

FAY

PINE HOLLOW FARM

Dufur, Oregon

\$1,750,000

1,152± ACRES





FARMS ■ TIMBER ■ RANCHES ■ SPORTING PURSUITS ■ VINEYARDS

INTRODUCTION

Pine Hollow Farm is located near the quaint town of Dufur, Oregon, and south of The Dalles, Oregon. Nestled in north central Oregon, it is known for beautiful views of Mount Hood and the Cascade Mountains and highly productive dryland wheat farms. Pine Hollow Farm is comprised of 1,152± acres, two homes, cattle working facilities, a shop, and a hay barn.

The homes and the improvements are easily accessed from Pine Hollow Road. This farm boasts 749± acres of productive dryland farm ground, producing 30-70± bushels of wheat per acre on a summer-fallow rotational basis. The farm ground, together with 397± acres of native range grazing and supporting improvements, ideally supports the current wheat and cattle operations. Hunters and wildlife enthusiasts will enjoy the many draws and rolling terrain, which provides excellent habitat for the mule deer, black-tailed deer, upland game birds, and turkey who make Pine Hollow Farm their home.

From the hilltops, you will find astonishing views of Mount Hood, the expanded Cascade Range, and the surrounding rolling dryland farming and grazing fields. The nearby Columbia River Gorge, designated a National Scenic Area, is a world-renowned windsurfing and kite-boarding destination, and it provides additional recreation opportunities, such as fishing in the Columbia River for a number of species, or visiting the area's many wineries.

Pine Hollow Farm provides a rare opportunity to own a wheat production farm and cattle operation in a tightly held farming community, yet it is just minutes away from goods, services, and multiple recreational opportunities.

QUICK FACTS

- 1,152± deeded acres
- 749± acres of dryland wheat ground; 30-70± bushels per acre yield
- 397± acres of rangeland
- Farm house, plus newer manufactured home
- Machine shop, livestock barn, and hay barn
- Quality cattle corrals, chute and loading dock
- Home to blacktail and mule deer; the property is eligible for 2 LOP tags (buyer to verify with ODFW)
- The rolling hills offer large views of the greater Oregon landscape, including the Cascade Mountains and more
- 20± minutes to The Dalles, which has fine dining and shopping
- Just 2± hours from Portland, Oregon, and its international airport
- Eightmile Creek, seasonal creeks, and oak groves provide wildlife habitat







ACREAGE

- 1,152± total acres

The property consists of 3 parcels: Parcel 2 (TL 01S-13E-16 100) and Parcel 3 (TL 1S-13E-1500) of the Preliminary Partition Plat (see below) consisting of 1,152± acres, plus Wasco County Assessor's Account No. 16214, Tax Map & Lot No. 01S13E10DD00500 00 consisting of .03 ± acres, all located in Wasco County, Oregon.





Pine Hollow Farm | Dufur, Oregon

SCENIC VISTAS

The Pine Hollow hills consist of wheat ground, which is bright green late in the winter, spring, and early summer, and then turns to the amber hues of wheat in the late summer. From the top of the draws and rolling hills of the farm, you can witness some breathtaking views of the Cascade Mountains, including Mount Hood which is Oregon's tallest peak standing at over 11,000 feet tall.



IMPROVEMENTS

Improvements include two dwellings: a farmhouse and a newer doublewide manufactured home. The manufactured home is roughly half a mile from the main farm compound and includes a landscaped yard.

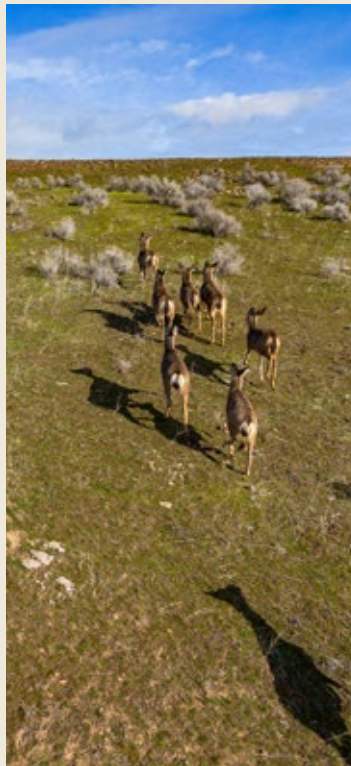
Both homes are occupied and well cared for. The farm also includes a large metal shop to repair and maintain farm equipment and more. There is a large red livestock barn with cattle working corrals and cattle loading chute. The corrals are constructed from metal pipe and guard rails to handle any wild critter. Finally, there is a large hay shed that holds approximately 400-600 tons.





RECREATION

Pine Hollow Farm has ample acres to enjoy outdoor activities and gives a home to a multitude of wildlife. Further recreation can easily be accessed within minutes of the property.



