

FAY

K BAR J RANCH

La Pine, Oregon
\$25,600,000
1,499.16± ACRES





FARMS ■ TIMBER ■ RANCHES ■ SPORTING PURSUITS ■ VINEYARDS

INTRODUCTION

K Bar J Ranch is a stunning property with so much to offer. This impressive Central Oregon property encompasses 1,499± acres that borders the city of La Pine yet provides some of the finest seclusion and wildlife habitat in the area. Just one of the highlights is the log home, which has a large deck that overlooks the beautiful pond with its own dock, the Little Deschutes River, and boasts incredible mountain views.

The main homesite includes a three-car detached carport, a separate log-sided office that can also be used as an additional living area, a large horse barn with several stalls, a tack room, a shop area, adjoining fenced paddocks and pastures, a huge hobby barn that includes a shop area, paint booth, pet bathing area, car storage bays, extra storage, and a huge second-story playroom. But wait, it doesn't stop here! Three additional homes of superior quality and character make each one an experience: additional shop, storage, historic barns, and an indoor riding arena!

For 2.7± miles, from its northeast corner to its southeast corner, the Little Deschutes River winds like a serpent through the ranch for approximately 11± miles. The river nurtures the willow-lined banks and native meadows framed by 713± acres of pine forests that provide privacy and the perfect habitat for the resident herd of Rocky Mountain elk that considers the K Bar J Ranch home.

For ease of access and maintenance, many of the ranch roads have been paved. At any turn of the road, you might run into deer, coyote, or bird of prey. The "Otter Pond" attracts additional waterfowl and wildlife.

K Bar J Ranch is comprised of 22 tax lots with various land use zones ranging from Exclusive Farm Use to Rural Residential and Commercial, allowing a land investor to investigate varied options. However, chances are, after spending time at the K Bar J Ranch, you will likely find it perfect just the way it is. Relax and enjoy its luxurious improvements, privacy, natural beauty, peace, quiet, wildlife, and recreational opportunities.

QUICK FACTS

- 1,499.16± Acres; 22 tax lots with varied zoning designations
- The Little Deschutes River winds through the Property for 11± miles (2.7± linear miles)
- 42.5± acres well water rights; under pivot irrigation.
- A 3,617± square foot main home with meticulous details and a view of the “Otter Pond” and Little Deschutes River, plus a detached 1,279± square foot “Office,” 3-car detached carport
- Three additional homes, each with unique features and character, all remarkably well cared for and maintained
- 812± acres of pine timber/forest
- 365± acres of natural wetlands
- A multitude of well-cared-for buildings include a 7-door storage/large with a recreation room, a horse barn, covered parking spaces, a large livestock barn, a modern horse barn with an indoor arena, multiple storage buildings, and pioneer barns
- Minutes from Sunriver Resort, Mount Bachelor Ski Area, and the endless Central Oregon recreational opportunities
- A resident herd of elk calls K Bar J Ranch home





ACREAGE

1,499.16± total acres

K Bar J Ranch is comprised of 22 tax lots of various sizes and zoning designations.

The majority of the property's east boundary borders La Pine City limits. Two tax lots are within the La Pine city limits (2210110000-700 & 221002BAO 4400). K Bar J Ranch's elevation ranges from 4,200± feet to 4,240± feet above sea level.



Address	Account	Code	Map	Tax Lot	Acres	2025			Deferred
						Property Taxes	Spec. Ass.	Zoning	Tax
52255 Huntington Rd	114325	1082	2210020000	300	5.00	\$ 12,921.21	\$ 275.11	EFULA	Farm
52255 Huntington Rd	141362	1081	2210020000	300	112.69	\$ 339.11	\$ -	EFULA	Farm
	257421	1108	2210020000	300	0.27	\$ 0.59	\$ -	EFULA	Farm
52311 Glenwood Dr (In City)	114394	1108	221002BAO	4400	5.24	\$ 342.79	\$ 18.75	RIP/RSF	N
51750 Dorrance Meadow Rd.	141361	1081	221000000	208	185.70	\$ 16.74	\$ 454.58	EFULA/RR10	Farm
16451 Burgess Dr.	141372	1108	221002BAO	5300	8.89	\$ 438.44	\$ 25.93	OSP/RIP	N
	141388	1108	221002BAOO	199	0.45	\$ 46.97	\$ 18.75	OSP/RIP	N
51890 Dorrance Meadow Dr.	141959	1081	221009B00	4800	78.74	\$ 2,670.93	\$ 229.74	RR10	N
51965 Pine Forest Dr	151865	1082	221009A000	100	5.00	\$ 2,702.76	\$ 517.57	EFULA	N
16425 Burgess Rd	151869	1081	2210000000	299	81.83	\$ 3,155.01	\$ 238.76	EFULA	N
51975 Huntington Rd	165682	1081	2210000000	221	224.95	\$ 953.42	\$ 538.46	EFULA	Farm
51605 Jackpine Rd	182861	1081	2210000000	223	80.10	\$ 308.55	\$ 179.37	EFULA/RR10	Farm
52125 Huntington Rd	189057	1081	2210000000	224	215.62	\$ 270.21	\$ -	EFULA	Farm
52125 Huntington Rd	189058	1082	2210000000	224	5.00	\$ 902.78	\$ 551.35	EFULA	Farm
51985 Huntington Rd.	194324	1081	2210100000	100	255.91	\$ 1,879.85	\$ -	EFULA	Farm
51985 Huntington Rd	194325	1082	2210100000	100	5.00	\$ 7,807.13	\$ 564.96	EFULA	Farm
	245373	1081	221009A000	100	156.77	\$ 1,392.97	\$ -	EFULA	N
	253168	1081	2210020000	500	29.87	\$ 1,544.05	\$ 87.15	F-1	N
In City	253169	1081	2210110000	700	15.58	\$ 406.35	\$ 103.40	F-1/CMX	N
In City	257420	1108	2210110000	700	19.86	\$ 446.37	\$ -	F-1/CMX	N
	254722	1111	2210020000	400	2.69	\$ 474.91	\$ 18.75	LPCFL	N
	253177	1108	221011 BC00	300	4.00	\$ 1,369.75	\$ 18.75	PF	N
TOTAL					1499.16	\$ 40,390.89	\$ 3,841.38		

