



# HAYDEN OUTDOORS<sup>®</sup> REAL ESTATE

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## Panorama View Estate

9075 NW Panorama View, Prineville, OR

**Property Profile**  
Presented By Dan Fox





## Dan Fox

📍 Broker, Licensed in OR  
✉ DFox@HaydenOutdoors.com  
📞 541.480.0763

*Dan is a lifelong veteran of the farm and ranch industry. Starting his journey as a youth helping his neighbors with their cattle, and progressing to running his own farming and cattle operations, Dan has amassed an immense amount of experience and knowledge in this industry. Along with managing operations for an international ag company, he has been intimately involved with the sale of some of the finest land holdings in Oregon, making a number of good friends along the way. Because of his connection to the land, Dan brings a personal interest to each property he works with, ensuring that it is presented in its best light to potential new owners. His expertise and friendly approach make him an excellent choice for anyone considering buying or selling rural property.*

*Highly recognized by many for his expertise, communication and attention to detail, Dan has helped dozens of CEO's, business owners, investors and professionals to navigate the sometimes difficult process of land transactions.*

*Dan is a proud member of the following organizations: Hayden Outdoors Real Estate; Past member of the Crook County Fair Board.*

*Awarded numerous times for being a multi-million-dollar seller of farm, ranch and recreational properties.*

*Licensed in Oregon as a Real Estate Broker with a past license in Crop Consulting.*

*Previous owner of Special Fx, a land & cattle company, Burnt Trucking LLC., and JD Real Estate Group LLC.*

*Whether you require his services or just have questions about marketing unique lands, Dan is always ready to use his skills to give you the confidence you want to get the results you desire for your land transactions.*

### **Awards and Recognition:**

*2023-\$10+ Million Dollar Award for selling \$10.4 million in Farm, Ranch and Recreational properties.*

*2020-\$20+ Million Dollar Award for selling \$22.25 million in Farm, Ranch and Recreational properties.*

*2018-\$10+ Million Dollar Award for selling \$13.5 million in Farm, Ranch and Recreational properties.*

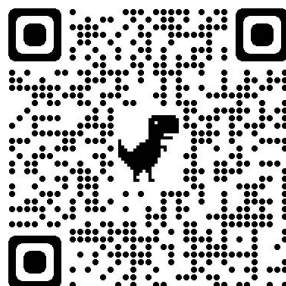
# SUMMARY & DESCRIPTION

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<b>SQUARE FEET</b>	3,776	<b>BUILT</b>	2005
<b>BEDS/BATHS</b>	3/3	<b>GARAGE</b>	Attached
<b>ACRES</b>	20	<b>LOT</b>	00800
<b>HOA</b>	No	<b>CC&amp;R's?</b>	No
<b>ZONED</b>	EFU2	<b>TAXES</b>	\$6,693
<b>DEFERRED?</b>	No	<b>MAP/TL</b>	14150800-00800-531
<b>WATER</b>	Well	<b>IRRIGATION</b>	None
<b>POWER</b>	PP&L	<b>SHOP</b>	2,240 SF
<b>SCHOOLS</b>	Crooked River Elem, CCMS, CCHS	<b>COUNTY</b>	Crook
<b>GAME UNIT</b>	38-Grizzly	<b>Elevation</b>	3,300

**OFFERED AT                      \$1,890,000**

**SEE THIS AND OTHER PROPERTIES I HAVE LISTED FOR SALE AT**





## ADDITIONAL FEATURES & DETAILS

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## 9075 NW PANORAMA VIEW ESTATE

### ◆ Additional Features – Home

- Heated floor in hall bathroom
  - Fresh air return with a true plumbed heating system
  - Pre-wired for speakers/sound system
  - Hardwood flooring in kitchen and upstairs loft
  - Home is wheelchair accessible
  - Two water heaters: one electric, one propane—provides hot water even during power outages
  - Poly rope installed under all exterior walls for enhanced insulation
  - All fascia and gable boards are metal-wrapped for durability
  - Vinyl soffits throughout
  - Storage space under the house and in the attic
  - Heavily insulated home
  - Plumbed for propane in addition to electric in the kitchen, for a wood stove, and for exterior BBQ/patio area
- 

### ◆ Additional Features – Shop

- Heavily insulated walls, ceiling, and overhead doors
  - Large overhead propane furnace and wood stove
  - OSB plywood walls; drywall ceiling
  - Bathroom includes toilet and sink, separate room for shower
  - Kitchen cabinets located in the front left corner
  - Plumbed for RV propane hookup on the exterior
  - Plumbed for washer and dedicated space for dryer or welding equipment
- 

### ◆ Well House / Pump House

- 1,000-gallon cistern with two pumps
  - One pump moves water from well to cistern
  - One pump moves water from cistern to home

## ◆ ADDITIONAL DETAILS

- Financial Verification is required before showing.
- Listing agent to be present at all showings.
- Cats in house-Do Not allow escape!
- \$8,000 credit offered for garage doors.
- Shop can be viewed only after an accepted offer.



LIST KIT

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## CROOK COUNTY PROPERTY PROFILE INFORMATION

Parcel #: **531**

Tax Lot: **1415080000800**

Owner: Sharabarin, Anton V

CoOwner:

Site: 9075 NW Panorama View

Prineville OR 97754

Mail: 9075 NW Panorama Vw

Prineville OR 97754

Land Use: 401 - Tract Land Improved

Std Land Use: 1001 - Single Family Residential

Legal: Township: 14S, Range: 15E, Section: 08

Twn/Rng/Sec: T:14S R:15E S:08 Q: QQ:



### ASSESSMENT & TAX INFORMATION

Market Total: **\$1,888,680.00**

Market Land: **\$332,870.00**

Market Impr: **\$1,555,810.00**

Assessment Year: **2023**

Assessed Total: **\$532,110.00**

Exemption:

Taxes: **\$6,693.23**

Levy Code: 0021

Levy Rate: 12.2124

### PROPERTY CHARACTERISTICS

Year Built: 2005

Eff Year Built: 2022

Bedrooms: 2

Bathrooms: 3

# of Stories: 2

Total SqFt: 3,776 SqFt

Floor 1 SqFt: 2,323 SqFt

Floor 2 SqFt: 1,453 SqFt

Basement SqFt:

Lot size: 20.00 Acres(871,200 SqFt)

Garage SqFt: 1,120 SqFt

Garage Type: Garage

AC:

Pool:

Heat Source:

Fireplace: 1

Bldg Condition: AV

Neighborhood:

Lot:

Block:

Plat/Subdiv:

Zoning: EFU2 - Exclusive Farm Use

School Dist: Crook County

Census: 1055 - 950200

Recreation:

### SALE & LOAN INFORMATION

Sale Date: 02/13/2003

Sale Amount: \$70,000.00

Document #: 177530

Deed Type: Deed

Loan Amount:

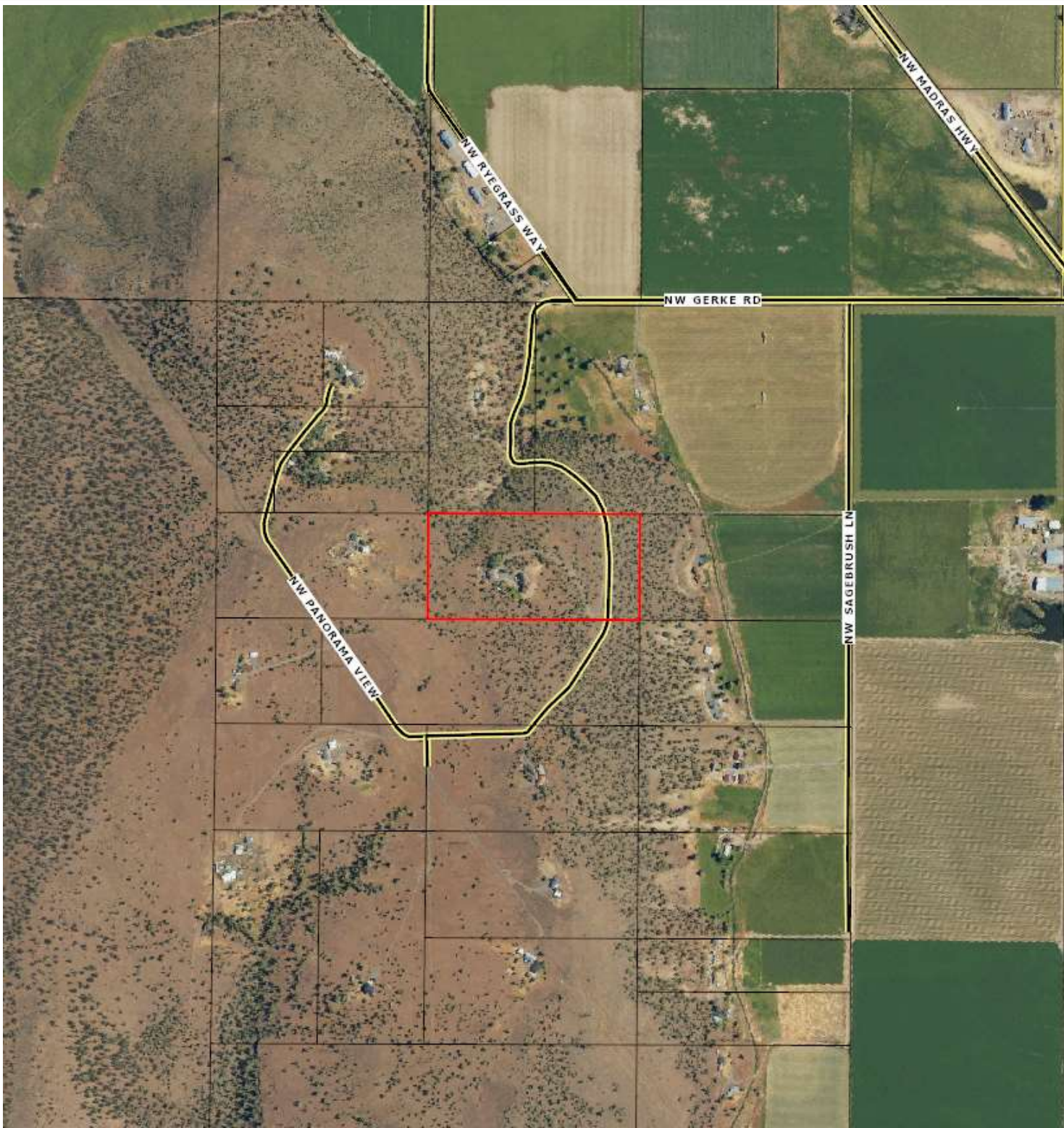
Lender:

Loan Type:

Interest Type:

Title Co:

Aerial Map



**Parcel ID: 531**  
Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



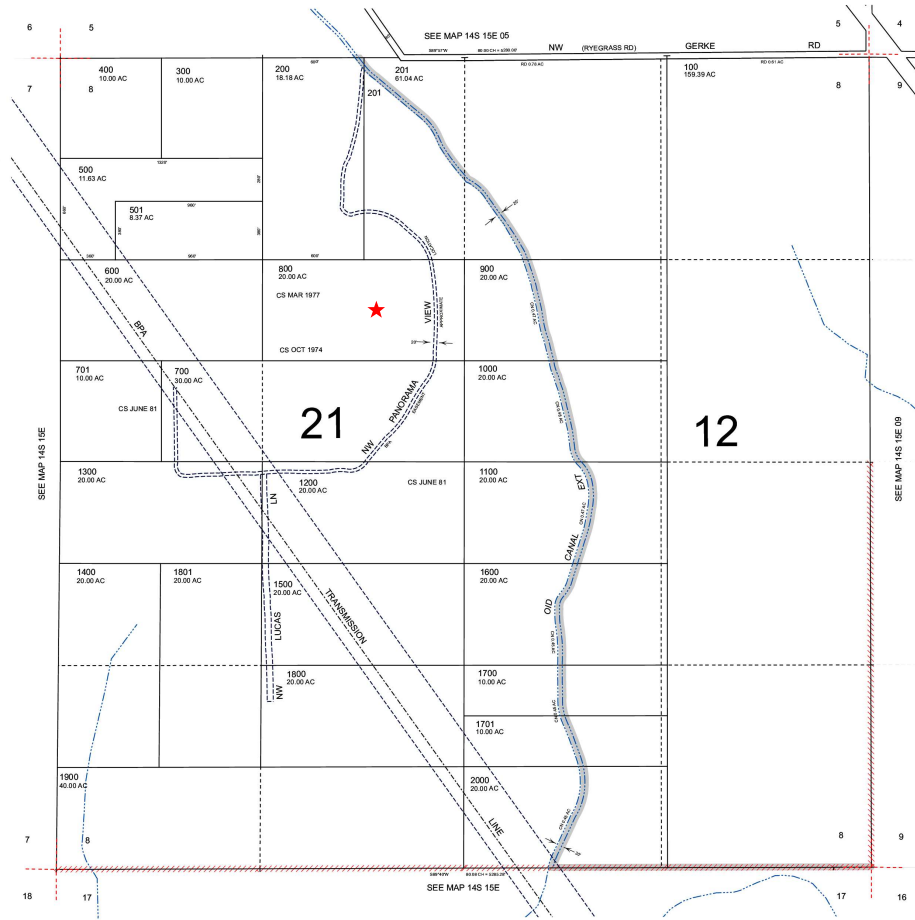
[illegible]

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

SECTION 8 T.14S. R.15E. W.M.  
CROOK COUNTY  
1" = 400'