HUNTING | WILDLIFE

The topography is spectacular, filled with ridge tops, oak-filled draws, and rolling hills, which create a fantastic central Oregon big game habitat for the hunter and wildlife enthusiast. This property hosts abundant herds of mule deer, black-tailed deer, wild turkey, and upland gamebirds. With the resident herd of mule deer and black-tailed deer, a purchaser could pursue generating annual hunting income from the property. The farm is located in the Oregon Department of Fish and Wildlife's (ODFW) Biggs Game Management Unit No. 43, and two Landowner Preference Tags are annually available (buyer to verify with ODFW).

FISHING

The Columbia River, renowned for its diverse fish population and breathtaking scenery, offers anglers an unparalleled fishing experience. Flowing through the Pacific Northwest, this majestic river stretches over 1,200± miles, carving its way through rugged landscapes, lush forests, and sweeping valleys.

Photo not taken on property



Photo not taken on property

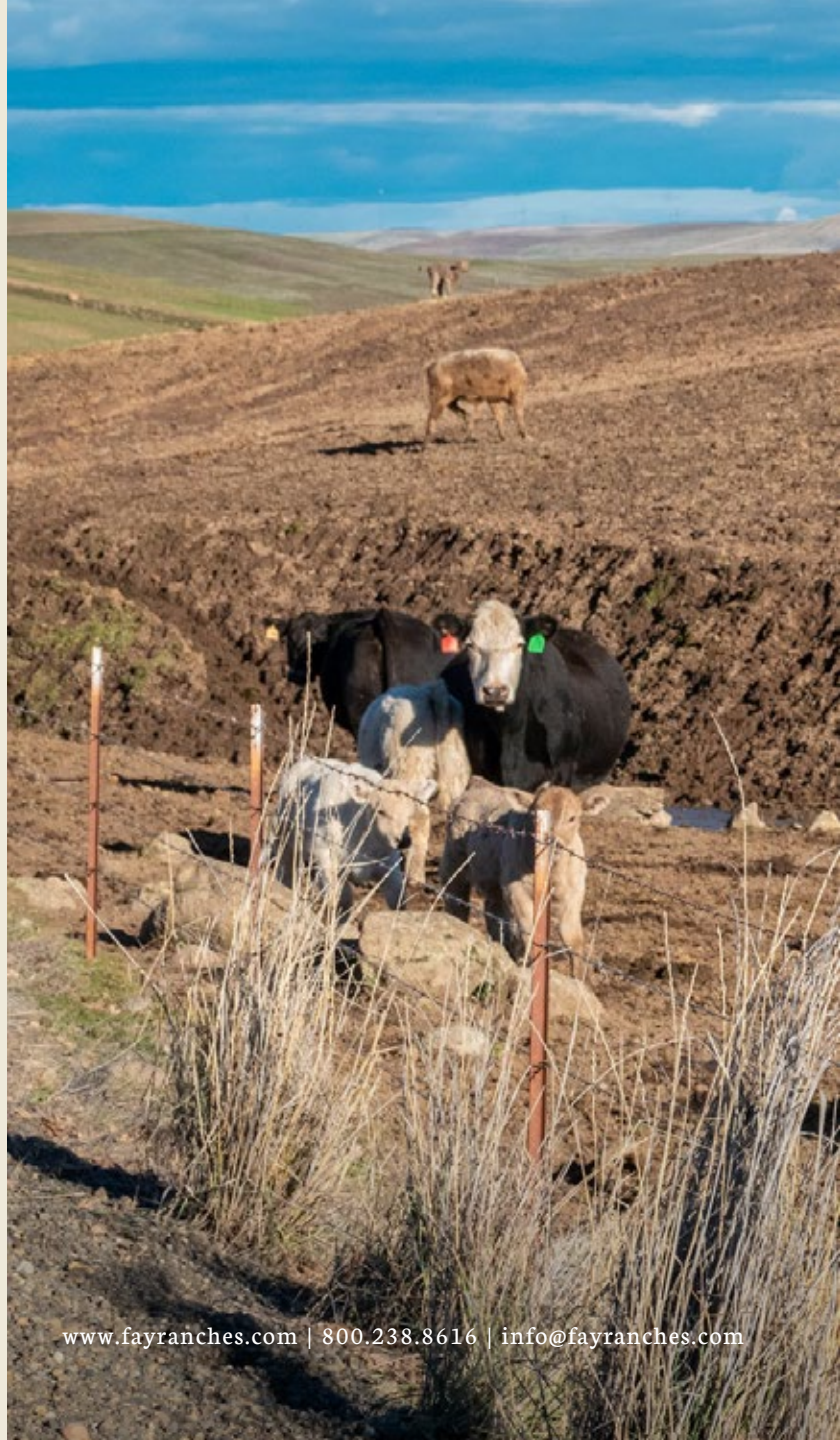
OTHER

The Columbia River Gorge, just minutes away from the Pine Hollow Farm, offers world-renowned windsurfing and kiteboarding. The combination of ocean-driven winds tunneled through the gorge with a large body of calm water makes for a remarkable setting for the activity. If a person wishes, there are beaches/launch areas in The Dalles (15-20 minutes), or for a slightly longer drive, you can travel to Hood River (35-40 minutes), which is known as the “windsurfing capital of the world”.

