Agents shall be responsible for conducting any inspection or investigation of any aspects of the Property.

238 **12.1 SELLER ADVISORY: OREGON STATE TAX WITHHOLDING OBLIGATIONS:** Subject to certain exceptions, Escrow is required to withhold a portion  
239 of Seller's proceeds if Seller is a non-resident individual or corporation as defined under Oregon law. Buyer and Seller agree to cooperate with Escrow by  
240 executing and delivering any instrument, affidavit or statement as requested, and to perform any acts reasonable or necessary to carry out the provisions of  
241 Oregon law.

242 **12.2 FIRPTA TAX WITHHOLDING REQUIREMENT:** Seller and Buyer are advised that at Closing, a Federal law, known as the Foreign Investment in Real  
243 Property Tax Act ("FIRPTA"), requires buyers to withhold a portion of a seller's proceeds (up to 15% of the Purchase Price) if the real property is located  
244 within the United States and the seller is a "foreign person" who does not qualify for an exemption. A "foreign person" includes a non- resident alien individual,  
245 foreign corporation, foreign partnership, foreign trust or a foreign estate.

246 **If FIRPTA does not apply (i.e. Seller is not a foreign person), then Seller shall complete, sign, and deliver to Escrow either OREF 094 FIRPTA**  
247 **Certification of Non Foreign Status or a form of certification of non-foreign status provided by escrow that complies with the requirements of 26**  
248 **CFR § 1.1445-2 (the "Certificate") prior to Closing. If Seller fails or refuses to complete, sign, and deliver the Certificate to Escrow prior to Closing,**  
249 **Seller understands and agrees that Seller will be presumed to be a foreign person so the Withholding Requirement (as defined in Section 2 - Buyer**  
250 **Responsibilities Under FIRPTA or OREF 093 FIRPTA Addendum) will apply to this transaction.** Seller acknowledges that the Certificate includes  
251 Seller's taxpayer identification number, social security number, or employer identification number (collectively "Nonpublic Personal Information" or "NPI") as  
252 required by applicable law. In some cases, Escrow or Buyer's Agent, after receipt and review of the signed Certificate, will agree to act as a "Qualified  
253 Substitute" and provide Buyer with either OREF 095 FIRPTA Qualified Substitute Statement or a qualified substitute statement that complies with the  
254 requirements of 26 USC § 1445(b)(9) in lieu of the Certificate at Closing so that Seller's NPI is not disclosed to Buyer. In such event, the original Certificate  
255 will be held by Escrow or Buyer's Agent (as applicable) pursuant to applicable law. If Escrow and Buyer's Agent are unable or unwilling to serve as a  
256 "Qualified Substitute," Escrow shall deliver to Buyer the original Certificate at Closing, in which case Buyer covenants and agrees not to use or disclose  
257 Seller's NPI to any third parties unless required to do so by subpoena or court order.

258 ***Seller's and Buyer's Agents are not experts in FIRPTA and will not act as a transferor or transferee agent for purposes of the Withholding***  
259 ***Requirement. If FIRPTA may apply in this transaction, Seller and Buyer should promptly consult their own experts familiar with the law and***  
260 ***regulations. For further information, Seller and Buyer should go to: [www.irs.gov](http://www.irs.gov).***

261 **12.3 AGRICULTURAL FOREIGN INVESTMENT ACT OF 1978 ADVISORY:** The Agricultural Foreign Investor Act of 1978 requires Sellers of agricultural  
262 land who are foreign person to report the acquisition or transfer of agricultural land to the Secretary of Agriculture within 90 days of that act using Form FSA-  
263 153. The failure to provide this notice could result in a penalty of up to 25% of the value of the land acquired or transferred. Foreign Clients should consult with  
264 their attorney regarding this requirement.

265 **13. "AS-IS":** Except for Seller's express written agreements and written representations contained herein, and Seller's Property Disclosure, if  
266 any, Buyer is purchasing the Property "AS-IS," in its present condition and with all defects apparent or not apparent.