ZONING AND COMPREHENSIVE PLAN - DESCHUTES COUNTY	ZONING AND COMPREHENSIVE PLAN - CITY OF LA PINE
EFULA - Exclusive Farm Use-La Pine Subzone	CMX - Commercial Mixed Use
FP - Flood Plain	PF - Public Facility
F1 - Forest Use 1	RSF - Residential Single Family
RR10 - Rural Residential, 10-acre minimum	RIP - Riparian Area - Little Deschutes River
LPCFL - La Pine Community Facility Limited	OSP - Open Space & Park



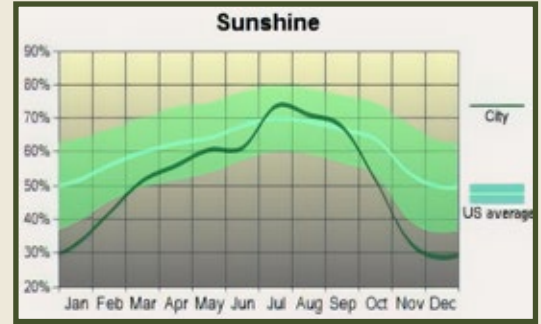
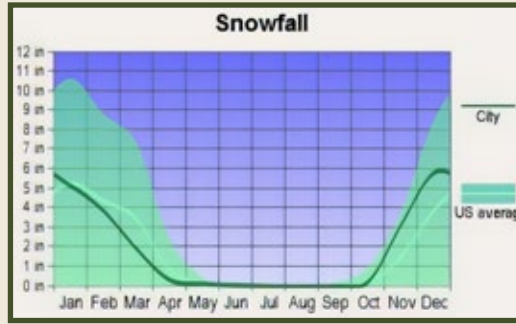
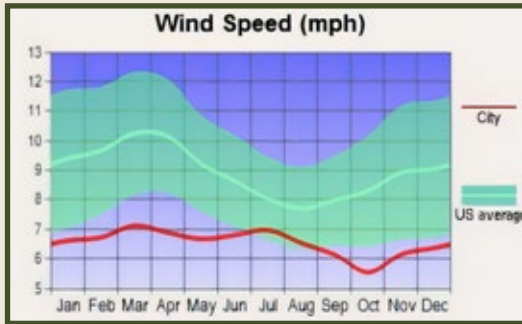
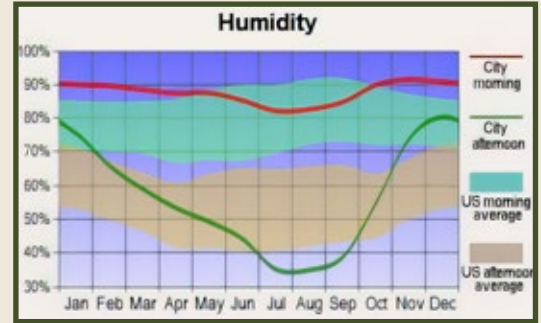
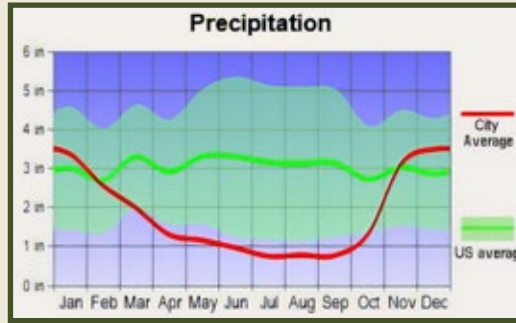
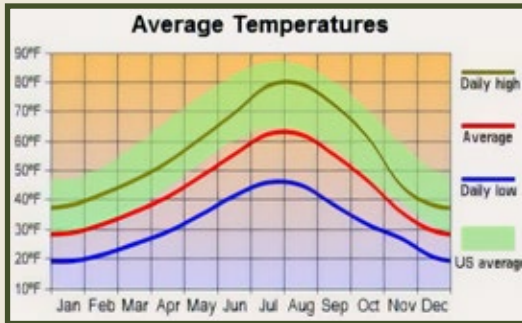
TIMBERLAND

Approximately 812± acres of the K Bar J Ranch are timbered with predominantly lodgepole pine, jack pine, and some ponderosa pine. Very little of the property's timbered areas have been thinned. The timbered areas provide an excellent privacy buffer for the ranch interior and an outstanding habitat for many wildlife species.

CLIMATE

La Pine sits at a higher elevation than most Central Oregon communities. Therefore, it tends to be cooler throughout the year than the rest of the area. Most precipitation falls in November, December, and January in the form of snow, and on average throughout the year, totals 80± inches. The annual precipitation for La Pine is around 20± inches. In the winter, temperatures average 20± degrees to 40± degrees (Fahrenheit) and 45± degrees to the low 80s degrees in the summer.

Climate charts courtesy of <https://www.city-data.com/city/La-Pine-Oregon.html>



SCENIC VISTAS

K Bar J Ranch has never-ending views of the open meadows and the willow-lined Little Deschutes River as it slowly snakes through the ranch. Pine forest borders most of the meadows, shielding the ranch from the nearby residences. From the property, you can see views of the Cascade Mountains, particularly Mount Bachelor, the site of a world-renowned ski resort, and to the east, Paulina Peak.