Both The Dalles and Hood River offer fine dining and shopping, including local breweries and distilleries. There is a multitude of museums, art galleries, and state parks to browse. For the skiers in the family, Mount Hood Meadows, the largest ski resort on Mount Hood, Oregon’s tallest mountain, is just 1± hours away.

INCOME OPPORTUNITY

The Pine Hollow Farm's 749± acres of dryland farm ground are currently leased to a local farmer under a crop-share arrangement. An additional tenant runs cattle on the farm under a lease of the farm's grazing pasture, the farmhouse, corrals, and outbuildings. The farm's manufactured home is rented to another tenant. These sources of income can significantly offset an owner's property-carrying and maintenance costs. Pursuant to the execution of a Nondisclosure Agreement (NDA), the seller will share details of the leases with a prospective purchaser.





AREA HISTORY

Wasco County, Oregon, has a rich and multifaceted history that spans centuries. Initially inhabited by indigenous peoples, including the Wasco, Wishram, and Warm Springs tribes, the region played a vital role in the Lewis and Clark Expedition as Meriwether Lewis and William Clark journeyed through the Columbia River Gorge in the early 19th century. The area later became a significant part of the Oregon Trail, attracting pioneers seeking a better life during the westward expansion. The establishment of The Dalles as a major trading post in the mid-1800s further solidified the region's importance in the development of the American West. Wasco County was officially formed in 1854, and its growth was spurred by agriculture, timber, and the expansion of transportation infrastructure. Over time, the county has witnessed the ebb and flow of industries, the construction of dams along the Columbia River, and the evolution of its communities, all contributing to the diverse historical tapestry that defines Wasco County today.



NEARBY ATTRACTIONS & ACTIVITIES



Columbia River Gorge

Wasco County, Oregon, boasts a wealth of natural wonders and cultural attractions that cater to a variety of interests. One must-visit destination is the breathtaking Columbia River Gorge, a National Scenic Area, offering numerous hiking trails, waterfalls, and stunning viewpoints. Multnomah Falls, one of the tallest waterfalls in the United States, captivates visitors with its majestic beauty.

For those interested in history, the Columbia Gorge Discovery Center & Museum provides a fascinating journey through the region's past, showcasing exhibits on Native American culture, Lewis and Clark's expedition, and the impact of the Oregon Trail. The museum's interactive displays and engaging presentations make it an educational and enjoyable experience for all ages.

Nature enthusiasts will find themselves drawn to Cottonwood Canyon State Park, a vast and pristine landscape along the John Day River. This park offers opportunities for hiking, camping, and birdwatching in a serene and untouched environment. The stunning vistas and diverse ecosystems make it a haven for outdoor enthusiasts seeking a peaceful retreat.

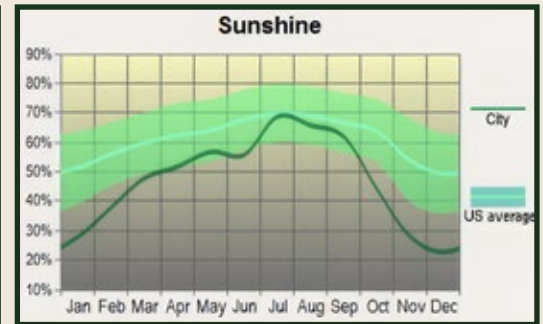
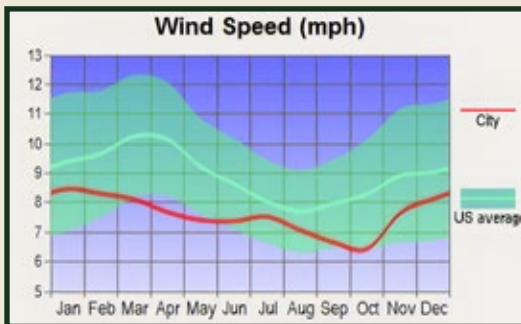
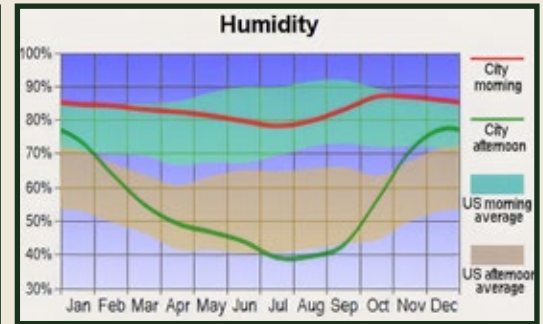
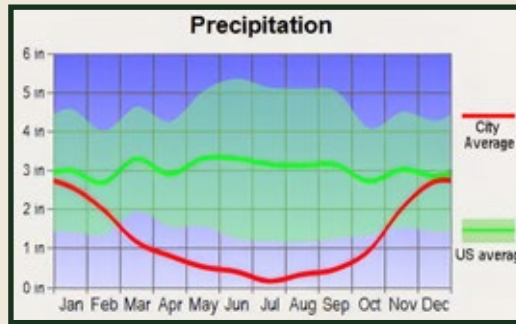
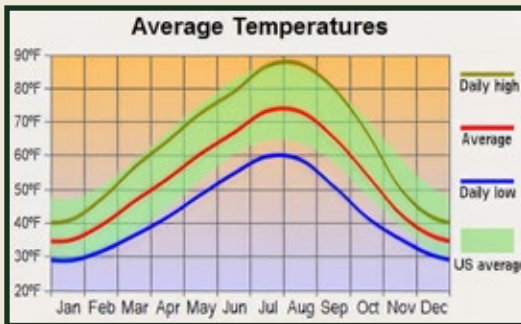
Visitors seeking a taste of the region's agricultural bounty can explore the orchards and vineyards of the Columbia Gorge Wine Country. With a variety of wineries and fruit farms, this area offers a delightful blend of scenic beauty and delicious local produce. Wine-tasting tours provide an opportunity to savor the flavors of the region while enjoying panoramic views of the surrounding landscapes.

