



FOR SALE

Seneca Road Property

STEVENSON WAY + SENECA ROAD | EUGENE, OREGON 97402

Evans
Elder
Brown &
Seubert

COMMERCIAL REAL ESTATE

CONTACT

**Jeff
Elder**
jeff@eebcre.com

541.345.4860

101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.

LANE COUNTY ASSESSOR'S INFORMATION

Map & Lot No.:	17-04-26-00-02801	Map & Lot No.:	17-04-26-43-00302	Map & Lot No.:	17-04-26-00-01400
Site Size (SF):	1,080,934 square feet	Site Size (SF):	344,057 square feet	Site Size (SF):	224,334 square feet
Site Size (AC):	24.81 acres	Site Size (AC):	7.90 acres	Site Size (AC):	5.15 acres
Zoning:	Medium Industrial I-2	Zoning:	Medium Industrial I-2	Zoning:	Heavy Industrial I-3
Zone X:	Outside the 500 year flood	Zone X:	Outside the 500 year flood	Zone X:	Outside the 500 year flood
Real Market Value:	\$3,211,715	Real Market Value:	\$1,417,790	Real Market Value:	\$533,009
2025-2026 Property Taxes:	\$34,059.18	2025-2026 Property Taxes:	\$17,144.64	2025-2026 Property Taxes:	\$3,484.92



CONTACT

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**REPORTS AVAILABLE
BY DROPBOX**

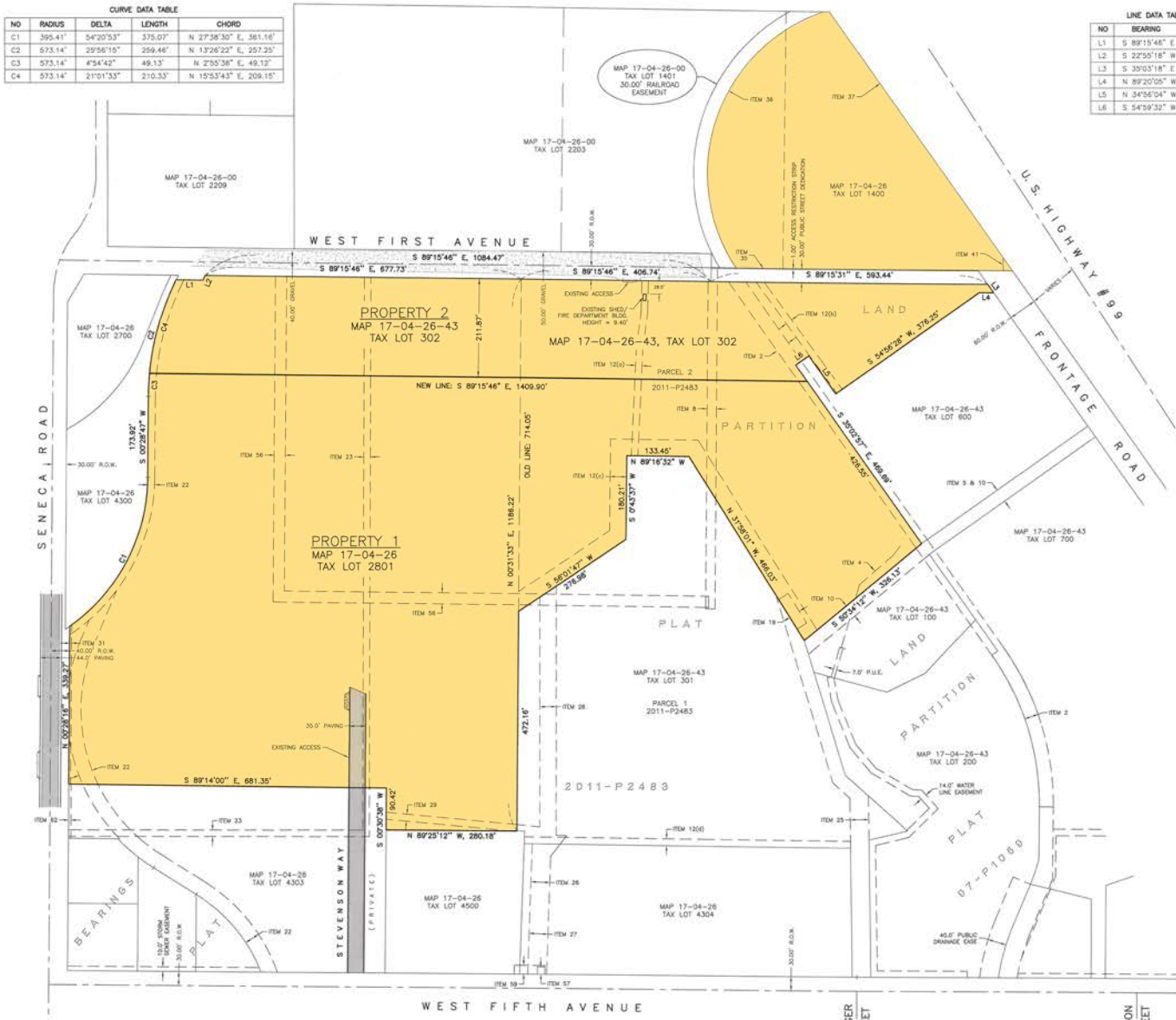
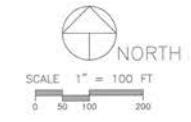
- PRK Geotechnical Report
May 1, 2002
Tax lots 2801 & 302
- PRK Environmental
July 1, 2002
West 1/2 of tax lot 2801
- Alpha Site Assessment Report (Environmental)
September 7, 2024
- Property History
September 4, 2002
- Traffic Impact Analysis
November 25, 2020
- SSW Property Survey
Tax lots 2801 & 302
August 16, 2019
- Existing Conditions Survey SSW
March 25, 2020