IMPROVEMENTS

K Bar J Ranch has several improvements, all meticulously maintained. There are four houses on the property, each with its own character and style.

MAIN LOG HOME

This 3,617± square-foot log home, built in 1970 and updated to the times, has a refined mountain western flair that doesn't overwhelm. The primary suite has a postcard view of the "Otter Pond" and the Little Deschutes and a walk-in closet with room for an entire "sports team." The open kitchen/dining/living layout and large deck are well suited for entertaining larger gatherings. The large, covered deck and the outdoor kitchen will work well for hosting holiday events!





Main House Office Pond View



Main House Bedroom

The main homesite features multiple structures for storage and convenience. These include:

- 1,279± square foot log/frame office is a completely finished living area with a large stone fireplace
- 1,092± square foot covered carport with concrete slab, log sides, and lighting
- Large, 5,632± square foot, 6-stall stables, 4 with turnouts, tack room, shop, washroom, and loft
- Garage/recreation building with over 9,000± square feet of space. The first floor is on a concrete slab and consists of a large woodshop with a paint room, office, RV storage, garage space, pet bath, and bathroom. The second floor is a finished living space currently used as a recreation room stocked with a pool table, ping pong table, pinball machines, plus a wet bar and bathroom
- Finally, there is a seven-garage-door storage building with a concrete floor and 2,968± square feet of floor space



Main House Outdoor Kitchen



Main House Back Deck with Pond View



Large Garage



Farm Shop Kitchen



Toy Box Play Room

SMOKIN' 45 HOUSE

This horse barn turned home has 1,145± square feet and a Western charm but more of a Great Plains/Midwest feel. Named after the famous quarter horse stallion who called the barn home, you would be hard-pressed to tell it was a horse barn unless told. The open layout of a kitchen to the living room with large windows to take in views of the fields lends to a couple of cold beers and talks of equine athletes of the past. You will find a loft with a private bedroom and half bath upstairs.



Smokin' 45 House Living Room



Smokin' 45 House



Smokin' 45 House Kitchen

CARETAKER'S HOUSE

This 1,594± square foot three-bedroom, two-bathroom home has a conventional style that most will appreciate and some farmhouse style you will love. The white-tile backsplash with butcher block counters provides a clean and vibrant look to the kitchen. In the farmhouse theme, you will see vintage-style modern appliances reminding you of the days when milk was delivered in glass bottles at your door. You will see small details that augment this vintage theme throughout the home.



Caretaker's House



Caretaker's House Dining Room

In the area of both the Caretaker home and Smokin 45 home (the farm headquarters) are the following structures:

- A 1,536± square foot storage building with concrete slab and finished interior, electrical, but no plumbing
- Large red homestead barn built around 1930. The barn design will be recognized as a common design throughout the West. It is structurally sound and used for storage
- A large, 3,680± square foot, 16-stall barn with an indoor arena, concrete breezeway, highly efficient lighting, tack room, and wood shop
- This 1,246± square foot shop has a kitchen, bathroom, and dining area, heated with a wood-burning stove and cadet heaters; this building has one main door and a rollup door to facilitate feeding a crowd

HOUSE ON THE HILL

Perhaps the most unique dwelling on K Bar J Ranch is this 1,120± square-foot cabin that sits above the meadows of the Little Deschutes River, taking in possibly the most expansive views of the property. The rustic bat and board siding and metal roof give you the sense you're walking into a farm shed, but once you open the door, you will wonder if you walked into a quiet pub only the locals know of. With many materials being artisan, reclaimed, or reused, this main-level open kitchen and living area has an early 20th-century feel but with 21st-century amenities. The lower-level finished daylight basement features a bedroom and bathroom that is roomy yet reminds one of a ship's cabin. Step out the door and take in the breathtaking views. Words cannot adequately convey the charm of this cabin.



AND THERE'S MORE

In addition to the four homes, there is a 1999 manufactured home with 1,512± square feet of living space, three bedrooms, and two bathrooms. Adjacent to this home is a 2,080± square-foot shop, the floor being half concrete slab and half gravel.



Shop, Indoor Arena, Storage



Refurbished Barn



Indoor Arena

RECREATION

For those who value it, K Bar J Ranch offers many recreational opportunities. There are tennis and pickle ball courts for those packing a racket and a gold chipping/putting (artificial) green. Horse enthusiasts can use the horse barn, indoor area, and miles of ranch trails. Those trails and roads also lend to hikes and exploring the property. Or you could just enjoy a lazy float down the Little Deschutes River.



Mount Bachelor

HUNTING | WILDLIFE

A resident herd of elk considers K Bar J Ranch home. The ranch is managed to make the ranch inviting for them to stay despite still harvesting a select few. Mule deer also roam the ranch. K Bar J Ranch annually qualifies for three LOP tags (Landowner Preference tags) for deer and elk. However, a purchaser should check with the Oregon Department of Fish and Wildlife (ODFW) to verify, as their wildlife management goals may vary.



Elk on the Property

FISHING

The Little Deschutes River, which flows through K Bar J Ranch, offers onsite fishing for anglers. Fish species found in the Little Deschutes River reportedly include rainbow trout, brown trout, bull trout, and the occasional steelhead trout and smallmouth bass. The ranch manager reports seeing a 26+ inch brown trout caught off the ranch and some smaller rainbow trout. The early summer months typically offer the best fishing on the ranch. Significant fly-fishing opportunities exist in the nearby spring-fed Fall River, a tributary to the Deschutes River, also known for its excellent fly-fishing. K Bar J Ranch is within easy driving distance to the many nearby lakes, such as Paulina, East, North, and South Twin, Crane Prairie Reservoir, and Wickiup Reservoir. The list goes on! K Bar J Ranch is truly an excellent headquarters for the avid fisherman!