Overall, Wasco County, Oregon, presents a harmonious blend of natural wonders, cultural richness, and recreational activities, making it an ideal destination for those seeking a diverse and fulfilling travel experience.

CLIMATE

Dufur, Oregon, is blessed with one of the milder climates on the east side of the Cascades due in part to the lower elevation at 1,300 feet above sea level and proximity to the mighty Columbia River. The average precipitation is 13 inches, and 21 inches of snowfall. The majority of precipitation falls from November through February. Winters are mild, with every month's high above freezing and average lows not dropping below the 20s F. Summers are pleasant, with July and August being the warmest months and average high temperatures in the high 80s F.

Climate charts for nearby The Dalles, Oregon, courtesy of <https://www.city-data.com/city/The-Dalles-Oregon.html>



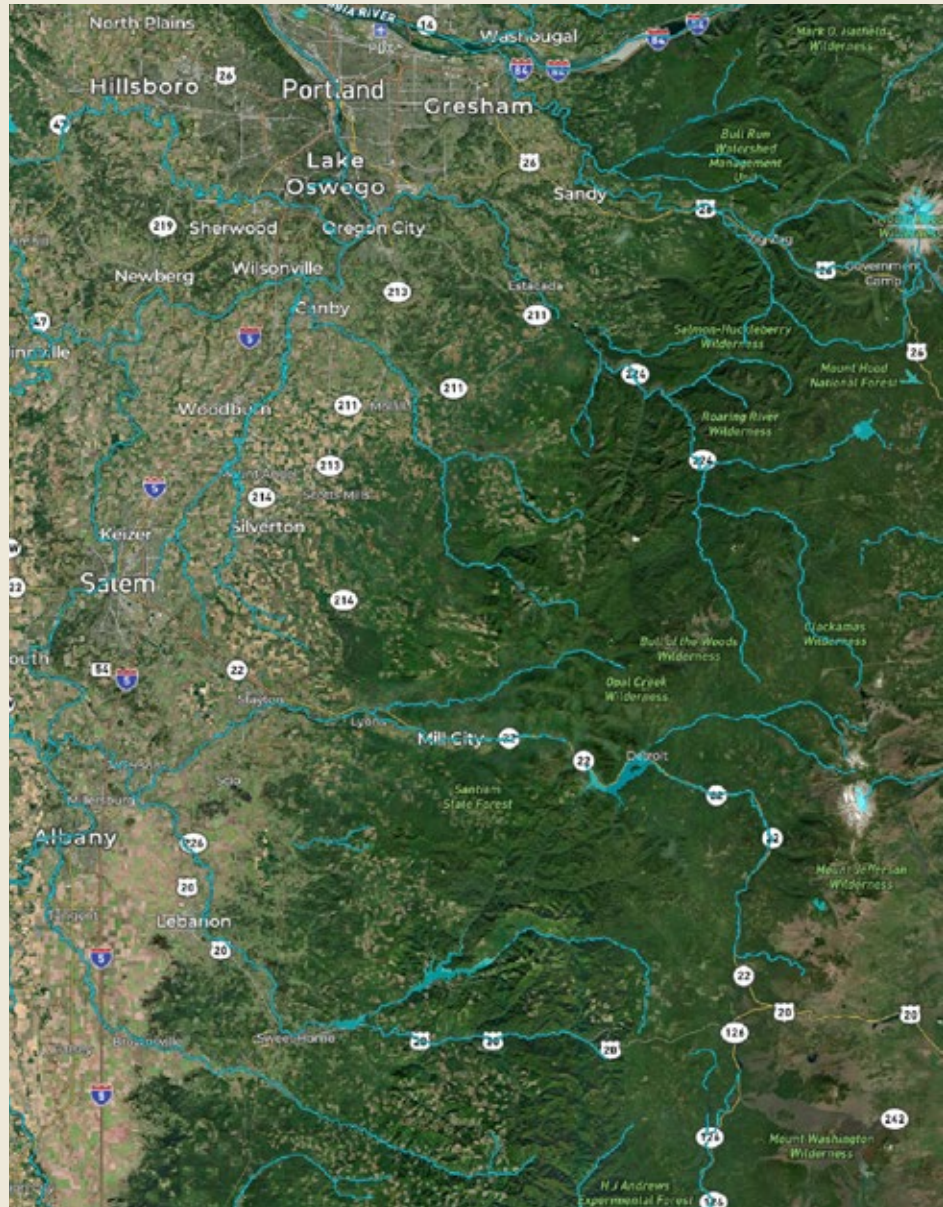


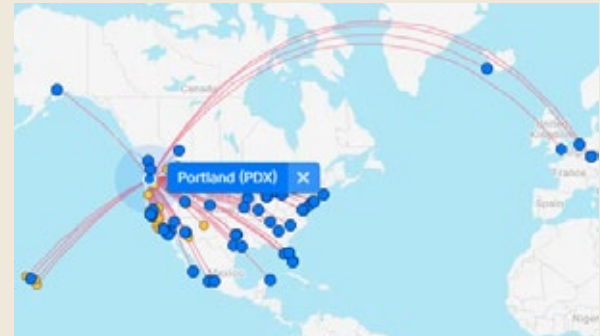
LOCATION

Wasco County, named after the Native American tribe who resided in the area, is bordered on the north side by the Columbia River. Its population was 25,000± according to the 2020 census, and the county seat and largest city is The Dalles. The Dalles is 15-20 minutes from the property and sits on the banks of the Columbia River. The major economic driver for the county is agriculture, specifically wheat, orchard, and livestock ranching. Warm ocean air carried in on the Columbia River keeps most of Wasco County in a mild climate compared to most of eastern Oregon.

GETTING THERE

From The Dalles, Oregon, travel US-30 E for 0.3± miles. Continue on US Highway 197 (US-197) for 9.9± miles. Turn right onto Endersby Cutoff Road and travel for 0.4± miles and keep right to stay on Endersby Cutoff Road and continue for 1.7± miles. Turn left onto Eightmile Road, traveling for 0.1± miles, then turn right onto Pine Hollow Road and drive 1.3± miles to 3451 Pine Hollow Road.