Site Survey

NO	RADIUS	DELTA	LENGTH	CHORD
C1	395.41'	54°20'53"	375.07'	N 27°38'30" E, 361.16'
C2	573.14'	29°56'19"	259.46'	N 13°26'22" E, 257.23'
C3	573.14'	67°54'42"	49.13'	N 2°50'36" E, 49.12'
C4	573.14'	21°01'53"	210.33'	N 15°53'43" E, 209.15'

NO	BEARING	DISTANCE
L1	S 89°15'46" E	58.07'
L2	S 22°50'18" W	10.80'
L3	S 35°03'18" E	21.54'
L4	N 89°20'05" W	30.79'
L5	N 34°56'04" W	100.16'
L6	S 54°19'32" W	35.00'



EASEMENTS & RESTRICTIONS OF RECORD PER CASACHE TITLE COMPANY STATUS OF RECORD TITLE REPORT NO. CI-0309262, DATED AS OF JULY 15, 2018:

- ITEM 2. 50.0' EXCLUSIVE EASEMENT FOR RAILROAD PURPOSES TO THE SOUTHERN PACIFIC RAILROAD COMPANY, BY INSTRUMENT RECORDED DECEMBER 17, 1948, IN BOOK 387, PAGE 402.
- ITEM 3. EASEMENT FOR STORM SEWER TO THE CITY OF EUGENE, BY INSTRUMENT RECORDED AUGUST 19, 1985, RECEPTION NO. 1985-09093 (EASEMENT FALLS WITHIN THE RIGHT OF WAY OF WEST 5TH AVENUE).
- ITEM 4. EASEMENT FOR UNDERGROUND ELECTRIC DISTRIBUTION LINE TO EWEB, BY INSTRUMENT RECORDED JULY 16, 1973, RECEPTION NO. 1973-01243.
- ITEM 5. EASEMENTS TO SOUTHERN PACIFIC COMPANY FOR RAILROAD PURPOSES AS THEY ARE NOW CONSTRUCTED ON THE GROUND AS DISCLOSED BY AIRWAY BOOK RECORDED AUGUST 9, 1973, RECEPTION NO. 1977-04871 (THIS DEED ALSO CONTAINS AN ACCESS EASEMENT TO WILLAMETTE GRANITESTONE).
- ITEM 6. 50.0' PERMANENT UTILITY EASEMENT FOR POWER TO BPS ASSOCIATES, BY INSTRUMENT RECORDED NOVEMBER 9, 2010, RECEPTION NO. 2010-05702.
- ITEM 8. EASEMENT FOR RAILROAD SPUR TRACK TO BPS, BY INSTRUMENT RECORDED SEPTEMBER 23, 1977, RECEPTION NO. 1977-06083 (EASEMENT FOR EXISTING SPUR TRACK AFFECTING TAX LOTS 100 & 200 MAP 17-04-26-43).
- ITEM 10. EASEMENT FOR ROADWAY TO BPS, BY INSTRUMENT RECORDED SEPTEMBER 23, 1977, RECEPTION NO. 1977-06083.
- ITEM 11. EASEMENT FOR ROADWAY TO BPS, BY INSTRUMENT RECORDED SEPTEMBER 23, 1977, RECEPTION NO. 1977-06083 (EASEMENT FOR EXISTING ROADWAY AFFECTING TAX LOTS 100 & 200 MAP 17-04-26-43).
- ITEM 12. EASEMENTS CREATED BY DE CELESTATED LAND PARTITION PLAT 2011-P2483, RECORDED FEBRUARY 22, 2011, RECEPTION NO. 2011-008571