## MISCELLANEOUS ITEMS

268 **14. TOWNHOME/PLANNED COMMUNITY/HOMOWNER'S ASSOCIATION:** Is the property a townhome, in a planned community, or have a  
269 Homeowner's Association? ☐ Yes ☒ No ☐ Unknown. If yes, OREF 024 Townhome/Planned Community/Homeowner's Association Addendum will  
270 be attached to this Sale Agreement.

271 **15. ADDITIONAL PROVISIONS:** \_\_\_\_\_

272 \_\_\_\_\_

273 \_\_\_\_\_

274 \_\_\_\_\_

275 \_\_\_\_\_ For additional provisions, see Addendum \_\_\_\_\_.

## CLOSING/ESCROW

277 **16. ESCROW:** This transaction shall be Closed at Fidelity National Title; Paula Mraz Kingsley ("Escrow"), a neutral escrow  
278 located in the State of Oregon. Costs of Escrow shall be shared equally between Buyer and Seller, unless otherwise provided herein. Unless otherwise  
279 provided herein, the parties agree as follows: Seller authorizes Listing Firm to order a preliminary title report and owner's title policy at Seller's expense and  
280 further authorizes Escrow to pay out of the cash proceeds of sale the expense of furnishing such policy, Seller's recording fees, Seller's Closing costs and any  
281 encumbrances on the Property payable by Seller on or before Closing. Buyer shall deposit with Escrow sufficient funds necessary to pay Buyer's recording  
282 fees, Buyer's Closing costs, and lender's fees, if any. Real estate fees, commissions or other compensation for professional real estate services provided by

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

Seller Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

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283 Buyer's or Seller's Agent's Firms shall be paid at Closing in accordance with the listing agreement, buyer representation agreement or other written  
284 agreement for compensation.

285 **17. PRORATIONS:** Prorates for rents, current year's taxes, interest on assumed obligations, and other prepaid expenses attributable to the  
286 Property shall be as of: (check one) ☒ the Closing Date; ☐ date Buyer is entitled to possession; or ☐ \_\_\_\_\_.

287 **18. EARNEST MONEY DEPOSIT(S) AND BUYER INSTRUCTIONS:** When this Sale Agreement is signed and accepted by Buyer and Seller, the following  
288 instructions shall apply to the handling of Buyer's earnest money deposit in the sum of \$ **25,000.00** ('the Deposit').

289 **18.1** The Deposit shall be payable by wire transfer or check and deposited within 5 (three [3] if not filled in) business days (the "Deposit Deadline") as  
290 follows (check all that apply):

291 ☒ Directly with Escrow;

292 ☐ Directly into Buyer's Agent's Firm's client trust account and remain there until disbursement at Closing; and/or

293 ☐ Directly into Buyer's Agent's Firm's client trust account and thereafter deposit with Escrow/Title Company prior to Closing;

294 ☐ As follows: \_\_\_\_\_

295 Caution: The Deposit, payable by whatever method selected by Buyer above, shall be placed with Escrow or Buyer's Agent's Firm's Client Trust account no  
296 later than 5:00 pm on the last day of the Deposit Deadline. The failure to do so may result in a breach of the Sale Agreement under Sections 19.1 and 19.2  
297 (Earnest Money Refund to Buyer and Earnest Money Payment to Seller), below.

298 **18.2** If an additional Deposit ("Additional Deposit") is to be paid, it shall be handled in accordance with the above-selected instructions, or (Describe):  
299 \_\_\_\_\_  
300 \_\_\_\_\_.

301 **18.3** Once the Deposit, and Additional Deposit, if any, is/are placed with Escrow, Seller's and Buyer's Agents and Firms shall have no further responsibility  
302 to Buyer or Seller regarding said funds.

303 **19. EARNEST MONEY DEPOSIT INSTRUCTIONS TO ESCROW:** Escrow is hereby instructed by Buyer and Seller as follows: (1) Upon your receipt  
304 of a copy of this Agreement marked "rejected" by Buyer's or Seller's Agents Firm's written advice that the offer is "rejected" by Seller, you are to  
305 refund all earnest money to Buyer; (2) Upon your receipt of a copy of this Agreement signed by Buyer and Seller set up an escrow account and  
306 proceed with Closing in accordance with the terms of this Agreement. If you determine that the transaction cannot be Closed for any reason  
307 (whether or not there is then a dispute between Buyer and Seller), you are to hold all earnest money deposits until you receive written instructions  
308 from Buyer and Seller, or a final ruling from a court or arbitrator, as to disposition of such deposits.