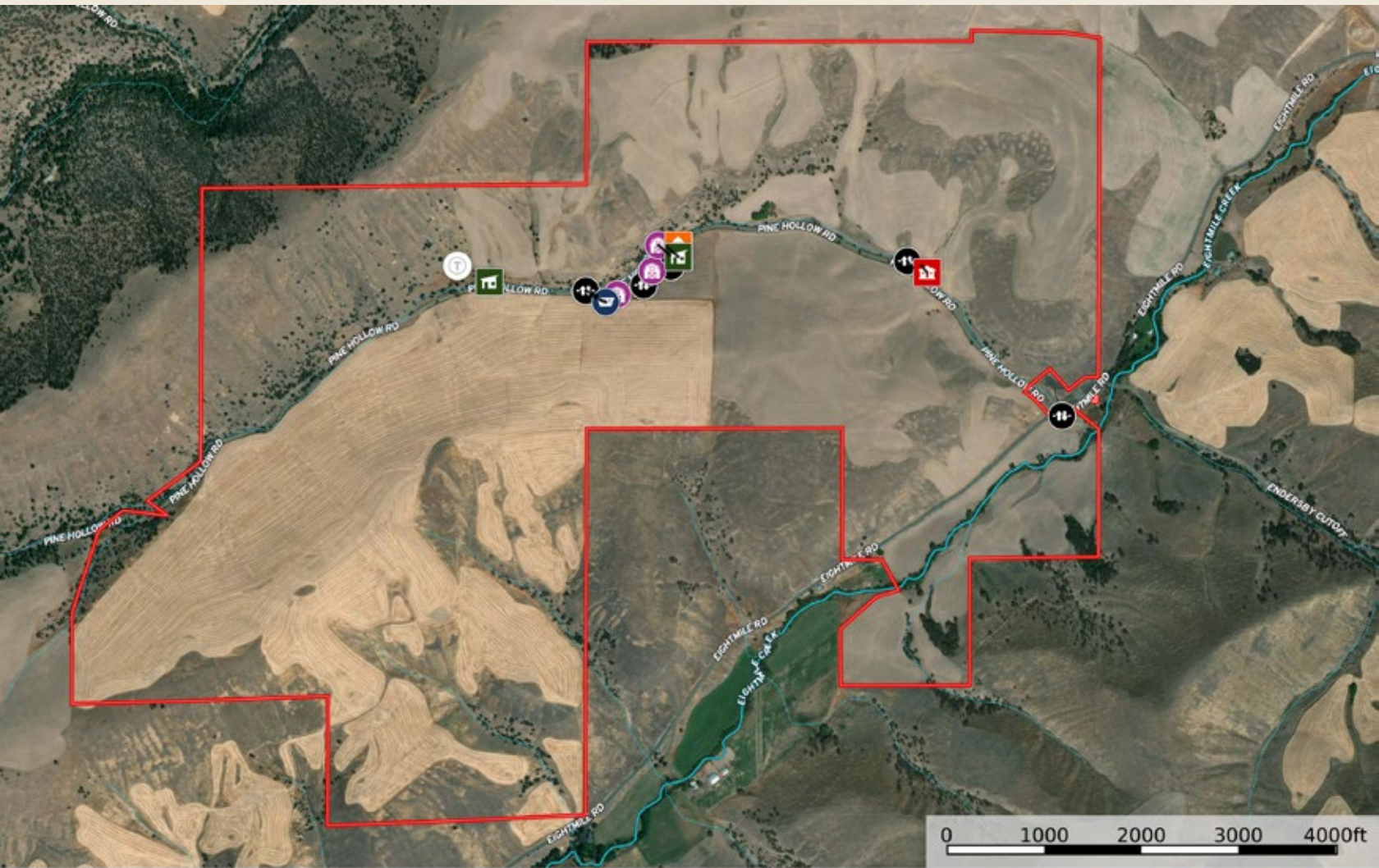




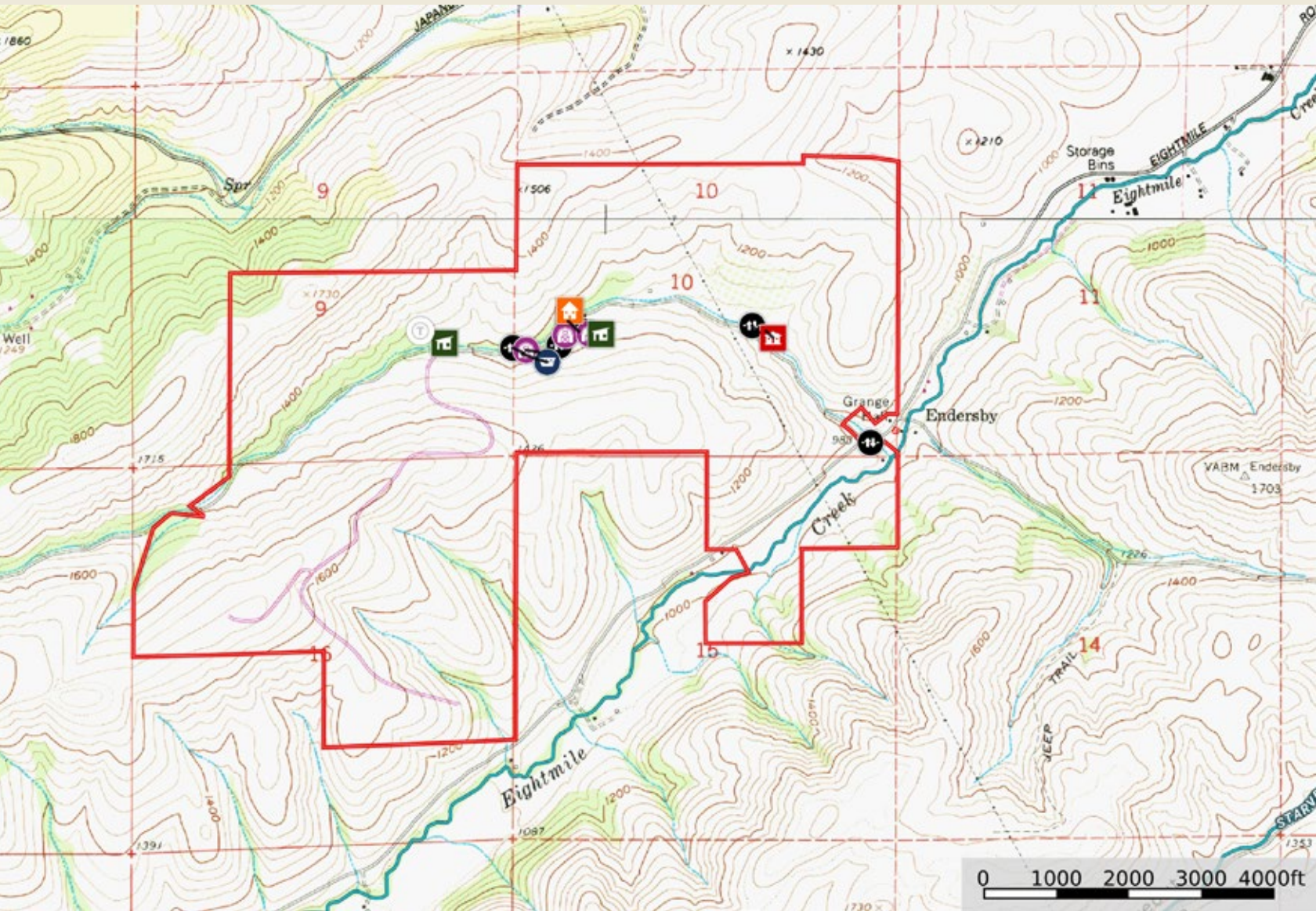
AIRPORT SERVICES

Closest International Airport: Portland International (PDX)

Portland International Airport is only about a two-hour drive from Pine Hollow Farm. It is served by Air Canada, Alaska, American Airlines, Boutique Air, Condor, Delta, Frontier, Hawaiian Airlines, Icelandair, JetBlue, PenAir, Southwest, Spirit, Sun Country Airlines, United, Virgin America, Volaris, and WestJet.



- Trough
- Water Storage Tank
- Shed/Shack
- House
- Barn
- Main House
- Gate
- Boundary
- Boundary
- Forest Servik
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Stream, Intermittent
- River/Creek
- Water Body



WATER RIGHTS

Pine Hollow Farm has seasonal water flowing through the property as well as stock water tanks to support the current cattle operation. The dwellings on the property are serviced by a domestic well.

STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.765 & OAR 690-265-8100)

WASC 52266 WELL I.D. LABEL # 117951
START CARD # 082586 ORIGINAL LOG #

Page 1 of 3

3/8/2015

Land Owner: Owen Wall J.D.
Last Name: STAFFORD