OTHER RECREATION

K Bar J Ranch and La Pine, Oregon, are surrounded by a wealth of natural attractions that draw outdoor enthusiasts year-round. The nearby Deschutes National Forest offers hiking, camping, and fishing opportunities, with stunning landscapes including towering pine forests, clear lakes, and scenic rivers. Newberry National Volcanic Monument is another highlight, home to Lava Butte and the Lava River Cave, where visitors can explore volcanic formations. Sparks Lake and Paulina Lake are perfect for water activities like boating and fishing, while the Big Obsidian Flow provides a unique geological experience. Mount Bachelor is just a short drive away for winter recreation, offering skiing and snowboarding. These attractions make K Bar J Ranch and La Pine an ideal base for exploring Central Oregon's outdoors!

INCOME OPPORTUNITY

With four houses, plus a manufactured home, an “office” that can be used as additional housing, the horse barn, indoor arena with additional horse stalls, the many horse paddocks and pastures, multiple shops and storage buildings, the gorgeous hiking trails and miles of the winding Little Deschutes River, the income opportunities for K Bar J Ranch abound. You can even put up a little hay and run a few cows!





AREA HISTORY

La Pine, Oregon, has a rich history rooted in the settlement and natural resources of the region. Originally inhabited by Native American tribes such as the Paiute, the area saw its first European settlers in the mid-1800s, drawn by the promise of fertile land and the burgeoning timber industry. The town was officially established in the late 1800s and grew as a logging hub, with the nearby Deschutes River providing vital transportation routes. In the early 20th century, La Pine became a popular destination for homesteaders, and by the 1930s, it was incorporated as a town. The area's economy remained centered around timber and agriculture. Over time, La Pine's growth was influenced by its proximity to outdoor recreational opportunities, particularly in the nearby Cascade Mountains and Deschutes National Forest. Today, La Pine is a small, rural community known for its scenic beauty and outdoor activities, attracting residents and visitors alike.



Paiute Indians in front of an adobe house 1909

NEARBY ATTRACTIONS & ACTIVITIES

Nothing can be said about the greater Central Oregon area that hasn't already been said before. Often the topic of many travel magazines, the long lists of "must-go-to places" and area attractions are almost endless. As one of the pioneer communities of micro-brewing, the ski resort of Mount Bachelor, world-renowned Smith Rock State Park, and proximity to the many natural wonders, Central Oregon will keep you busy with fun. Central Oregon's largest music venue, Hayden Homes Amphitheater (previously named Les Schwab Amphitheater), has presented many big-name artists, such as Bob Dylan, Dave Mathews Band, and Willie Nelson. In 2024, the amphitheater shows included artists such as Portugal and the Man, Elvis Costello, Cage the Elephant, Tyler Childers, Sturgill Simpson, and Foreigner.

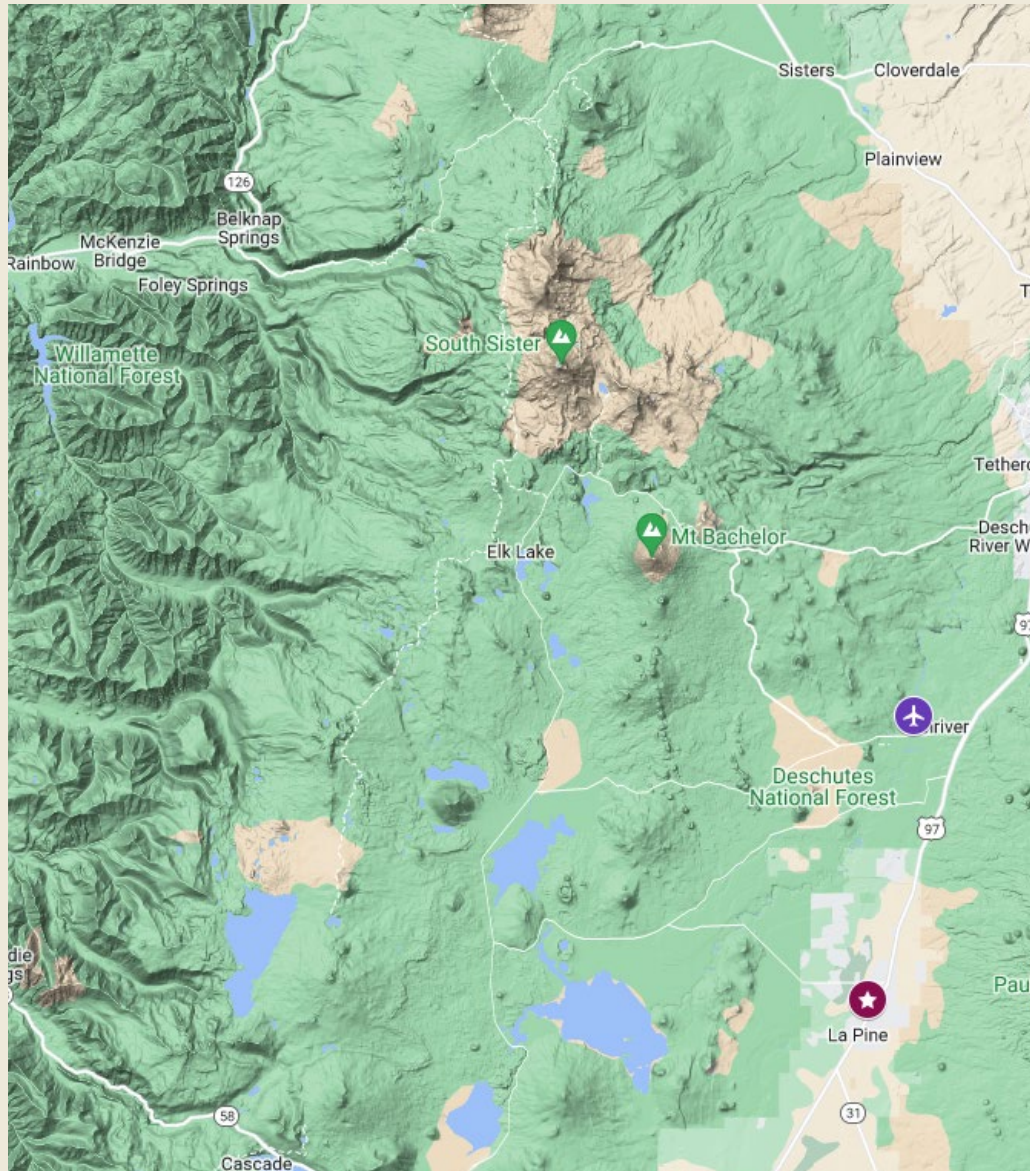
- Central Oregon's event list is extensive and includes:
- La Pine Rodeo-(4th of July, annually)
- Oregon Winterfest (February)
- Bend Marathon and a Half (April)
- Mount Bachelor Big Wave Challenge (April)
- The Pole, Peddle, Paddle (May)
- Sisters' Rodeo and Crooked River Round-up (June)
- Cascade Cycling Classic (June)
- Sisters' Quilt Show (July)
- Culver Crawdad Festival (July)
- High Desert Classics Horse Show (July)
- The Airshow of the Cascades (August)
- Deschutes and Jefferson County Fairs (August)
- Bend Brewfest (August)
- The Great Drake Duck Race (September)
- Sisters Folk Festival (September)
- and many more!