 - (6) 14.0' PRIVATE WATERLINE EASEMENT TO TAX LOT 301
 - (7) 30.0' PUBLIC WATERLINE EASEMENT TO BPS
 - (8) 30.0' PRIVATE STORM DRAINAGE EASEMENT TO TAX LOT 301
 - (9) 14.0' PUBLIC ACCESS AND MAINTENANCE EASEMENT TO TAX LOT 430A
- ITEM 16. EASEMENT FOR ACCESS AND MAINTENANCE OF ESTUARINE TREATMENT AREA, BY INSTRUMENT RECORDED MAY 2, 2014, RECEPTION NO. 2014-01685.
- ITEM 22. EASEMENT FOR RAILROAD, TRANSPORTATION AND COMMUNICATION RESERVED IN SEED FROM SOUTHERN PACIFIC, RECORDED JUNE 30, 1976, RECEPTION NO. 1976-024810.
- ITEM 23. 14.0' PUBLIC UTILITY EASEMENT TO THE CITY OF EUGENE, BY INSTRUMENT RECORDED NOVEMBER 26, 1984, RECEPTION NO. 1984-04142.
- ITEM 25. PRIVATE RECIPROCAL ACCESS EASEMENT, BY INSTRUMENT RECORDED NOVEMBER 9, 2010, RECEPTION NO. 2010-05701 (INCLUDES TAX LOTS 301 & 302 OF MAP 17-04-26-43 & TAX LOT 2801 OF MAP 17-04-26).
- ITEM 26. PRIVATE RECIPROCAL ACCESS EASEMENT, BY INSTRUMENT RECORDED NOVEMBER 9, 2010, RECEPTION NO. 2010-05702 (INCLUDES TAX LOTS 301 & 302 OF MAP 17-04-26-43 & TAX LOTS 2801 & 430A OF MAP 17-04-26).
- ITEM 27. SANITARY SEWER AND STORM DRAIN EASEMENT, BY INSTRUMENT RECORDED NOVEMBER 9, 2010, RECEPTION NO. 2010-05703 (BENEFITS TAX LOTS 301 & 302 OF MAP 17-04-26-43 & TAX LOTS 2801 & 430A OF MAP 17-04-26).
- ITEM 28. SANITARY SEWER AND STORM DRAIN EASEMENT, BY INSTRUMENT RECORDED NOVEMBER 9, 2010, RECEPTION NO. 2010-05704 (BENEFITS TAX LOTS 301 & 302 OF MAP 17-04-26-43 & TAX LOT 2801 OF MAP 17-04-26).
- ITEM 29. STORM DRAIN EASEMENT, BY INSTRUMENT RECORDED NOVEMBER 9, 2010, RECEPTION NO. 2010-05705 (BENEFITS TAX LOTS 301 & 302 OF MAP 17-04-26-43 & TAX LOT 2801 OF MAP 17-04-26).
- ITEM 31. UTILITY EASEMENT TO EWEB, BY INSTRUMENT RECORDED FEBRUARY 7, 2011, RECEPTION NO. 2011-008216 (A 4.0' WIDE STRIP OF LAND ON THE WEST WESTERLY PORTION OF TAX LOT 2801 OF MAP 17-04-26).
- ITEM 35. POWER LINE EASEMENT TO CITY OF EUGENE, RECORDED JANUARY 19, 1943, BOOK 201, PAGE 383, LANE COUNTY OREGON DEED RECORDS, (FOR HOLES AND PILES TAKEN WITHIN THE SOUTH 2 FEET OF THE WESTERLY PORTION OF TAX LOT 1400).