14S15E  
Cancelled  
1401  
1502  
00801



Revised: RAA  
05/19/2021

14S15E08



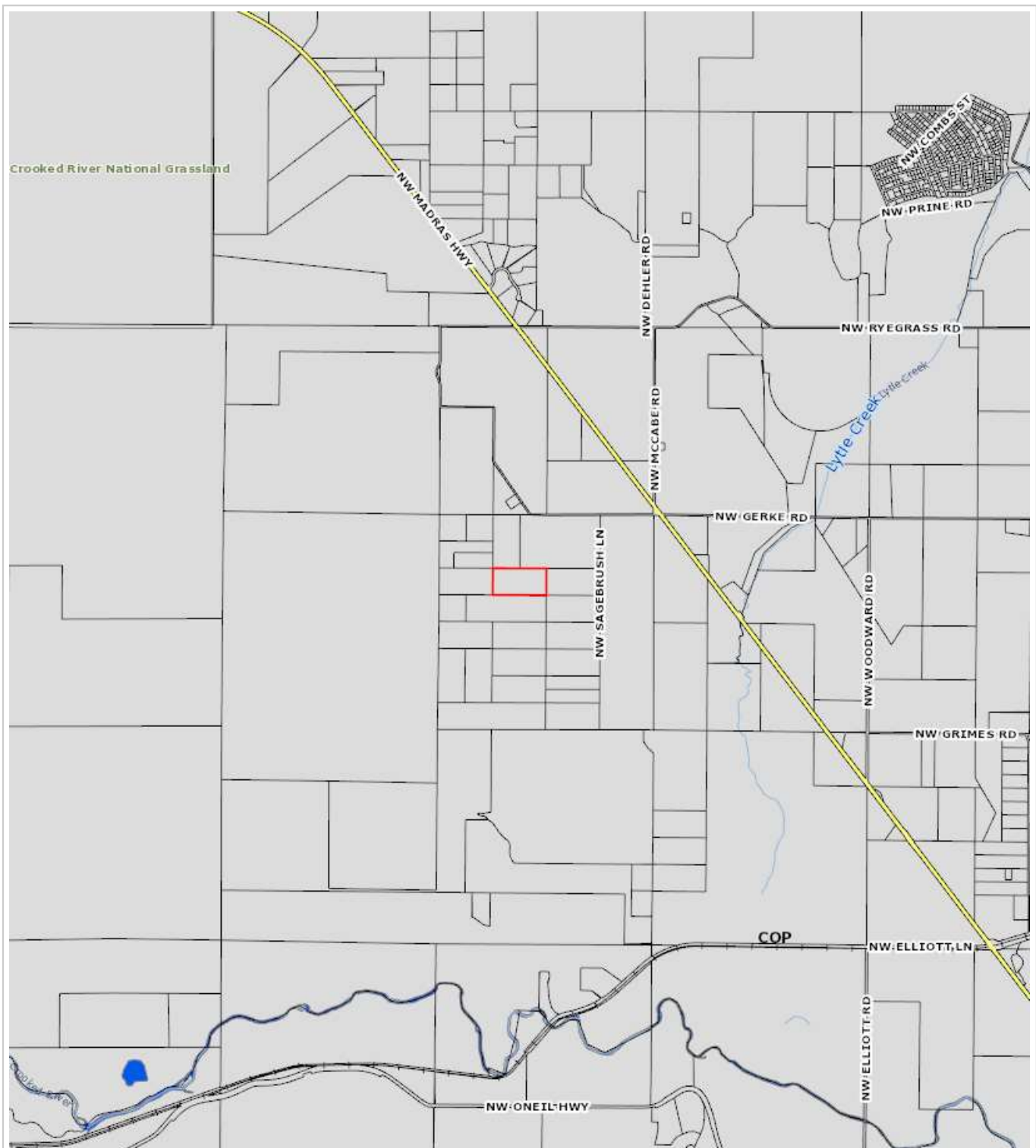
**ParcelID: 531**

**Tax Account #: 1415080000800**

**9075 NW Panorama View, Prineville OR 97754**

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

## LOCATOR MAP



Parcel ID: 531

Site Address: 9075 NW Panorama View

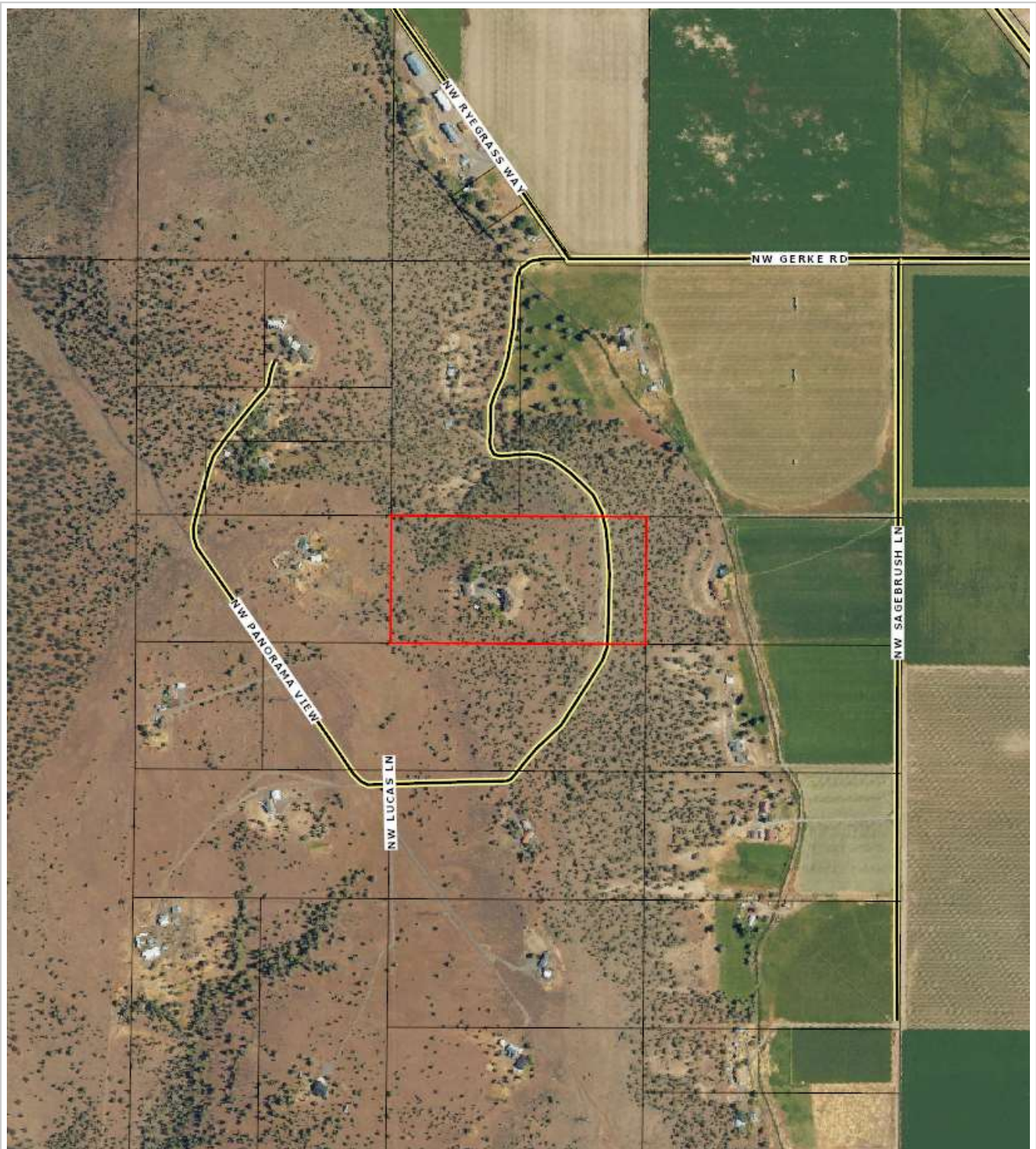


### Disclaimer:

This map was created from digital databases provided by the Crook County GIS Dept. AmeriTitle has provided this information as a courtesy and assumes no liability for errors, omissions, or the positional accuracy of the data, and does not warranty the fitness of this product for any particular purpose.