309 **19.1 EARNEST MONEY REFUND TO BUYER:** If (1) Seller does not approve this Agreement; or (2) Seller signs and accepts this Agreement but  
310 fails to furnish marketable title; or (3) Seller fails to complete this transaction in accordance with the material terms of this Agreement; or (4) any  
311 condition which Buyer has made an express contingency in this Agreement (and has not been otherwise waived) fails through no fault of Buyer, then  
312 all earnest money deposits shall be promptly refunded to Buyer. However, acceptance by Buyer of the refund shall not constitute a waiver of other  
313 legal remedies available to Buyer.

314 **19.2 EARNEST MONEY PAYMENT TO SELLER:** If Seller signs and accepts this Agreement and title is marketable; and (1) Buyer has materially  
315 misrepresented Buyer's financial status; or (2) Buyer's bank does not pay, when presented, any check given as earnest money or fails to timely  
316 make a wire transfer for Buyer's earnest money; or (3) Buyer fails to complete this transaction in accordance with the material terms of this  
317 Agreement, then all earnest money paid or agreed to be paid shall be paid to Seller as liquidated damages. The parties expressly agree that Seller's  
318 economic and non-economic damages arising from Buyer's failure to close this transaction in accordance with the terms of this Agreement would be  
319 difficult or impossible to ascertain with any certainty, and that said earnest money deposit(s) identified herein shall represent a binding liquidated  
320 sum, and that it is a fair, reasonable and appropriate pre-estimate of Seller's damages, and is not a penalty. **It is the intention of the parties that**  
321 **Seller's sole remedy against Buyer for Buyer's failure to close this transaction in accordance with the material terms of this Agreement**  
322 **shall be limited to the amount of earnest money paid or agreed to be paid herein. Seller's right to recover from Buyer any unpaid earnest**  
323 **money agreed to be paid herein shall be in accordance with the provisions of the Dispute Resolution Sections below.**

324 **20.1 CLOSING:** Closing shall occur on a date mutually agreed upon between Buyer and Seller, but in no event later than \_\_\_\_\_ ("the Closing  
325 Deadline"). The terms "Closed", "Closing" or "Closing Date" shall mean when the deed or contract is recorded and funds are available to Seller. Buyer and  
326 Seller acknowledge that for Closing to occur by the Closing Deadline, it may be necessary to execute documents and deposit funds in Escrow prior to that

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

Seller Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

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327 date. Caveat: Section 5 (Seller-Carried Financing) requires three (3) days prior to the Closing Deadline if Escrow is to prepare a note and a deed of trust or  
328 mortgage.

329 **20.2 THE CLOSING DISCLOSURE:** If the Property will be used, or is expected to be used, as Buyer's primary residence, and lender financing is  
330 involved, pursuant to the federal TILA-RESPA Integrated Disclosure Rules ("TRID"), Buyer and Seller will each receive a federally-required  
331 document called a "Closing Disclosure", which, among other things, summarizes each party's closing costs. TRID requires that the Closing  
332 Disclosure must be received by a residential loan borrower at least three (3) business days prior to "consummation" of the transaction, which in  
333 most cases in Oregon will be the date on which Buyer signs the loan documents. Under certain circumstances, a change to the Closing Disclosure  
334 late in the transaction could result in a delay in Closing to comply with the three business day rule. **Such a delay beyond the Closing Deadline**  
335 **could result in termination of the transaction unless Seller and Buyer mutually agree to extend it.**

336 **20.3 NOTICE REGARDING TITLE INSURANCE COSTS:** The manner in which TRID requires title insurance costs to be disclosed differs from the actual  
337 costs that may be charged to the parties under Oregon law. In such instances, at Closing, Escrow may issue a separate statement showing the actual costs  
338 for an owner's policy of title insurance and, where applicable, the lender's policy of title insurance. **Seller and Buyer are encouraged to discuss this with**  
339 **Escrow prior to Closing.**