- ITEM 36. 50.0' EASEMENT TO SOUTHERN PACIFIC COMPANY BY CORRECTION EASEMENT DEED RECORDED OCTOBER 17, 1947, BOOK 358, PAGE 348, LANE COUNTY OREGON DEED RECORDS.
- ITEM 37. ACCESS RESTRICTION CONTAINED IN DEED FROM STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, RECORDED MARCH 18, 1960, RECEPTION NO. 1960-08387, LANE COUNTY OREGON DEED RECORDS, (NO ACCESS TO HIGHWAY 99 FROM TAX LOT 1400).
- ITEM 38. DRAINAGE EASEMENT TO THE STATE OF OREGON, RESERVED IN DEED RECORDED MARCH 18, 1960, RECEPTION NO. 1960-08387, LANE COUNTY OREGON DEED RECORDS, (STATE HAS THE RIGHT TO DRAIN SURFACE WATERS ONTO TAX LOT 1400).
- ITEM 39. 50.0' EASEMENT TO PENNINGTON WEST COAST SALES FOR AN EXISTING EASEMENT RECORDED OCTOBER 23, 1985, RECEPTION NO. 1985-034179 (THIS IS A 30.0' EASEMENT FOR ROAD PURPOSES OVER THE EAST PORTION OF TAX LOTS 301 AND 302, NO EXACT LOCATION GIVEN).
- ITEM 41. PORTION OF A 30.0' EASEMENT FOR ROADWAY AS SET FORTH BY THE PLAN OF DAK HOME, BOOK 2, PAGE 5, LANE COUNTY OREGON PLAT RECORDS, (POSSIBLY AFFECTS THE SOUTHWEST CORNER OF TAX LOT 1400).
- ITEM 42. NON-EXCLUSIVE EASEMENT FOR ROADWAY TO BENEFIT WESTERLY PORTION OF TAX LOT 2303 AS SET FORTH BY INSTRUMENT RECORDED JANUARY 18, 1976, RECEPTION NO. 1976-03071, LANE COUNTY OREGON RECORDS, (NO EXACT LOCATION GIVEN).
- ITEM 45. SAME AS ITEM 36 ABOVE.
- ITEM 56. 24.0' DRAINAGE EASEMENT RESERVED IN SEED FROM COOPER AND NICKLES TO SOUTHERN PACIFIC, RECORDED AUGUST 13, 1984, RECEPTION NO. 1984-03401.
- ITEM 57. 14.0' x 16.0' EASEMENT TO THE CITY OF EUGENE FOR ELECTRICAL EQUIPMENT, RECORDED APRIL 27, 1979, RECEPTION NO. 1979-02457.
- ITEM 59. 19.0' x 85.0' EASEMENT TO THE CITY OF EUGENE FOR ELECTRICAL EQUIPMENT, RECORDED SEPTEMBER 18, 1985, RECEPTION NO. 1985-034179.
- ITEM 62. UTILITY EASEMENT TO EWEB BY INSTRUMENT RECORDED FEBRUARY 7, 2011, RECEPTION NO. 2011-008220 (A 6.0' WIDE STRIP OF LAND ON THE WEST WESTERLY PORTION OF TAX LOT 4303 OF MAP 17-04-26).