## PHOTO MAP



Parcel ID: 531

Site Address: 9075 NW Panorama View



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ASSESSOR MAP



Parcel ID: 531

Site Address: 9075 NW Panorama View

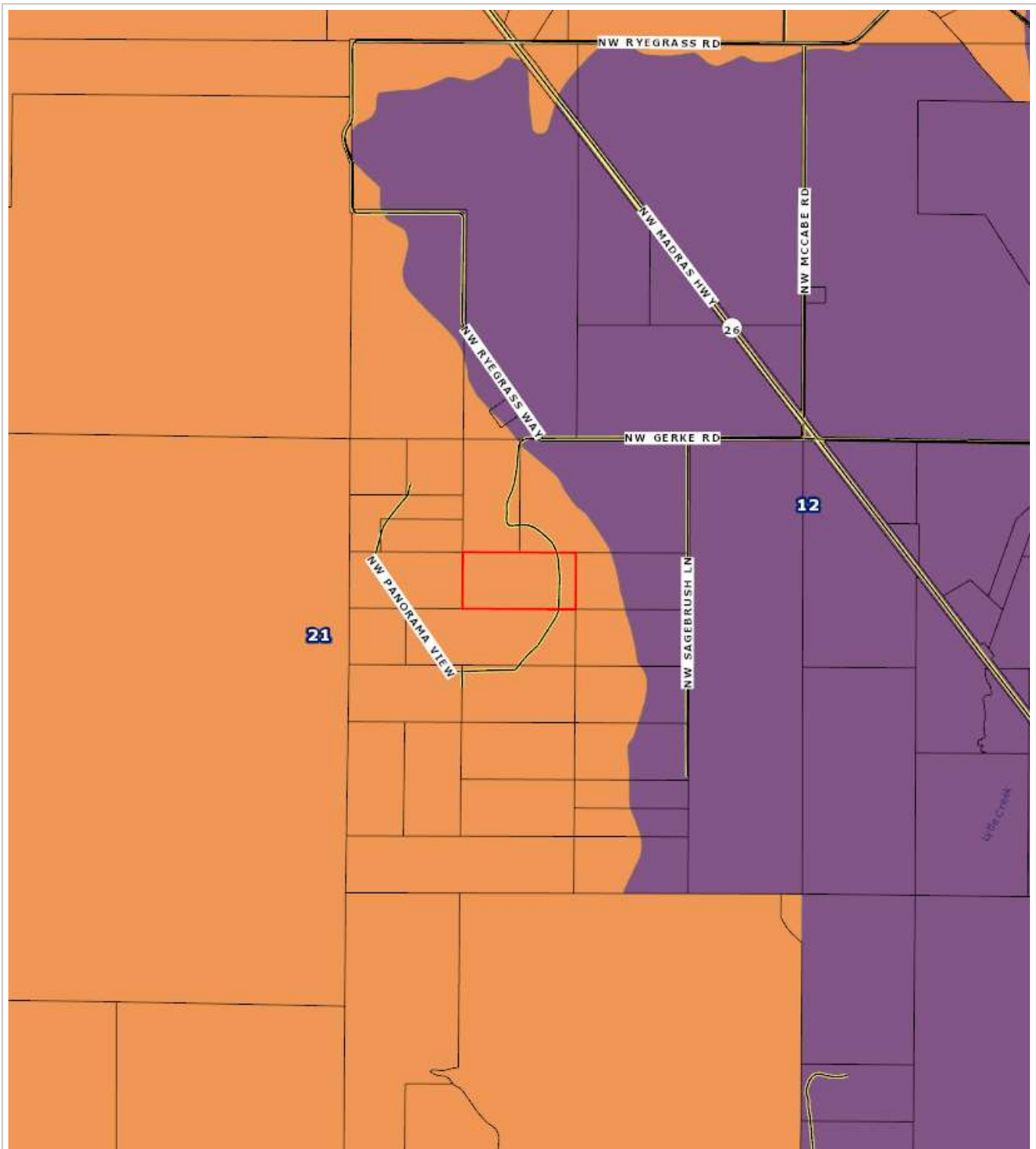


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## TAXLOT MAP



Parcel ID: 531

Site Address: 9075 NW Panorama View

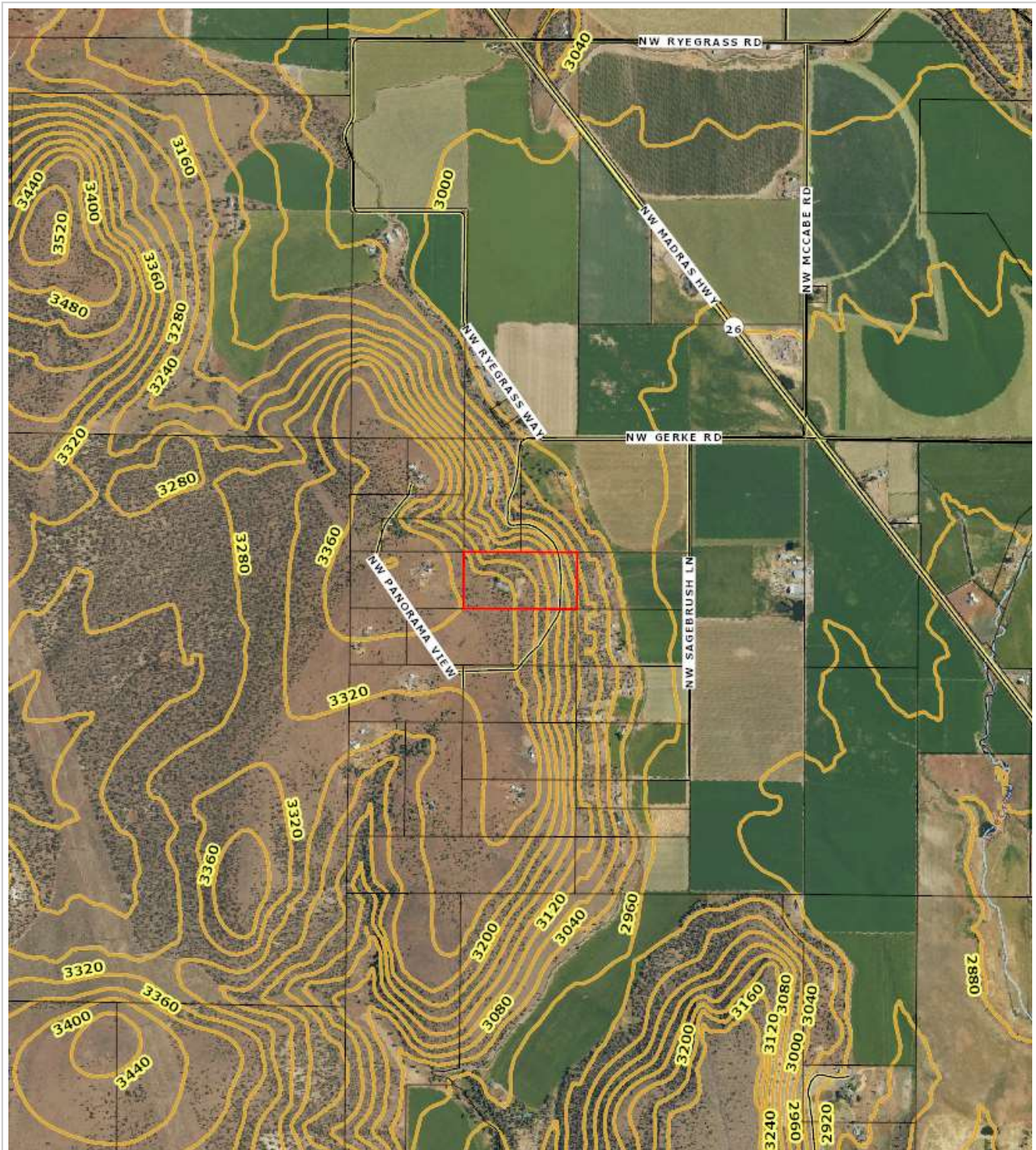


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## TERRAIN MAP



Parcel ID: 531

Site Address: 9075 NW Panorama View

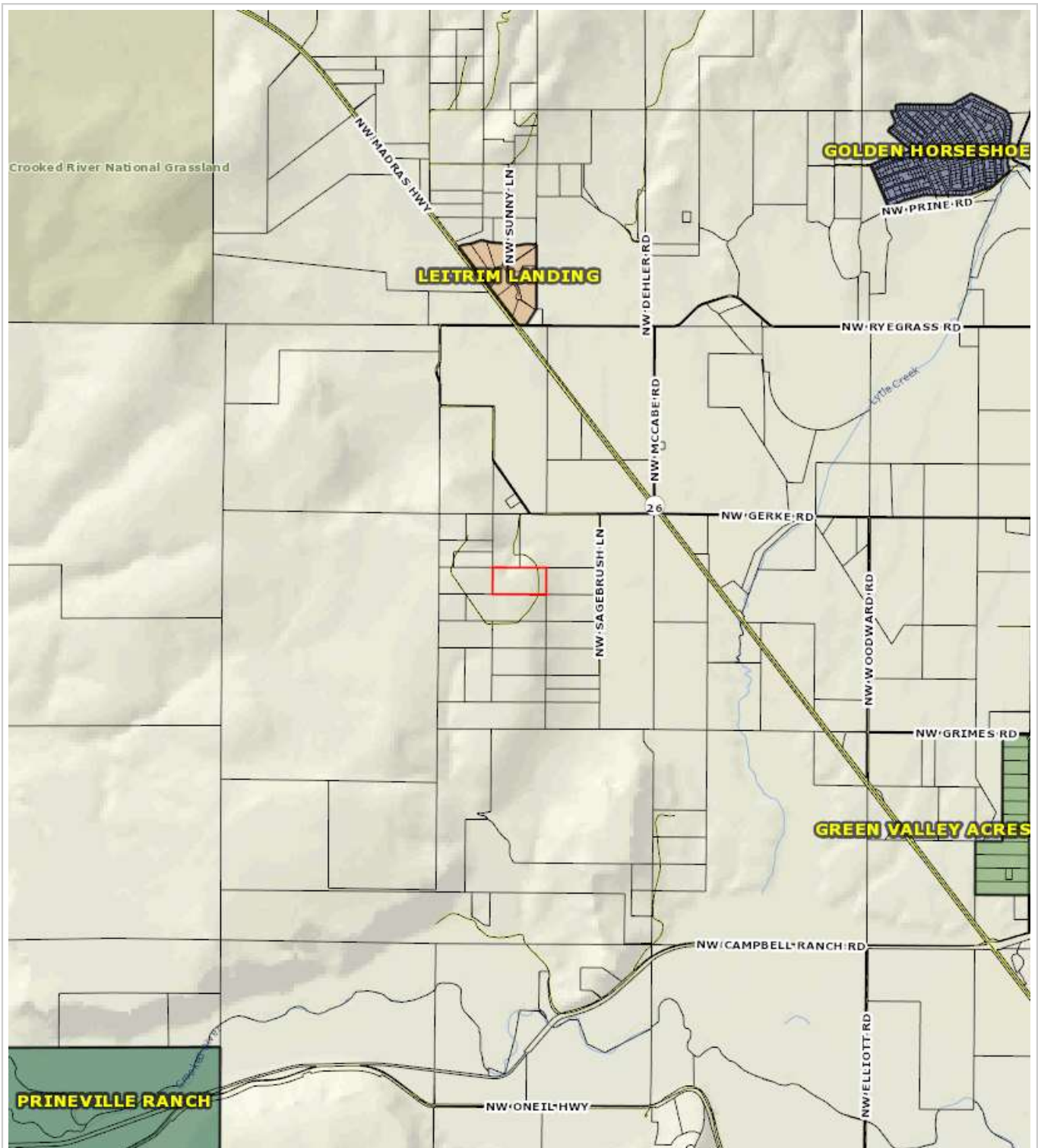


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## SUBDIVISION MAP



Parcel ID: 531

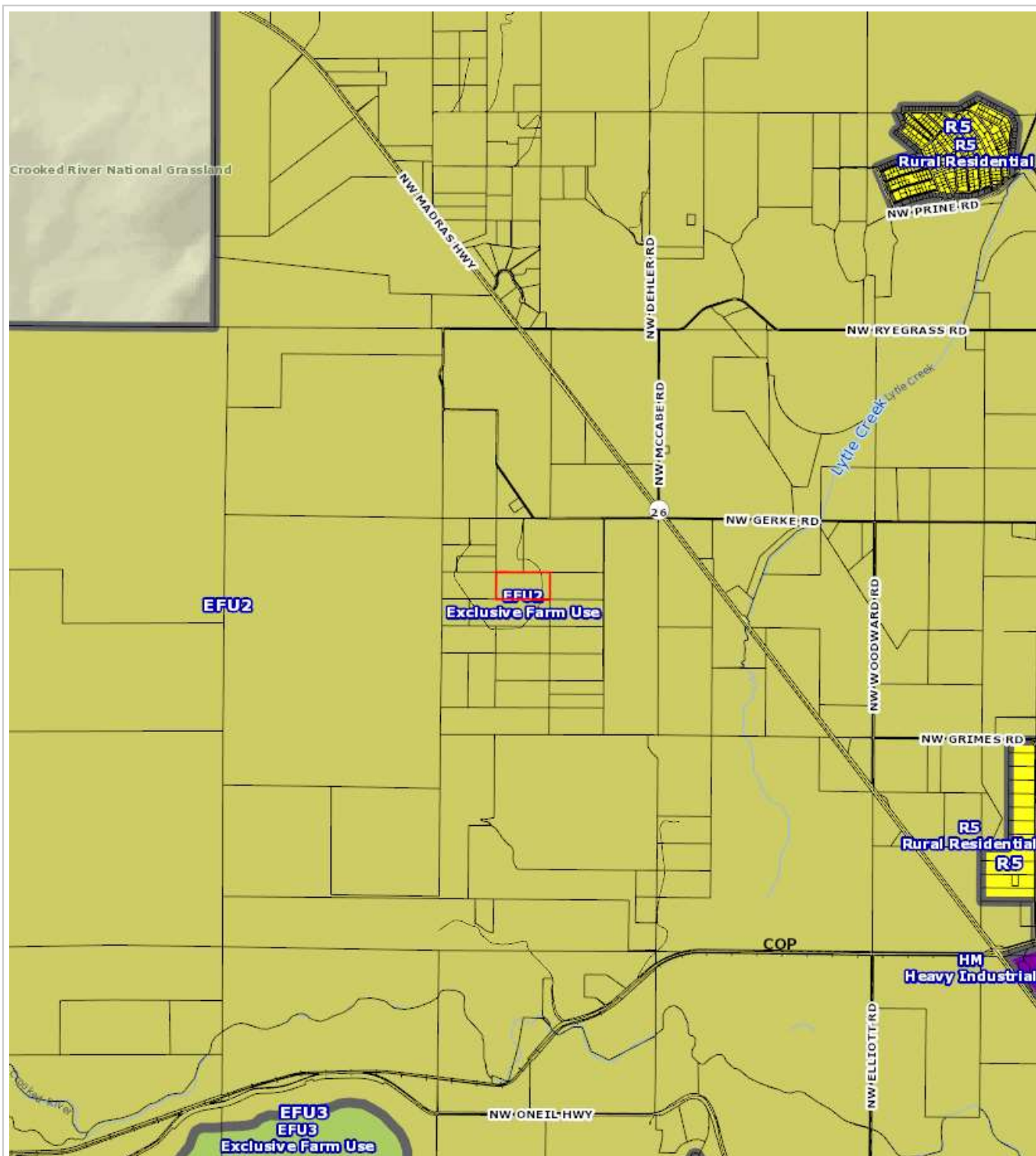
Site Address: 9075 NW Panorama View



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# ZONING MAP



Parcel ID: 531

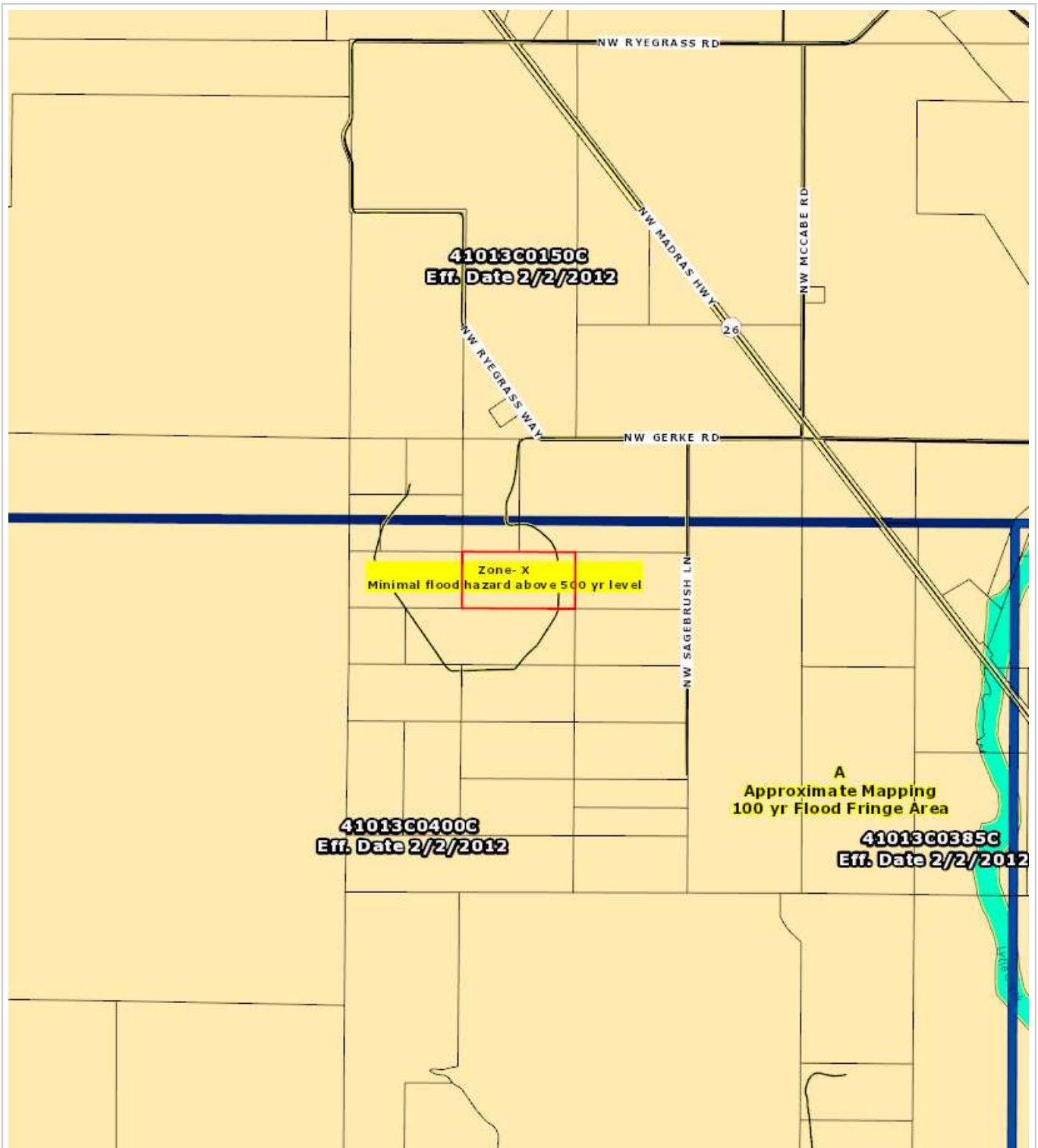
Site Address: 9075 NW Panorama View



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## FLOOD MAP



Parcel ID: 531

Site Address: 9075 NW Panorama View