Company: BOB AND ARROW RANCH
Address: 3400 NE 41ST SUITE 330
City: VANCOUVER State: OR Zip: 97062

(1) TYPE OF WORK: New Well Deepening Conversion Abandonment (complete job) Abandonment (temporary)

(2) PRE-ALTERATION: Casing: Dia. x From To Gauge Set Pipe Wd. Tied Seal: Material From To Amt. sacks by

(3) DRILL METHOD: Rotary Air Rotary Mud Cable Auger Cable Mud Reverse Rotary Other

(4) PROPOSED USE: Domestic Irrigation Community Industrial/Commercial Livestock Dewatering Thermal Injection Other

(5) BORE HOLE CONSTRUCTION: Special Standard (Attach copy)
Depth of Completed Well: 416.00 ft.
BORE HOLE: Dia. From To Material From To Amt. Sacks SEAL: Dia. From To Amt. Sacks
How was seal placed? Method: A B C D
 Other: POURED DRY
Backfill placed from ft. to ft. Material: Score
Filter pack from ft. to ft. Material: Score
Expansive used: Yes No Type: Amount:

(5a) ABANDONMENT USING UNHYDRATED BENTONITE: Proposed Amount: Actual Amount:

(6) CASING/LINER: Casing: Liner: Dia. x From To Gauge Set Pipe Wd. Tied
Temp casing: Yes No Dia. ID From 0 To 16

(7) PERFORATIONS/SCREENS: Perforations Method MACHINE