REGISTERED PROFESSIONAL LAND SURVEYOR
Thomas K. Wilson
 OREGON
 JULY 17, 2000
 MICHAEL B. JAMES
 ROBERTS
 EXPIRES: 12-31-2019

SSW ENGINEERS
 2330 Oakmont Way, Suite 105
 Eugene, Oregon 97401
 (541) 486-5883
 FAX: (541) 485-8384
 www.sswengineers.com

PROPERTY LINE ADJUSTMENT FOR:
 NORTH PACIFIC MANAGEMENT, INC.,
 MAP 17-04-26-43, TAX LOT 302 &
 MAP 17-04-26-00, TAX LOT 2801
 EUGENE, LANE COUNTY, OREGON

REVISIONS

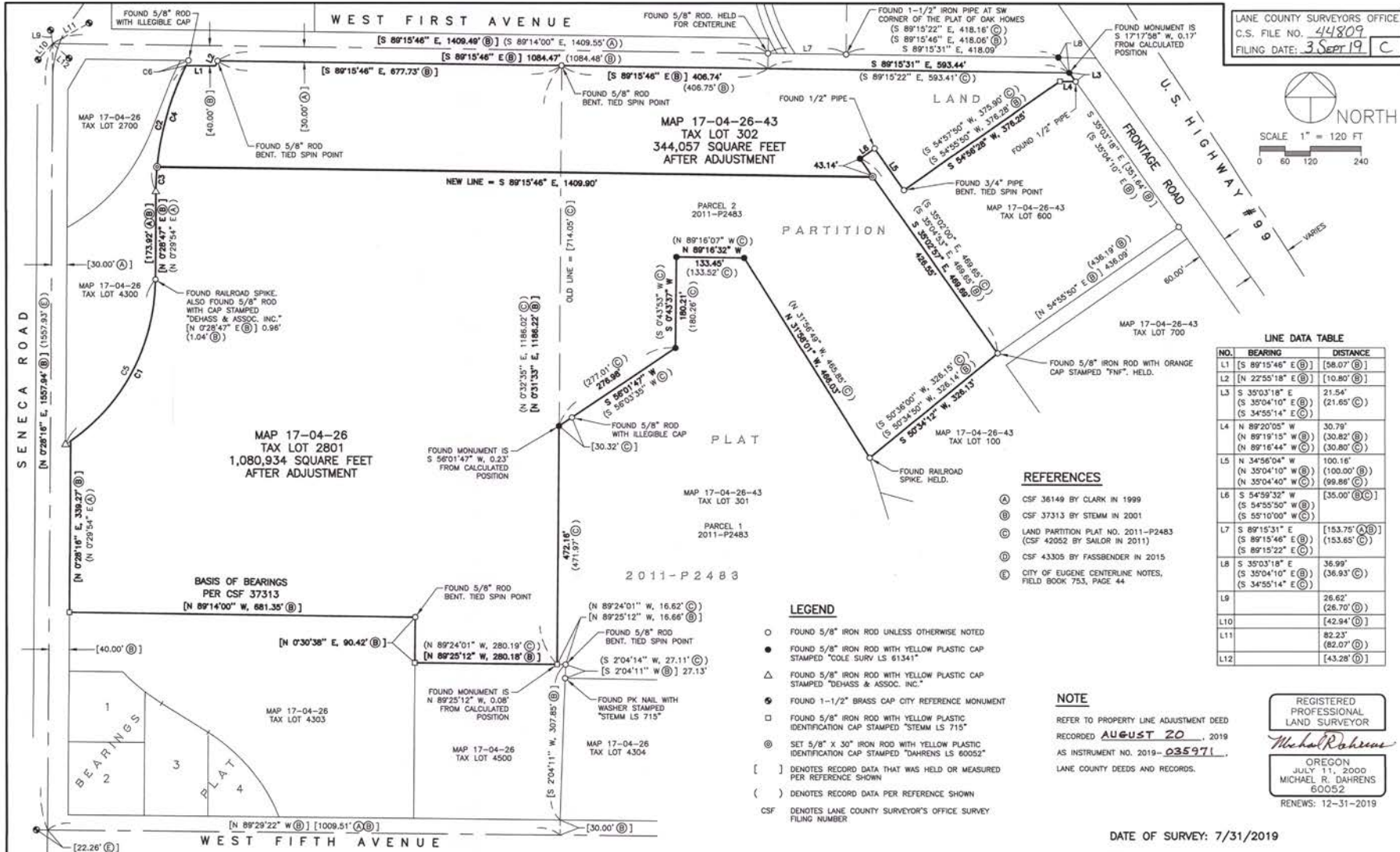
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SUPPLEMENTAL SITE PLAN FOR PROPERTY LINE ADJUSTMENT