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# Crook County Property Summary Report

Report Date: 4/21/2025 10:45:48 AM

## Disclaimer

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## Account Summary

### Account Information

**Mailing Name:** SHARABARIN ANTON V  
**Map and Taxlot:** 14150800-00800-531  
**Account:** 531  
**Tax Status:** Taxable  
**Situs Address:** 9075 NW PANORAMA VW, PRINEVILLE  
OR 97754

### Property Taxes

**Current Tax Year:** 2024  
**Tax Code Area:** 0021

### Assessment

**Subdivision:**  
**Lot:**  
**Block:**  
**Assessor Acres:** 20.00  
**Property Class:** 401

### Ownership

**Mailing Address:**  
SHARABARIN ANTON V  
9075 NW PANORAMA VW  
PRINEVILLE, OR 97754-8224

### Valuation

#### Real Market Values as of Jan. 1, 2025

<b>Land</b>	\$332,870
<b>Structures</b>	\$1,362,310
<b>Total</b>	\$1,695,180

#### Current Assessed Values:

<b>Maximum Assessed</b>	\$548,070
<b>Assessed Value</b>	\$548,070
<b>Veterans Exemption</b>	

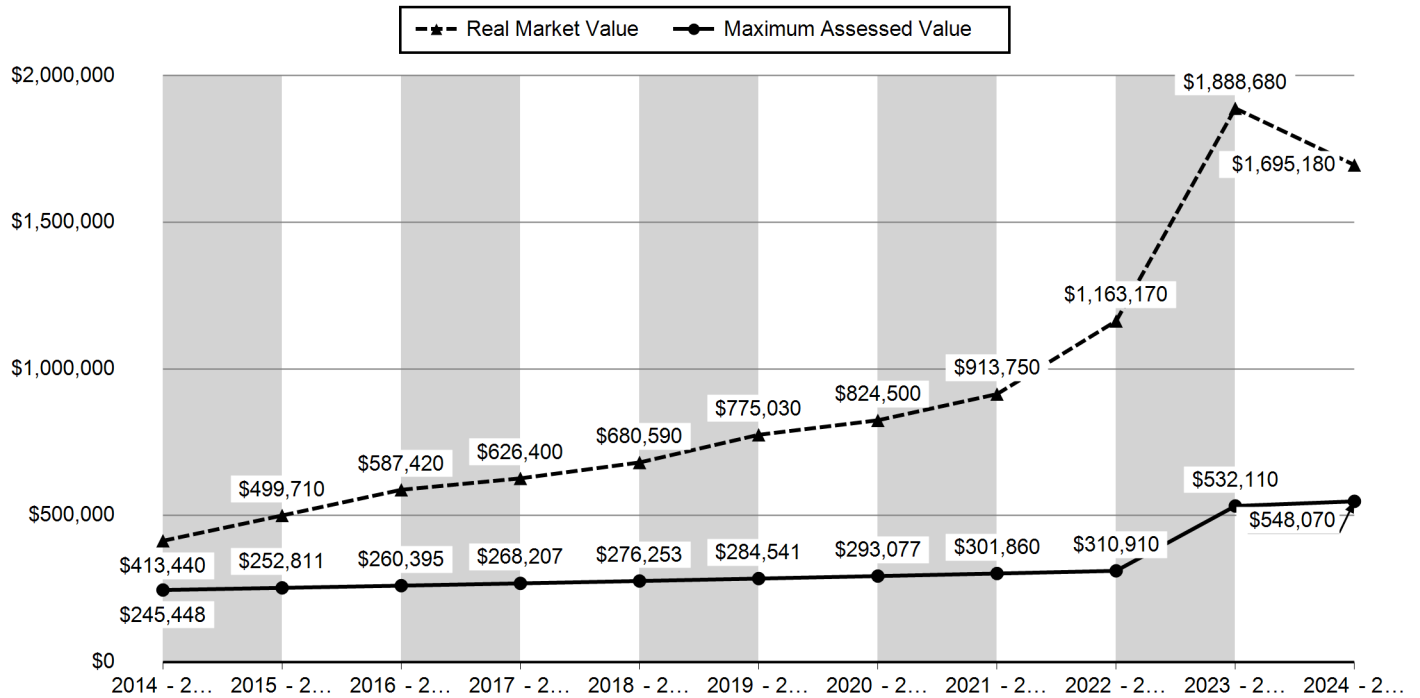