340 **21. DEED:** Seller shall convey marketable title to the Property by statutory warranty deed (or good and sufficient personal representative's or trustee's or  
341 similar legal fiduciary's deed, where applicable) free and clear of all liens of record, except property taxes that are a lien but not yet payable, zoning  
342 ordinances, building and use restrictions, reservations in federal patents, easements of record that affect the Property, covenants, conditions and restrictions  
343 of record, and those matters accepted by Buyer pursuant to Section 7 (Title Insurance). If Buyer's title will be held in the name of more than one person see  
344 Section 30 (Offer to Purchase) regarding forms of co-ownership.

345 **22. POSSESSION:** Seller shall deliver possession of the Property to Buyer (*select one*):

- 346 (1) ☒ by 5:00 p.m. on Closing;  
347 (2) ☐ by \_\_\_\_\_ ☐ a.m. ☐ p.m. \_\_\_\_\_ days after Closing;  
348 (3) ☐ by \_\_\_\_\_ ☐ a.m. ☐ p.m. on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

## DEFINITIONS/INSTRUCTIONS

- 350 **23. DEFINITIONS/INSTRUCTIONS:** (1) All references in this Sale Agreement to "Agent" and "Firm" shall refer to Buyer's and Seller's real estate  
351 agents licensed in the State of Oregon and the respective real estate companies with which they are affiliated.  
352 (2) Time is of the essence of this Agreement.  
353 (3) Except as provided in Section 7 (Title Insurance), above, all written notices or documents, required or permitted under this Agreement to be  
354 delivered to Buyer or Seller may be delivered to their respective Agent with the same effect as if delivered to that Buyer or Seller. Upon opening of  
355 this transaction with the title company identified at Section 16 (Escrow), above, Buyer, Seller, and their respective Agents, where applicable, shall  
356 provide escrow with their preferred means of notification (e.g. email or text address, facsimile number, or mailing or personal delivery address, or  
357 other), which shall serve as the primary location for receipt of all notices or documents (hereinafter, "Contact Location")  
358 (4) Agent(s) and Firm(s) identified in the Final Agency Acknowledgment Section above are not parties to this Agreement.  
359 (5) A "business day" shall mean Monday through Friday, except recognized state and federal holidays.  
360 (6) "Agreement" or "sale agreement" collectively shall be defined as this real estate sale agreement in its entirety and includes any written offer, counteroffer, or  
361 addendum in any form or language that adds to, amends or otherwise modifies this real estate sale agreement that has been signed and accepted in  
362 accordance with the requirements of item 7 herein.  
363 (7) The sending of a signed acceptance of the Agreement via Electronic Transmission from one party, or their Agent, to the other party, or their  
364 Agent, shall have the same effect as Manual Delivery of the signed original. If the parties intend to use any other method for transmitting a signed  
365 offer or acceptance of the Agreement (such as regular mail, certified mail, or overnight delivery), they should so specify at Section 15 (Additional  
366 Provisions) of this Sale Agreement.  
367 (8) Time calculated in days after the date Buyer and Seller have signed and accepted this Agreement shall start on the first full business day after  
368 the date they have signed and accepted it.  
369 (9) This Agreement is binding upon the heirs, personal representatives, successors and assigns of Buyer and Seller. However, Buyer's rights  
370 under this Agreement or in the Property are not assignable without prior written consent of Seller.  
371 (10) This Agreement may be signed in multiple legible counterparts with the same legal effect as if all parties signed the same document.

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

Seller Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

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372 (11) Unless a different time is specified in the Agreement, all deadlines for performance, however designated, that are measured in business or  
373 calendar days, shall terminate as of 5:00 p.m. on the last day of that deadline, however designated.