During the summer, Bend hosts a college baseball developmental league team called the Bend Elks, bringing live baseball to the area. The culture of Central Oregon has a strong tie to agriculture, with over seven seasonal area farmer's markets that give citizens a chance to buy fresh and local agricultural products straight from farmers and ranchers. Many of the fine dining establishments in Central Oregon use locally sourced foods.

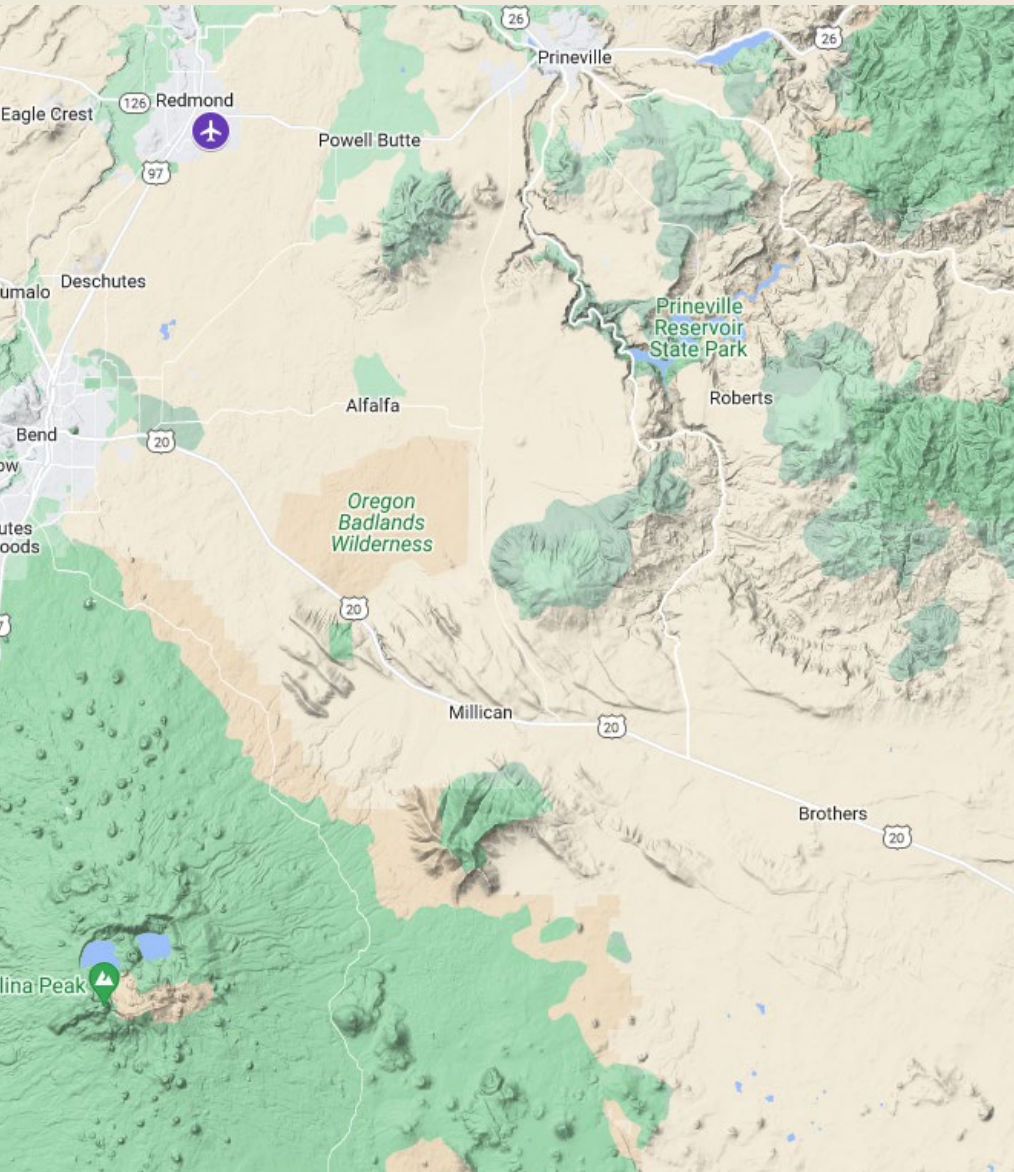
LOCATION

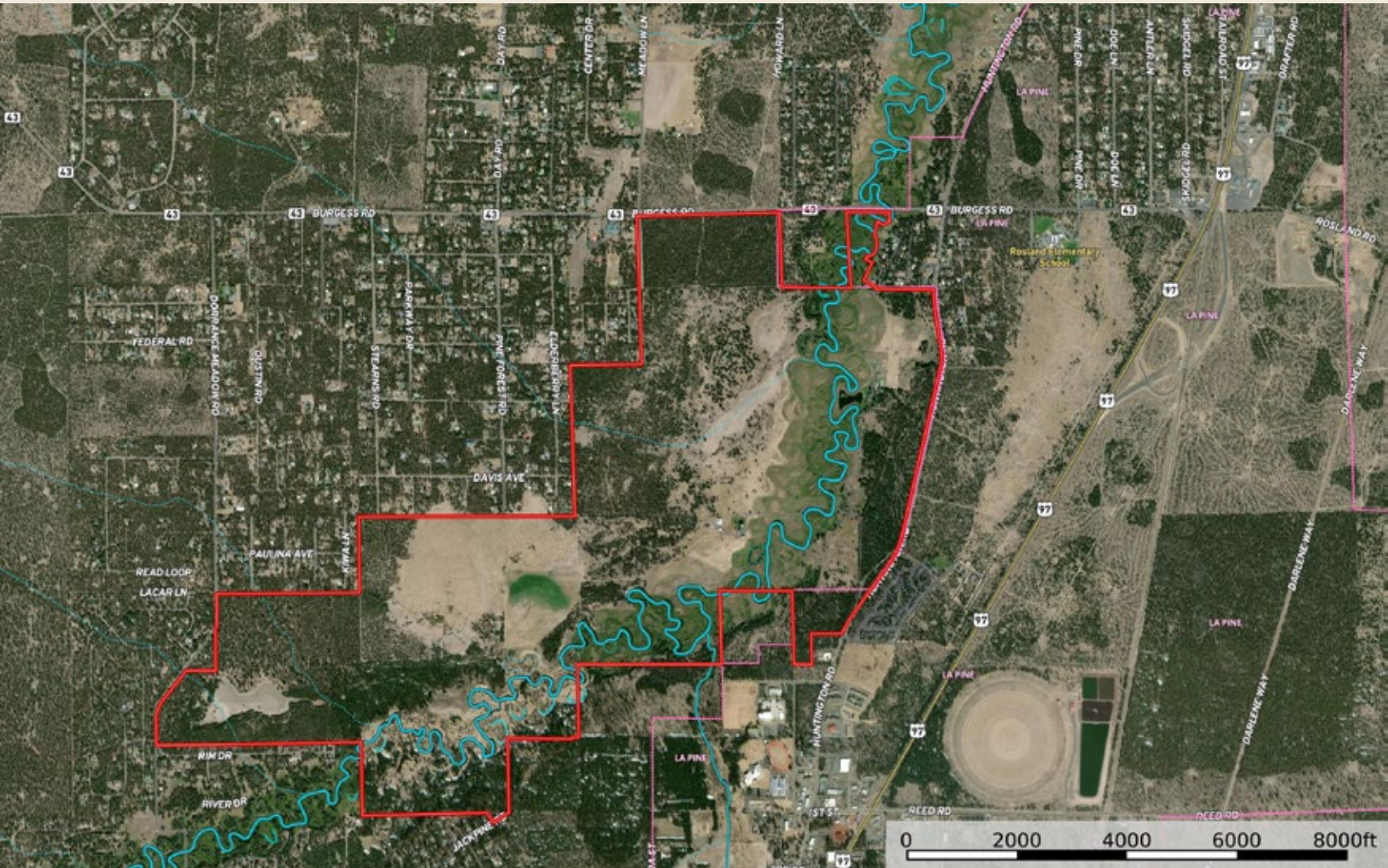
Sunriver, about 15 miles north of La Pine (approximately 20-minute drive), is a popular resort town known for outdoor recreation, luxury homes, and its proximity to Mount Bachelor. **Bend**, about 30 miles north of La Pine (roughly 35-40 minutes by car), known for its outdoor activities, vibrant downtown, craft breweries, and cultural attractions, is the largest city in Central Oregon. **Mount Bachelor Ski Resort**, about 30 miles northwest of La Pine (around 45 minutes by car), is a premier ski area offering skiing, snowboarding, other winter sports, and hiking and mountain biking in the warmer months. These locations are all within easy driving distance from La Pine, making it a convenient base for enjoying both outdoor activities and the local community offerings in Central Oregon.