## Warnings, Notations, and Special Assessments

## Valuation History *All values are as of January 1 of each year. Tax year is July 1st through June 30th of each year.*

	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019
<b>Real Market Value - Land</b>	\$94,640	\$95,640	\$101,520	\$112,750	\$126,750
<b>Real Market Value - Structures</b>	\$318,800	\$404,070	\$485,900	\$513,650	\$553,840
<b>Total Real Market Value</b>	\$413,440	\$499,710	\$587,420	\$626,400	\$680,590
<b>Maximum Assessed Value</b>	\$245,448	\$252,811	\$260,395	\$268,207	\$276,253
<b>Total Assessed Value</b>	\$245,448	\$252,811	\$260,395	\$268,207	\$276,253
<b>Exemption Value</b>	\$0	\$0	\$0	\$0	\$0



2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025
\$142,750	\$173,420	\$204,080	\$332,870	\$332,870	\$332,870
\$632,280	\$651,080	\$709,670	\$830,300	\$1,555,810	\$1,362,310
\$775,030	\$824,500	\$913,750	\$1,163,170	\$1,888,680	\$1,695,180
\$284,541	\$293,077	\$301,860	\$310,910	\$532,110	\$548,070
\$284,541	\$293,077	\$301,860	\$310,910	\$532,110	\$548,070
\$0	\$0	\$0	\$0	\$0	\$0