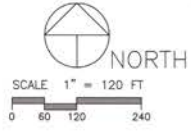
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drawn	NEJ
date	07/01/19
checked	MRD
file #	

SHEET
2
 2 of 2

Survey of Lots 2801 & 302



LANE COUNTY SURVEYORS OFFICE
 C.S. FILE NO. 44809
 FILING DATE: 3 SEPT 19 C



LINE DATA TABLE

NO.	BEARING	DISTANCE
L1	[S 89°15'46" E (⊙)]	[58.07' (⊙)]
L2	[N 22°55'18" E (⊙)]	[10.80' (⊙)]
L3	[S 35°03'18" E (⊙)]	21.54'
	[S 35°04'10" E (⊙)]	(21.65' (⊙))
	[S 34°55'14" E (⊙)]	
L4	[N 89°20'05" W (⊙)]	30.79'
	[N 89°19'15" W (⊙)]	(30.82' (⊙))
	[N 89°16'44" W (⊙)]	(30.80' (⊙))
L5	[N 34°56'04" W (⊙)]	100.16'
	[N 35°04'10" W (⊙)]	(100.00' (⊙))
	[N 35°04'40" W (⊙)]	(99.88' (⊙))
L6	[S 54°59'32" W (⊙)]	[35.00' (⊙)]
	[S 54°55'50" W (⊙)]	
	[S 55°10'00" W (⊙)]	
L7	[S 89°15'31" E (⊙)]	[153.75' (⊙)]
	[S 89°15'46" E (⊙)]	(153.65' (⊙))
	[S 89°15'22" E (⊙)]	
L8	[S 35°03'18" E (⊙)]	36.99'
	[S 35°04'10" E (⊙)]	(36.93' (⊙))
L9		26.62'
		(26.70' (⊙))
L10		[42.94' (⊙)]
L11		82.23'
		(82.07' (⊙))
L12		[43.28' (⊙)]

REFERENCES

- (A) CSF 36149 BY CLARK IN 1999
- (B) CSF 37313 BY STEMM IN 2001
- (C) LAND PARTITION PLAT NO. 2011-P2483 (CSF 42052 BY SAILOR IN 2011)
- (D) CSF 43305 BY FASSBENDER IN 2015
- (E) CITY OF EUGENE CENTERLINE NOTES, FIELD BOOK 753, PAGE 44