374 (12) Notice. As used in this Agreement and any document relating to this Agreement, "Notice" shall mean the providing of a true and accurate copy  
375 of the document to the other party or their Agent. Notice shall be deemed delivered as of (a) the date and time the notice is sent by email or fax, (b)  
376 the time the notice is personally delivered to either the Agent or the Agent's Office, or (c) three (3) calendar days after the date the notice is mailed.

377 **24. APPROVED USES:** THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING  
378 STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT  
379 AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS  
380 DEFINED IN ORS 30.930, IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE  
381 SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11,  
382 CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8,  
383 OREGON LAWS 2010. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY  
384 SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING  
385 TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF  
386 THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF  
387 NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424,  
388 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS  
389 2010.

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

393 **26. LEVY OF ADDITIONAL PROPERTY TAXES:** The Property: (check one) ☐ is ☒ is not specially assessed for property taxes (e.g., farm, forest or other)  
394 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 current as to income or other  
395 conditions required to preserve its deferred tax status. If, as a result of Buyer's actions or the Closing of this transaction, the Property either is disqualified from  
396 special use assessment or loses its deferred property tax status, unless otherwise specifically provided in this Agreement, Buyer shall be responsible for and  
397 shall pay when due, any deferred and/or additional taxes and interest that may be levied against the Property and shall hold Seller completely harmless  
398 therefrom. However, if as a result of Seller's actions prior to Closing, the Property either is disqualified from its entitlement to special use assessment or loses  
399 its deferred property tax status, Buyer may, at Buyer's sole option, promptly terminate this transaction and receive a refund of all deposits paid by Buyer in  
400 anticipation of Closing; or Close this transaction and hold Seller responsible to pay into Escrow all deferred and/or additional taxes and interest that may be  
401 levied or recaptured against the Property and shall hold Buyer completely harmless therefrom. The preceding shall not be construed to limit Buyer's or Seller's  
402 available remedies or damages arising from a breach of this Section 26 (Levy of Additional Property Taxes).

## DISPUTE RESOLUTION

403 **27. FILING OF CLAIMS:** All claims, controversies and disputes between Seller, Buyer, Agents, and/or Firms, relating to the enforcement or  
404 interpretation of this Sale Agreement (including those for rescission), as well as those relating to the validity or scope of the Sale Agreement, and all  
405 matters concerning the jurisdiction of the arbitrator(s) and/or Arbitration Service of Portland, to hear and decide questions of arbitrability (hereinafter  
406 collectively referred to as "Claims"), shall be exclusively resolved in accordance with the procedures set forth herein, which shall survive Closing or  
407 earlier termination of this transaction. All Claims shall be governed exclusively by Oregon law, and venue shall be placed in the county where the  
408 real property is situated. Filing a Claim for arbitration shall be treated the same as filing in court for purposes of meeting any applicable statutes of  
409 limitation or statute of ultimate repose, and for purposes of filing a *lis pendens*. BY CONSENTING TO THE PROVISIONS HEREIN, BUYER AND SELLER  
410 ACKNOWLEDGE THAT THEY ARE GIVING UP THE CONSTITUTIONAL RIGHT TO HAVE CLAIMS TRIED BY A JUDGE OR JURY IN STATE OR FEDERAL COURT,  
411 INCLUDING ALL ISSUES RELATING TO THE ARBITRABILITY OF SAID CLAIMS.

412 **28. EXCLUSIONS:** The following shall not constitute Claims: (1) Any proceeding to enforce or interpret a mortgage, trust deed, land sale contract  
413 or recorded construction lien; (2) A forcible entry and detainer action (eviction); (3) If the matter is exclusively between REALTORS® and is  
414 otherwise required to be resolved under the Professional Standards Ethics and Arbitration provisions of the National Association of REALTORS®;  
415 (4) If the matter relates to a commission or fee with an Agent or Firm, and the written listing, service or fee agreement with Buyer or Seller  
416 contains a mandatory mediation and/or arbitration provision; and (5) Filing in court for the issuance of provisional process described under the  
417 Oregon Rules of Civil Procedure, provided, however, such filing shall not constitute a waiver of the right or duty to utilize the dispute resolution  
418 procedures described herein for the adjudication of any Claims.