## Tax Payment History

Year	Date Due	Transaction Type	Transaction Date	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
2024	11/15/2024	PAYMENT	11/12/2024	11/12/2024	\$6,492.43	(\$6,693.23)	\$200.80	\$0.00	\$0.00
2024	11/15/2024	IMPOSED	10/03/2024	11/15/2024	\$0.00	\$6,693.23	\$0.00	\$0.00	\$0.00
Total:					\$0.00				
2023	11/15/2023	PAYMENT	11/09/2023	11/09/2023	\$6,269.07	(\$6,462.96)	\$193.89	\$0.00	\$0.00
2023	11/15/2023	IMPOSED	10/10/2023	11/15/2023	\$0.00	\$6,462.96	\$0.00	\$0.00	\$0.00
Total:					\$0.00				
2022	11/15/2022	PAYMENT	11/10/2022	11/10/2022	\$3,655.23	(\$3,768.28)	\$113.05	\$0.00	\$0.00
2022	11/15/2022	IMPOSED	10/12/2022	11/15/2022	\$0.00	\$3,768.28	\$0.00	\$0.00	\$0.00
Total:					\$0.00				
2021	11/15/2021	PAYMENT	11/15/2021	11/15/2021	\$3,655.10	(\$3,768.14)	\$113.04	\$0.00	\$0.00
2021	11/15/2021	IMPOSED	10/12/2021	11/15/2021	\$0.00	\$3,768.14	\$0.00	\$0.00	\$0.00
Total:					\$0.00				
2020	11/15/2020	PAYMENT	04/15/2021	04/15/2021	\$312.98	(\$312.98)	\$0.00	\$0.00	\$0.00
2020	11/15/2020	PAYMENT	03/18/2021	03/18/2021	\$200.00	(\$200.00)	\$0.00	\$0.00	\$0.00
2020	11/15/2020	PAYMENT	03/15/2021	03/15/2021	\$200.00	(\$200.00)	\$0.00	\$0.00	\$0.00
2020	11/15/2020	PAYMENT	02/01/2021	02/01/2021	\$200.00	(\$200.00)	\$0.00	\$0.00	\$0.00
2020	11/15/2020	PAYMENT	12/21/2020	12/21/2020	\$200.00	(\$200.00)	\$0.00	\$0.00	\$0.00
2020	11/15/2020	PAYMENT	11/09/2020	11/09/2020	\$2,500.00	(\$2,551.02)	\$51.02	\$0.00	\$0.00
2020	11/15/2020	IMPOSED	10/16/2020	11/15/2020	\$0.00	\$3,664.00	\$0.00	\$0.00	\$0.00
Total:					\$0.00				
2019	11/15/2019	PAYMENT	08/31/2020	11/15/2019	\$801.27	(\$760.70)	\$0.00	\$40.57	\$0.00
2019	11/15/2019	PAYMENT	08/14/2020	11/15/2019	\$200.00	(\$192.31)	\$0.00	\$7.69	\$0.00
2019	11/15/2019	PAYMENT	08/03/2020	11/15/2019	\$200.00	(\$192.31)	\$0.00	\$7.69	\$0.00
2019	11/15/2019	PAYMENT	07/10/2020	11/15/2019	\$200.00	(\$188.73)	\$0.00	\$11.27	\$0.00
2019	11/15/2019	PAYMENT	06/19/2020	11/15/2019	\$200.00	(\$187.50)	\$0.00	\$12.50	\$0.00
2019	11/15/2019	PAYMENT	06/15/2020	11/15/2019	\$200.00	(\$189.87)	\$0.00	\$10.13	\$0.00
2019	11/15/2019	PAYMENT	06/01/2020	11/15/2019	\$200.00	(\$189.87)	\$0.00	\$10.13	\$0.00

Year	Date Due	Transaction Type	Transaction Date	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
2019	11/15/2019	PAYMENT	05/08/2020	11/15/2019	\$200.00	(\$192.31)	\$0.00	\$7.69	\$0.00
2019	11/15/2019	PAYMENT	05/04/2020	11/15/2019	\$200.00	(\$192.31)	\$0.00	\$7.69	\$0.00
2019	11/15/2019	PAYMENT	04/27/2020	11/15/2019	\$200.00	(\$187.79)	\$0.00	\$12.21	\$0.00
2019	11/15/2019	PAYMENT	04/09/2020	11/15/2019	\$200.00	(\$187.50)	\$0.00	\$12.50	\$0.00
2019	11/15/2019	PAYMENT	02/21/2020	11/15/2019	\$200.00	(\$189.87)	\$0.00	\$10.13	\$0.00
2019	11/15/2019	PAYMENT	02/06/2020	11/15/2019	\$200.00	(\$192.31)	\$0.00	\$7.69	\$0.00
2019	11/15/2019	PAYMENT	01/31/2020	11/15/2019	\$100.00	(\$96.15)	\$0.00	\$3.85	\$0.00
2019	11/15/2019	PAYMENT	12/19/2019	11/15/2019	\$200.00	(\$194.81)	\$0.00	\$5.19	\$0.00
2019	11/15/2019	IMPOSED	11/15/2019	11/15/2019	\$0.00	\$3,534.34	\$0.00	\$0.00	\$0.00
2019	11/15/2019	PAYMENT	11/14/2019	11/15/2019	\$200.00	(\$200.00)	\$0.00	\$0.00	\$0.00
					<b>Total:</b>	<b>\$0.00</b>			
2018	11/15/2018	PAYMENT	10/25/2019	11/15/2018	\$305.01	(\$282.42)	\$0.00	\$22.59	\$0.00
2018	11/15/2018	PAYMENT	10/07/2019	11/15/2018	\$200.00	(\$187.50)	\$0.00	\$12.50	\$0.00
2018	11/15/2018	PAYMENT	09/19/2019	11/15/2018	\$200.00	(\$187.50)	\$0.00	\$12.50	\$0.00
2018	11/15/2018	PAYMENT	09/12/2019	11/15/2018	\$200.00	(\$189.87)	\$0.00	\$10.13	\$0.00
2018	11/15/2018	PAYMENT	08/22/2019	11/15/2018	\$200.00	(\$189.87)	\$0.00	\$10.13	\$0.00
2018	11/15/2018	PAYMENT	08/19/2019	11/15/2018	\$200.00	(\$187.00)	\$0.00	\$13.00	\$0.00
2018	11/15/2018	PAYMENT	07/15/2019	11/15/2018	\$200.00	(\$187.50)	\$0.00	\$12.50	\$0.00
2018	11/15/2018	PAYMENT	06/27/2019	11/15/2018	\$200.00	(\$187.50)	\$0.00	\$12.50	\$0.00
2018	11/15/2018	PAYMENT	06/12/2019	11/15/2018	\$200.00	(\$189.87)	\$0.00	\$10.13	\$0.00
2018	11/15/2018	PAYMENT	05/02/2019	11/15/2018	\$300.00	(\$288.46)	\$0.00	\$11.54	\$0.00
2018	11/15/2018	PAYMENT	04/10/2019	11/15/2018	\$200.00	(\$194.81)	\$0.00	\$5.19	\$0.00
2018	11/15/2018	PAYMENT	03/18/2019	11/15/2018	\$100.00	(\$94.67)	\$0.00	\$5.33	\$0.00
2018	11/15/2018	PAYMENT	03/08/2019	11/15/2018	\$100.00	(\$94.94)	\$0.00	\$5.06	\$0.00
2018	11/15/2018	PAYMENT	01/23/2019	11/15/2018	\$300.00	(\$288.46)	\$0.00	\$11.54	\$0.00
2018	11/15/2018	PAYMENT	12/21/2018	11/15/2018	\$200.00	(\$194.81)	\$0.00	\$5.19	\$0.00
2018	11/15/2018	PAYMENT	11/15/2018	11/15/2018	\$500.00	(\$500.00)	\$0.00	\$0.00	\$0.00
2018	11/15/2018	IMPOSED	11/15/2018	11/15/2018	\$0.00	\$3,445.18	\$0.00	\$0.00	\$0.00
					<b>Total:</b>	<b>\$0.00</b>			
2017	11/15/2017	PAYMENT	09/14/2018	11/15/2017	\$125.32	(\$118.97)	\$0.00	\$6.35	\$0.00
2017	11/15/2017	PAYMENT	08/20/2018	11/15/2017	\$150.00	(\$142.41)	\$0.00	\$7.59	\$0.00
2017	11/15/2017	PAYMENT	08/10/2018	11/15/2017	\$100.00	(\$96.15)	\$0.00	\$3.85	\$0.00
2017	11/15/2017	PAYMENT	07/30/2018	11/15/2017	\$100.00	(\$96.15)	\$0.00	\$3.85	\$0.00
2017	11/15/2017	PAYMENT	06/27/2018	11/15/2017	\$200.00	(\$194.81)	\$0.00	\$5.19	\$0.00
2017	11/15/2017	PAYMENT	06/13/2018	11/15/2017	\$100.00	(\$98.68)	\$0.00	\$1.32	\$0.00
2017	11/15/2017	PAYMENT	05/16/2018	11/15/2017	\$200.00	(\$197.37)	\$0.00	\$2.63	\$0.00
2017	11/15/2017	PAYMENT	04/23/2018	11/15/2017	\$200.00	(\$199.48)	\$0.00	\$0.52	\$0.00
2017	11/15/2017	PAYMENT	02/23/2018	11/15/2017	\$1,063.00	(\$1,049.01)	\$0.00	\$13.99	\$0.00
2017	11/15/2017	PAYMENT	11/21/2017	11/15/2017	\$1,200.00	(\$1,200.00)	\$0.00	\$0.00	\$0.00
2017	11/15/2017	IMPOSED	11/15/2017	11/15/2017	\$0.00	\$3,393.03	\$0.00	\$0.00	\$0.00
					<b>Total:</b>	<b>\$0.00</b>			
2016	11/15/2016	PAYMENT	09/27/2017	11/15/2016	\$523.97	(\$491.22)	\$0.00	\$32.75	\$0.00
2016	11/15/2016	PAYMENT	08/24/2017	11/15/2016	\$250.00	(\$237.34)	\$0.00	\$12.66	\$0.00
2016	11/15/2016	PAYMENT	08/11/2017	11/15/2016	\$250.00	(\$240.38)	\$0.00	\$9.62	\$0.00
2016	11/15/2016	PAYMENT	07/27/2017	11/15/2016	\$200.00	(\$189.26)	\$0.00	\$10.74	\$0.00
2016	11/15/2016	PAYMENT	07/11/2017	11/15/2016	\$200.00	(\$187.50)	\$0.00	\$12.50	\$0.00
2016	11/15/2016	PAYMENT	06/28/2017	11/15/2016	\$200.00	(\$187.50)	\$0.00	\$12.50	\$0.00
2016	11/15/2016	PAYMENT	05/16/2017	11/15/2016	\$250.00	(\$237.34)	\$0.00	\$12.66	\$0.00