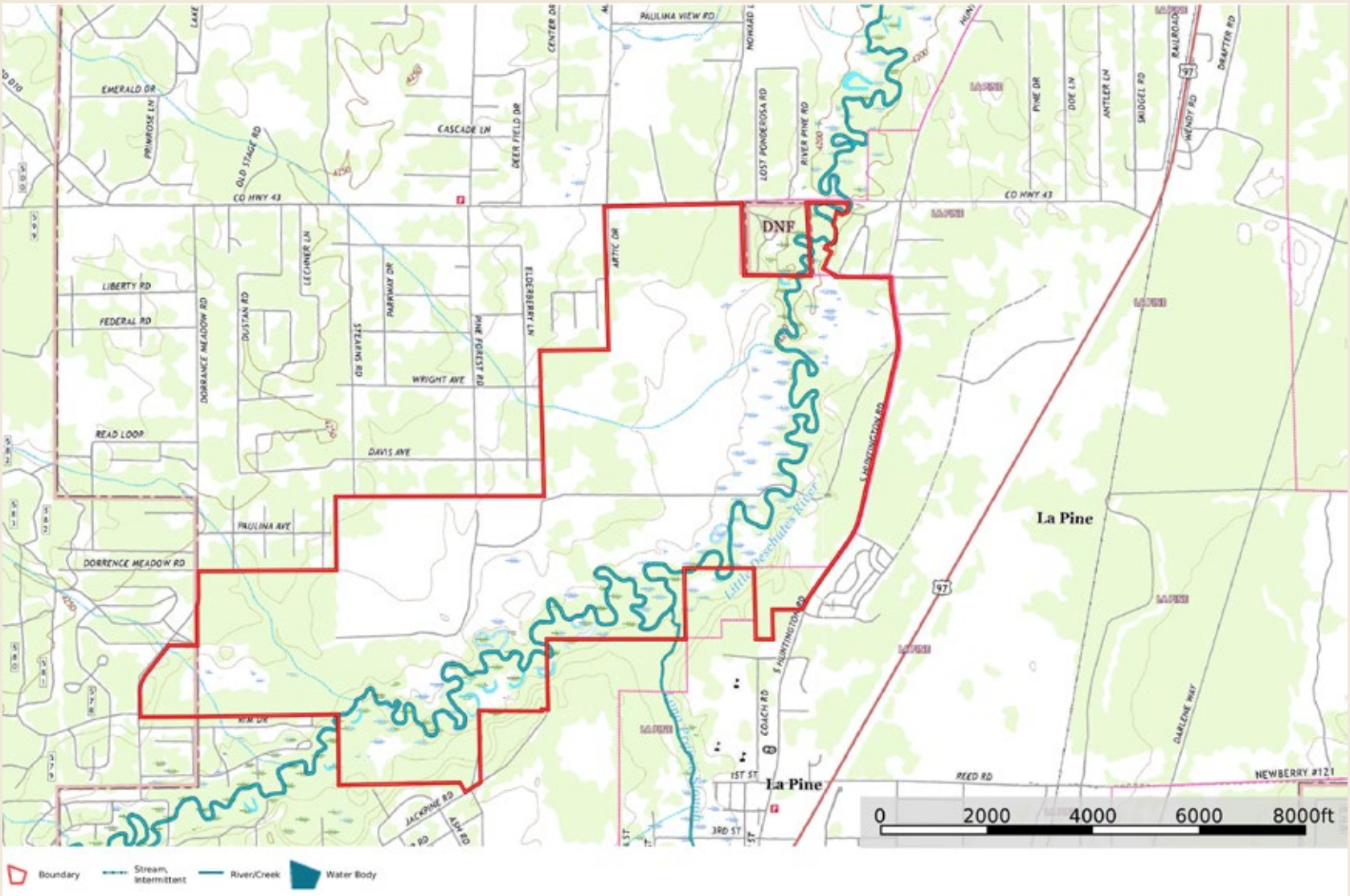


AIRPORT SERVICES

Sunriver Airport (FAA Identifier S21) is open to public services, private aviation, and general air travel, offering convenient access to the Sunriver area for those flying in with their own aircraft. For commercial flights, Roberts Field (FAA Identifier RDM) in Redmond, the nearest major airport, is about 45± miles from La Pine (about 1-hour drive) and offers commercial flights to several major hubs, including Portland, Seattle, San Francisco, and Denver. Rental cars, taxis, and shuttle services are available. Airlines available include Delta, United, Alaska, and Avelo Airlines.







WATER RIGHTS

Under Oregon law, all water is publicly owned. With some exceptions, cities, farmers, factory owners, and other users must obtain a permit or water proper from the Water Resources Department to use water from any source, whether it is underground or from lakes or streams. Landowners with water flowing past, though, or under their property do not automatically have the right to use that water without a permit from the Department; the waters of Oregon are administered by the State of Oregon under a “prior appropriation” doctrine, first in time, first in the right.

The K Bar J Ranch water-rights certificate No. 97248, priority date 2/22/2017, covers 42.5 acres from the irrigation well located on the ranch and services the ranch’s center pivot irrigation system.





CONSERVATION | STEWARDSHIP

K Bar J Ranch is not encumbered by a conservation easement. However, with 11± miles of the Little Deschutes River winding its way through the ranch, its wetlands, riparian areas and meadows, timbered areas and diverse wildlife habitat, and proximity to La Pine, the ranch is believed to have significant conservation easement potential.

Each of us at Fay loves the land and wants to see it remain a productive agricultural ground and a quality fish and wildlife habitat. Through promoting thoughtful land stewardship, Fay has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitats, and implementing sustainable agricultural operations. Fay is proud to say that since our company began in 1992, our clients' conservation ethics and land-use practices have significantly enhanced our work landscape.

MINERAL RIGHTS

All mineral rights appurtenant to the property and owned by the seller will convey to the buyer at closing. Mineral rights are not guaranteed. It is suggested that the buyer conduct a mineral search with a title company.

SUMMARY

Possessing a wealth of luxuries rarely seen, K Bar J Ranch is truly a gem, a one-of-a-kind property. The ranch has an overwhelming abundance of quality improvements, outstanding views, natural wonders, wildlife, and recreational opportunities. You will never tire of walking along the Little Deschutes River or through the K Bar J Ranch meadows and forests. The homes are of a quality and condition to impress the most discerning of guests. Opportunities for K Bar J Ranch are limitless: resort potential, commercial development, residential development, conservation, or a combination. Enjoy the ranch as your own private getaway, and perhaps hold it for future generations. The possibilities are great. K Bar J Ranch presents a truly rare and special opportunity.





FAY

PRICE

\$25,600,000

TAXES

\$40,390.89

TERMS

Cash

Conventional Financing

1031 Exchange

CONTACT

This is an exclusive co-listing with Fay Ranches, Inc. and Coldwell Banker Mountain West Real Estate, Inc. Please contact **Scott Hawes at 541-419-0770 | shawes@fayranches.com** or **David Cale at 503-949-2447 | cabdrc@comcast.net** to schedule a showing. An agent from Fay Ranches, Inc. or Coldwell Banker Mountain West Real Estate, Inc. must be present at all property showings. To view other properties we have listed, please visit our web page at www.fayranches.com.

NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.



FARMS ■ TIMBER ■ RANCHES ■ SPORTING PURSUITS ■ VINEYARDS





**OREGON REAL ESTATE AGENCY
INITIAL AGENCY DISCLOSURE PAMPHLET
OAR 863-015-0215 (5)**

- 1 *This pamphlet describes the legal obligations of real estate agents in Oregon. Real estate agents and Principal Brokers are*
2 *required to provide this information to you when they first meet you.*
- 3 *This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to*
4 *create an agency relationship between you and an agent or a Principal Broker.*

5 **Real Estate Agency Relationships**

- 6 An "agency" relationship is a voluntary legal relationship in which a licensed real estate agent or Principal Broker, agrees to act on
7 behalf of a buyer or a seller (the "client") in a real estate transaction.
- 8 Oregon law provides for three types of agency relationships between real estate agents and their clients:
- 9 **Seller's Agent** - Represents the seller only;
10 **Buyer's Agent** - Represents the buyer only;
11 **Disclosed Limited Agent** - Represents both the buyer and seller, or multiple buyers who want to purchase the same
12 property. This can be done only with the written permission of all clients.
- 13 *The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at*
14 *the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real*
15 *estate agent.*

16 **Definition of "Confidential Information"**

- 17 Generally, agents must maintain confidential information about their clients. "Confidential information" is information communicated
18 to the agent or the agent's Principal Broker by the buyer or seller of one to four residential units regarding the real property
19 transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information"
20 does not mean information that:
- 21 a. The buyer instructs the agent or the agent's Principal Broker to disclose about the buyer to the seller, or the seller
22 instructs the agent or the agent's Principal Broker to disclose about the seller to the buyer, and
23 b. The agent or the agent's Principal Broker knows or should know failure to disclose would constitute fraudulent
24 representation.

25 **Duties and Responsibilities of Seller's Agent**

- 26 Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the
27 agent to also represent the buyer. An agent who represents only the seller owes the following affirmative duties to the seller, the
28 other parties and the other parties' agents involved in a real estate transaction:
- 29 1. To deal honestly and in good faith;
30 2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard
31 to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
32 3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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- 33 A Seller's Agent owes the seller the following affirmative duties;
- 34 1. To exercise reasonable care and diligence;
 - 35 2. To account in a timely manner for money and property received from or on behalf of the seller;
 - 36 3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
 - 37 4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
 - 38 5. To advise the seller to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
 - 39 6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination
 - 40 of the agency relationship; and
 - 41 7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a
 - 42 Seller's Agent is not required to seek additional offers to purchase the property while the property is subject to a contract
 - 43 for sale.
- 44 None of the above affirmative duties of an agent may be waived, except #7. The affirmative duty listed in #7 can only be waived by
- 45 written agreement between seller and agent.
- 46 Under Oregon law, a Seller's Agent may show properties owned by another seller to a prospective buyer and may list competing
- 47 properties for sale without breaching any affirmative duty to the seller.
- 48 Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including
- 49 but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

50

Duties and Responsibilities of Buyer's Agent

- 51 An agent, other than the Seller's Agent, may agree to act as the Buyer's Agent only. The Buyer's Agent is not representing the
- 52 seller, even if the Buyer's Agent is receiving compensation for services rendered, either in full or in part, from the seller or through
- 53 the Seller's Agent.
- 54 An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties'
- 55 agents involved in a real estate transaction.
- 56 1. To deal honestly and in good faith;
 - 57 2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard
 - 58 to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
 - 59 3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.
- 60 A Buyer's Agent owes the buyer the following affirmative duties:
- 61 1. To exercise reasonable care and diligence;
 - 62 2. To account in a timely manner for money and property received from or on behalf of the buyer;
 - 63 3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
 - 64 4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
 - 65 5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
 - 66 6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination
 - 67 of the agency relationship; and
 - 68 7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a
 - 69 buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for
 - 70 purchase.
- 71 None of these affirmative duties of an agent may be waived, except #7. The affirmative duty listed in #7 can only be waived by
- 72 written agreement between buyer and agent.
- 73 Under Oregon law, a Buyer's Agent may show properties in which the buyer is interested to other prospective buyers without
- 74 breaching an affirmative duty to the buyer.

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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75 Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including
76 but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

77 **Duties and Responsibilities of an Agent**
78 **Who Represents More than One Client in a Transaction**

79 One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same
80 property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

81 Disclosed Limited Agents have the following duties to their clients:

- 82 1. To the seller, the duties listed above for a seller's agent; and
83 2. To the buyer, the duties listed above for a buyer's agent;
84 3. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the
85 other person:
86 a. That the seller will accept a price lower or terms less favorable than the listing price or terms;
87 b. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
88 c. Confidential information as defined above.

89 Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

90 When different agents associated with the same Principal Broker (a real estate agent who supervises other agents) establish
91 agency relationships with different parties to the same transaction, only the Principal Broker will act as a Disclosed Limited Agent
92 for both buyer and seller. The other agents continue to represent only the party with whom the agents have already established an
93 agency relationship unless all parties agree otherwise in writing. The Principal Broker and the real estate agents representing either
94 seller or buyer shall owe the following duties to the seller and buyer:

- 95 1. To disclose a conflict of interest in writing to all parties;
96 2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
97 3. To obey the lawful instruction of both parties.

98 No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would
99 constitute fraudulent misrepresentation.

100 *You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that*
101 *agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited*
102 *Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship.*
103 *Whether you are a buyer or seller, you cannot make an agent your agent without the agent's knowledge and consent, and*
104 *an agent cannot make you their client without your knowledge and consent.*



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