Screen List: Perf. Casing Screen Dia. From To Inside Length (feet) # of Tabs
Perf. Casing 6 396 416 123 3 220

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Backs Air Flowing Artesian
Yield gallons: Discharge: Drill stem Pump depth: Duration (hr):
50 416 1

Temperature: 59 °F Lab analysis: Yes No
Water quality compares: Yes (describe below) TDS amount: 425 ppm
From To Description: Additional: (ppm)

ORIGINAL - WATER RESOURCES DEPARTMENT
THIS REPORT MUST BE SUBMITTED TO THE WATER RESOURCES DEPARTMENT WITHIN 30 DAYS OF COMPLETION OF WORK. Form WSR-02

GEOTECHNICAL HOLE REPORT - Map with location identified must be attached and shall include an approximate scale and north arrow

WASC 52266

3/8/2015

Page 2 of 3

Map of Hole

STATE OF OREGON
WELL LOCATION MAP
This map is supplemental to the WATER SUPPLY WELL REPORT

Oregon Water Resources Department
725 Summer St NE, Salem, OR 97301
(503) 986-0900

Well Label: 117951
Printed: March 8, 2015

LOCATION OF WELL
Latitude: 45.49591567 Datum: WGS84
Longitude: -121.16875
Township/Range/Section/Quarter-Quarter Section:
WM 1S 13E 10 NWSW
Address of Well:
3445 PINE HOLLOW RD