419 **29.1 SMALL CLAIMS BETWEEN BUYER AND SELLER:** All Claims between Buyer and Seller that are within the jurisdiction of the Small Claims  
420 Court of the county in which the property is located, shall be brought and decided there, in lieu of mediation, arbitration or litigation in any other

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

Seller Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

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forum. Notwithstanding ORS 46.455(3), neither Buyer nor Seller shall have a right to request a jury trial and so remove the matter from the Small Claims Department of the Circuit Court. A judgment in Small Claims Court is final and binding and there is no right of appeal.

**29.2 MEDIATION AND ARBITRATION BETWEEN BUYER AND SELLER:** If Buyer and/or Seller's Agent is a member of the National Association of REALTORS®, all Claims shall be submitted to mediation as offered by the local Realtor® Association, if available. If mediation is not available through the Agent's Realtor® organization, then all Claims shall be submitted to mediation through the program administered by Arbitration Service of Portland ("ASP"). All Claims that have not been resolved by mediation as described herein shall be submitted to final and binding arbitration in accordance with the then-existing rules of ASP. The prevailing party in any arbitration between Buyer and Seller shall be entitled to recovery of all reasonable attorney fees, filing fees, costs, disbursements, and mediator and arbitrator fees. Provided, however, a prevailing party shall not be entitled to any award of attorney fees unless it is first established to the satisfaction of the arbitrator(s) (or judge, if applicable) that the prevailing party offered or agreed in writing to participate in mediation prior to, or promptly upon, the filing for arbitration.

**29.3 MEDIATION AND ARBITRATION INVOLVING AGENTS/FIRMS:** All Claims that include Agents or their Firms shall be resolved in accordance with the mediation and arbitration process described in Section 29.2 (Mediation and Arbitration Between Buyer and Seller) above, and if applicable, the prevailing party shall be entitled to an award of attorney fees, filing fees, cost, disbursements, and mediator and arbitrator fees, as provided therein.

### SIGNATURE INSTRUCTIONS

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

Deed or contract shall be prepared in the name of to be determined prior to closing.

**Co-Ownership Note:** Buyer should secure advice from an expert or attorney regarding different forms of co-ownership and rights of survivorship. Agents are not qualified to provide advice on these issues. Once the form of ownership is determined, Buyer should promptly notify Escrow.

This offer shall automatically expire on (insert date) March 22, 2019 at 5:00 ☐ a.m. ☒ p.m., (the "Offer Deadline"), if not accepted by that time. Buyer may withdraw this offer before the Offer Deadline any time prior to Seller's transmission of signed acceptance. This offer may be accepted by Seller only in writing.

Buyer The City of Oregon City, Oregon Date \_\_\_\_\_, \_\_\_\_\_ a.m. \_\_\_\_ p.m. ←

Buyer \_\_\_\_\_ Date \_\_\_\_\_, \_\_\_\_\_ a.m. \_\_\_\_ p.m. ←

Address PO Box 3040 Oregon City OR Zip 97045

Phone #1 (503)496-1546 Phone #2 \_\_\_\_\_ E-mail plewis@orc.org

This offer was delivered/transmitted to Seller for signature on (insert date) \_\_\_\_\_ at \_\_\_\_\_ ☐ a.m. ☐ p.m.,  
By \_\_\_\_\_ (Agent(s) presenting offer).

**31. AGREEMENT TO SELL / ACKNOWLEDGEMENTS / DISPOSITION OF EARNEST MONEY:** Seller accepts Buyer's offer. Seller acknowledges receipt of a completely filled-in copy of this Agreement, which Seller has fully read and understands. Seller acknowledges that Seller has not relied upon any oral or written statements of Buyer or of any Agent(s) that are not expressly contained in this Agreement.