LEGEND

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "COLE SURV LS 61341"
- △ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DEHASS & ASSOC. INC."
- ⊙ FOUND 1-1/2" BRASS CAP CITY REFERENCE MONUMENT
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC IDENTIFICATION CAP STAMPED "STEMM LS 715"
- ⊙ SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC IDENTIFICATION CAP STAMPED "DAHRENS LS 60052"
- [] DENOTES RECORD DATA THAT WAS HELD OR MEASURED PER REFERENCE SHOWN
- () DENOTES RECORD DATA PER REFERENCE SHOWN
- CSF DENOTES LANE COUNTY SURVEYOR'S OFFICE SURVEY FILING NUMBER

NOTE

REFER TO PROPERTY LINE ADJUSTMENT DEED RECORDED AUGUST 20, 2019 AS INSTRUMENT NO. 2019-035971, LANE COUNTY DEEDS AND RECORDS.

REGISTERED PROFESSIONAL LAND SURVEYOR

Michael R. Dahrens

OREGON
 JULY 11, 2000
 MICHAEL R. DAHRENS
 60052
 RENEWS: 12-31-2019

CURVE DATA TABLE

NO.	RADIUS	DELTA	LENGTH	CHORD
C1	[395.41' (⊙)]	[54°20'53" (⊙)]	[375.07' (⊙)]	[N 27°38'30" E, 361.16' (⊙)]
C2	[573.14' (⊙)]	[25°56'15" (⊙)]	[259.46' (⊙)]	[N 13°26'22" E, 257.25' (⊙)]
C3	[573.14' (⊙)]	4°54'42"	49.13'	[N 2°55'36" E, 49.12']
C4	[573.14' (⊙)]	21°01'33"	210.33'	[N 15°53'43" E, 209.15']
C5	[395.41' (⊙)]	[56°06'44" (⊙)]	[387.24' (⊙)]	[N 28°31'26" E, 371.95' (⊙)]
	[56°07'19" (⊙)]		[387.31' (⊙)]	[N 28°33'34" W, 372.01' (⊙)]
C6	[573.14' (⊙)]	1°06'52"	11.15'	[N 26°57'56" E, 11.15']

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF BPS ASSOCIATES FOR THE PURPOSE OF MONUMENTING THE ADJUSTED PROPERTY LINE COMMON TO TAX LOT 2801 OF MAP 17-04-26-00 AND TAX LOT 302 OF MAP 17-04-26-43 AS APPROVED BY THE CITY OF EUGENE UNDER PLANNING NO. LA 19-029 IN COMPLIANCE WITH CITY OF EUGENE LAND USE REGULATIONS AND THE PROVISIONS OF ORS CHAPTER 92. NOTICE OF APPROVAL FOR PROPERTY LINE ADJUSTMENT LA 19-029 WAS RECORDED AUGUST 1, 2019 AS INSTRUMENT NO. 2019-032654, LANE COUNTY DEEDS AND RECORDS.

THE BASIS OF BEARINGS FOR THIS WORK IS THE MONUMENTED SOUTH LINE OF TAX LOT 2801 AS BEARING N 89°14'00" W PER CSF 37313.

I HELD THE MONUMENTS RECOVERED FROM CSF 36149, CSF 37313 AND FROM LAND PARTITION PLAT 2011-P2483 AS SHOWN HEREON TO REESTABLISH THE POSITION OF THE TAX LOTS INVOLVED PRIOR TO THIS ADJUSTMENT. WHERE NO MONUMENT WAS FOUND, I HELD RECORD DATA FROM CSF 37313 TO REESTABLISH THE POSITION OF THE TAX LOT BOUNDARIES.

THE NEW ADJUSTED LINE BETWEEN TAX LOT 2801 AND TAX LOT 302 WAS ESTABLISHED AT THE OWNERS DIRECTION.

WORK IN THIS SURVEY WAS PERFORMED USING A SOKKIA SET 530R TOTAL STATION AND RELATED SUPPORT EQUIPMENT.