DISCLAIMER: This map is intended to represent the approximate location of the well. It is not intended to be construed as being accurate in any manner.
Provided by well contractor

(9) LOCATION OF WELL (legal description):
County: WASHCO Trp. 13.00 S Range 13.00 E W. 1/4
Sec. 10 NW 1/4 of the SW 1/4 Twp 13.00 S R. 13.00 E W. 1/4
Lot: _____ at 43.49591567 DMS or DD
Long: _____ at -121.16875000 DMS or DD
3445 PINE HOLLOW RD

(10) STATIC WATER LEVEL:
Flowing Artesian? Dry Hole?
WATER BEARING ZONES: Depth water was first found: 250.00
SWL Data: From To Est. Flow SWL(ft) + SWL(ft)

3/21/2015	2:30	3:00	3	170
2/24/2015	7:00	4:16	50	221

(11) WELL LOG: Ground Elevation: 1165.00
Material: From To
CLAY SILTY BROWN 0 16
BANAL T BROWN 16 25
CLAY BROWN 25 51
SANDSTONE 51 98
WEATHERED BANAL T GRAY BROWN 98 217
BANAL T 217 220
BANAL T GEESEZ 220 332
BANAL T SOME WEATHERING 332 390
BANAL T BROWN 390 416

Date Started: 2/25/2015 Completed: 3/3/2015

(bondably) Water Well Constructor Certification
I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
License Number: 726 Date: 3/8/2015
Signed: THOMAS E. PECK (E-Stamp)

(bondably) Water Well Constructor Certification
I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
License Number: 1776 Date: 3/8/2015
Signed: JACK ABRAS (E-Stamp)
Contact info (optional):



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.

CONSERVATION | STEWARDSHIP

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.

SUMMARY

Pine Hollow Farm, with awe-inspiring views, abundant wildlife, a peaceful setting, and an income producing wheat and cattle operation, presents an excellent opportunity for a discerning purchaser. This farm is home to a variety of wildlife, including big game species in numbers, providing excellent hunting and wildlife viewing opportunities. Agricultural operations and livability are well-supported by the farm's two homes, outbuildings, and livestock facilities. Don't miss this opportunity to acquire a working/sporting property in this tightly held, convenient location.





FAY

PRICE

\$1,750,000

TERMS

Cash

Conventional Financing
1031 Exchange

ALSO AVAILABLE, from the same owner and through the same brokerage, for purchasers desiring a larger operation and luxurious accommodations is the adjoining Eightmile Creek Estate, which consists of 323± acres with 76± acres of dryland wheat farm ground, a luxurious 4,432± square foot home, and a historic renovated home for guest accommodations, in a pleasant creek side setting. Price: \$1,995,000.

CONTACT

Please contact **Alex Robertson** at (541) 420-2394 | arobertson@fayranches.com, **Scott Coe** at (541) 980-2252 | scoe@fayranches.com, or **Scott Hawes** at (541) 419-0770 | shawes@fayranches.com to schedule a showing. This is an exclusive listing. An agent from Fay must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties, fly fishing properties, and sporting ranches that 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 863-015-215 (4)**

This pamphlet describes the legal obligations of real estate agents in Oregon. Real estate agents and Principal Brokers are required to provide this information to you when they first meet you.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and an agent or a Principal Broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate agent or Principal Broker, agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction.

Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent - Represents the seller only;

Buyer's Agent - Represents the buyer only;

Disclosed Limited Agent - Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, agents must maintain confidential information about their clients. "Confidential information" is information communicated to the agent or the agent's Principal Broker by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

- a. The buyer instructs the agent or the agent's Principal Broker to disclose about the buyer to the seller, or the seller instructs the agent or the agent's Principal Broker to disclose about the seller to the buyer; and
- b. The agent or the agent's Principal Broker knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;

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

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Fax: (414)362-8175

1917 NE Crissa Ct

www.lwolf.com



A Seller's Agent owes the seller the following affirmative duties;

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
5. To advise the seller to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a Seller's Agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

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 written agreement between seller and agent.

Under Oregon law, a Seller's Agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

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

In order to help a seller avoid selecting a buyer based on the buyer's race, color, religion, sex, sexual orientation, national origin, marital status or familial status as prohibited by the Fair Housing Act (42 U.S.C. 3601 et seq.), a seller's agent shall reject any communication other than customary documents in a real estate transaction, including photographs, provided by a buyer.

Duties and Responsibilities of Buyer's Agent

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 seller, even if the Buyer's Agent is receiving compensation for services rendered, either in full or in part, from the seller or through the Seller's Agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A Buyer's Agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and

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7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except #7. The affirmative duty listed in #7 can only be waived by written agreement between buyer and agent.

Under Oregon law, a Buyer's Agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

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

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

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

Disclosed Limited Agents have the following duties to their clients:

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

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

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

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

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

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

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

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