Seller PSU Foundation Date \_\_\_\_\_, \_\_\_\_\_ a.m. \_\_\_\_ p.m. ←

Seller \_\_\_\_\_ Date \_\_\_\_\_, \_\_\_\_\_ a.m. \_\_\_\_ p.m. ←

Address 1600 SW 4th Ave Portland OR Zip 97201-5522

Phone #1 (503)725-5863 Phone #2 \_\_\_\_\_ E-mail henriquezs@psuf.org

**Note:** If delivery/transmission occurs after the Offer Deadline identified at Section 30 (Offer to Purchase), above, it will not become binding upon Seller and Buyer unless the parties agree to extend said Deadline by an Addendum, Counteroffer, or other writing, jointly signed by the parties. The parties' failure to do so shall be treated as a rejection under Section 32 (Seller's Rejection), below, and this transaction shall be automatically terminated.

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

Seller Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

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465 **32. SELLER'S REJECTION/COUNTER OFFER (select only one):** ☐ Seller does not accept the above offer, but makes the attached counter offer;  
466 ☐ Seller rejects Buyer's offer.

467 Seller \_\_\_\_\_ Date \_\_\_\_\_, \_\_\_\_\_ a.m. \_\_\_\_ p.m. ←  
**PSU Foundation**

468 Seller \_\_\_\_\_ Date \_\_\_\_\_, \_\_\_\_\_ a.m. \_\_\_\_ p.m. ←

469 Address **1600 SW 4th Ave** **Portland** **OR** Zip **97201-5522**

470 Phone #1 **(503)725-5863** Phone #2 \_\_\_\_\_ E-mail **henriquezs@psuf.org**

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

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

Seller Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

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LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE OF BUYER AND/OR SELLER AND DATE

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OREF 008

VACANT LAND REAL ESTATE SALE AGREEMENT- Page 11 of 11

## ADDENDUM TO REAL ESTATE SALE AGREEMENT

- 1 This is an Addendum to: ☒ Real Estate Sale Agreement ☐ Seller's Counter Offer ☐ Buyer's Counter Offer ☐ Other \_\_\_\_\_
- 2 Buyer: **The City of Oregon City, Oregon**
- 3 Seller: **PSU Foundation**
- 
- 4 The real property described as: **tax lots: #3-2E-08AB-00300 and, #3-2E-08AB-00400 ,**
- 5 **SELLER AND BUYER HEREBY AGREE THE FOLLOWING SHALL BE A PART OF THE REAL ESTATE SALE AGREEMENT REFERENCED ABOVE.**
- 6 **Section 8, a portion of Line 168 is amended to read "Buyer shall have 30 calendar days..."**
- 7 \_\_\_\_\_
- 8 **Section 20.1: Closing shall occur no later than 30 days following the expiration or earlier waiver of the Inspection Period.**
- 9 \_\_\_\_\_
- 10 **Confidentiality: Buyer and Seller shall treat this Agreement and all information obtained or exchanged in connection with this Agreement**
- 11 **as confidential, consistent with the Oregon Public Records Law, including but not limited to the sale price for the Property, the identity of**
- 12 **Buyer and Buyer's plans for the Property until such time as this Agreement has been placed on the City Commission's agenda for**
- 13 **approval by the City Commission.**
- 14 \_\_\_\_\_
- 15 \_\_\_\_\_
- 16 \_\_\_\_\_
- 17 \_\_\_\_\_
- 18 \_\_\_\_\_
- 19 \_\_\_\_\_
- 20 \_\_\_\_\_
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- 24 \_\_\_\_\_
- 25 \_\_\_\_\_
- 26 \_\_\_\_\_
- 27 \_\_\_\_\_
- 28 \_\_\_\_\_
- 
- 29 Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_, \_\_\_\_\_ a.m. \_\_\_\_ p.m. ←  
**The City of Oregon City, Oregon**
- 30 Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_, \_\_\_\_\_ a.m. \_\_\_\_ p.m. ←
- 
- 31 Seller Signature \_\_\_\_\_ Date \_\_\_\_\_, \_\_\_\_\_ a.m. \_\_\_\_ p.m. ←  
**PSU Foundation**
- 32 Seller Signature \_\_\_\_\_ Date \_\_\_\_\_, \_\_\_\_\_ a.m. \_\_\_\_ p.m. ←
- 
- 33 Buyer's Agent **Jeffrey Brooks** Seller's Agent **Joel Thomas and Adam Bledsoe**

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