DATE OF SURVEY: 7/31/2019

PROPERTY LINE ADJUSTMENT SURVEY FOR:
BPS ASSOCIATES
 IN THE S. 1/2 OF SECTION 26, T17S, R4W, W.M.
 EUGENE, LANE COUNTY, OREGON

SSW ENGINEERS, INC.



CIVIL - STRUCTURAL - BUILDING DESIGN
 SURVEYING - LAND USE PLANNING

2350 Oakmont Way, Suite 105 Eugene, Oregon 97401 (541) 485-8383

JOB NO. 19-7661 8/16/2019

Conceptual Site Plan



LAND SURVEYOR	
OREGON JULY 11, 2000 MICHAEL R. DARRINS 60032 RENEWS: 12-31-2021	
	
2300 Oakmont Way, Suite 105 Eugene, Oregon 97401 (541) 485-8363 FAX: (541) 485-8364 www.sswengineers.com	
EXISTING CONDITIONS COVER SHEET NORTH PACIFIC MANAGEMENT, INC. MAP 17-04-26-43, TAX LOT 302 & MAP 17-04-26-00, TAX LOTS 2801, 4303 & 4304 EUGENE, LANE COUNTY, OREGON	
date	by
EXISTING CONDITIONS PLAN NORTHERLY PORTION	
job	20-7728
drawn	MRD
date	3-17-20
checked	MRD
filed	
SHEET	
 2 of 3	

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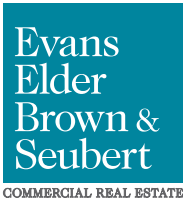
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101 East Broadway
Suite #101
Eugene, OR 97401

Licensed in the
State of Oregon.

PRICING ON
REQUEST





Initial Agency Disclosure

(OAR 863-015-215(4))

This pamphlet describes agency relationships and the duties and responsibilities of real estate licensees in Oregon. This pamphlet is informational only and neither the pamphlet nor its delivery to you may be construed to be evidence of intent to create an agency relationship.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a real estate licensee (the "agent") 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 both 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.

Duties and Responsibilities of an Agent Who Represents Only the Seller or Only the Buyer

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 agrees to represent a buyer acts only as the buyer's agent unless the buyer agrees in writing to allow the agent to also represent the seller. An agent who represents only the seller or only the buyer owes the following affirmative duties to their client, other parties and their agents involved in a real estate transaction:

1. To exercise reasonable care and diligence;
2. To deal honestly and in good faith;
3. To present all written offers, notices and other communications in a timely manner whether or not the seller's property is subject to a contract for sale or the buyer is already a party to a contract to purchase;
4. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;
5. To account in a timely manner for money and property received from or on behalf of the client;
6. To be loyal to their client by not taking action that is adverse or detrimental to the client's interest in a transaction;
7. To disclose in a timely manner to the client any conflict of interest, existing or contemplated;
8. To advise the client to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
9. To maintain confidential information from or about the client except under subpoena or court order, even after termination of the agency relationship; and
10. When representing a seller, 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. When representing a buyer, 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 or to show properties for which there is no written agreement to pay compensation to the buyer's agent.

None of these affirmative duties of an agent may be waived, except #10, which can only be waived by written agreement between client 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. Similarly, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching any 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.

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, buyer(s) and their agent.

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

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.

An agent acting under a Disclosed Limited Agency agreement has the same duties to the client as when representing only a seller or only a buyer, except that the agent may not, without written permission, disclose any of the following:

1. That the seller will accept a lower price or less favorable terms than the listing price or terms;
2. That the buyer will pay a greater price or more favorable terms than the offering price or terms; or
3. In transactions involving one-to-four residential units only, information regarding the real property transaction including, but not limited to, price, terms, financial qualifications or motivation to buy or sell.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation. Unless agreed to in writing, an agent acting under a Disclosed Limited Agency agreement has no duty to investigate matters that are outside the scope of the agent's expertise.

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 him/her about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without their knowledge and consent, and an agent cannot make you their client without your knowledge and consent.