Year	Date Due	Transaction Type	Transaction Date	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
2016	11/15/2016	PAYMENT	05/01/2017	11/15/2016	\$200.00	(\$192.31)	\$0.00	\$7.69	\$0.00
2016	11/15/2016	PAYMENT	03/20/2017	11/15/2016	\$200.00	(\$194.81)	\$0.00	\$5.19	\$0.00
2016	11/15/2016	PAYMENT	03/10/2017	11/15/2016	\$200.00	(\$189.89)	\$0.00	\$10.11	\$0.00
2016	11/15/2016	PAYMENT	02/06/2017	11/15/2016	\$200.00	(\$192.31)	\$0.00	\$7.69	\$0.00
2016	11/15/2016	PAYMENT	12/12/2016	11/15/2016	\$200.00	(\$197.37)	\$0.00	\$2.63	\$0.00
2016	11/15/2016	IMPOSED	11/15/2016	11/15/2016	\$0.00	\$3,237.23	\$0.00	\$0.00	\$0.00
2016	11/15/2016	PAYMENT	11/14/2016	11/15/2016	\$500.00	(\$500.00)	\$0.00	\$0.00	\$0.00
					<b>Total:</b>	<b>\$0.00</b>			
2015	11/15/2015	PAYMENT	10/10/2016	11/15/2015	\$233.41	(\$218.82)	\$0.00	\$14.59	\$0.00
2015	11/15/2015	PAYMENT	09/20/2016	11/15/2015	\$200.00	(\$187.50)	\$0.00	\$12.50	\$0.00
2015	11/15/2015	PAYMENT	09/09/2016	11/15/2015	\$200.00	(\$189.87)	\$0.00	\$10.13	\$0.00
2015	11/15/2015	PAYMENT	07/08/2016	11/15/2015	\$300.00	(\$292.21)	\$0.00	\$7.79	\$0.00
2015	11/15/2015	PAYMENT	06/27/2016	11/15/2015	\$300.00	(\$286.64)	\$0.00	\$13.36	\$0.00
2015	11/15/2015	PAYMENT	05/03/2016	11/15/2015	\$500.00	(\$480.77)	\$0.00	\$19.23	\$0.00
2015	11/15/2015	PAYMENT	02/16/2016	11/15/2015	\$500.00	(\$496.47)	\$0.00	\$3.53	\$0.00
2015	11/15/2015	PAYMENT	01/25/2016	11/15/2015	\$500.00	(\$480.77)	\$0.00	\$19.23	\$0.00
2015	11/15/2015	IMPOSED	11/15/2015	11/15/2015	\$0.00	\$3,096.18	\$0.00	\$0.00	\$0.00
2015	11/15/2015	PAYMENT	11/10/2015	11/15/2015	\$463.13	(\$463.13)	\$0.00	\$0.00	\$0.00
					<b>Total:</b>	<b>\$0.00</b>			
2014	11/15/2014	PAYMENT	11/10/2015	11/15/2014	\$536.87	(\$497.10)	\$0.00	\$39.77	\$0.00
2014	11/15/2014	PAYMENT	06/19/2015	11/15/2014	\$500.00	(\$487.01)	\$0.00	\$12.99	\$0.00
2014	11/15/2014	PAYMENT	05/18/2015	11/15/2014	\$500.00	(\$480.93)	\$0.00	\$19.07	\$0.00
2014	11/15/2014	PAYMENT	02/13/2015	11/15/2014	\$500.00	(\$500.00)	\$0.00	\$0.00	\$0.00
2014	11/15/2014	PAYMENT	11/19/2014	11/15/2014	\$1,000.00	(\$1,000.00)	\$0.00	\$0.00	\$0.00
2014	11/15/2014	IMPOSED	11/15/2014	11/15/2014	\$0.00	\$2,965.04	\$0.00	\$0.00	\$0.00
					<b>Total:</b>	<b>\$0.00</b>			
2013	11/15/2013	PAYMENT	07/11/2014	11/15/2013	\$5.98	(\$5.82)	\$0.00	\$0.16	\$0.00
2013	11/15/2013	PAYMENT	06/30/2014	11/15/2013	\$453.78	(\$441.99)	\$0.00	\$11.79	\$0.00
2013	11/15/2013	PAYMENT	05/16/2014	11/15/2013	\$500.00	(\$500.00)	\$0.00	\$0.00	\$0.00
2013	11/15/2013	PAYMENT	02/14/2014	11/15/2013	\$910.00	(\$910.00)	\$0.00	\$0.00	\$0.00
2013	11/15/2013	PAYMENT	11/26/2013	11/15/2013	\$1,000.00	(\$987.35)	\$0.00	\$12.65	\$0.00
2013	11/15/2013	IMPOSED	11/15/2013	11/15/2013	\$0.00	\$2,845.16	\$0.00	\$0.00	\$0.00
					<b>Total:</b>	<b>\$0.00</b>			
2012	11/15/2012	PAYMENT	05/01/2013	11/15/2012	\$1,145.09	(\$1,130.48)	\$0.00	\$14.61	\$0.00
2012	11/15/2012	PAYMENT	02/19/2013	11/15/2012	\$400.00	(\$400.00)	\$0.00	\$0.00	\$0.00
2012	11/15/2012	PAYMENT	11/20/2012	11/15/2012	\$765.24	(\$765.24)	\$0.00	\$0.00	\$0.00
2012	11/15/2012	IMPOSED	11/15/2012	11/15/2012	\$0.00	\$2,295.72	\$0.00	\$0.00	\$0.00
					<b>Total:</b>	<b>\$0.00</b>			
2011	11/15/2011	PAYMENT	05/24/2012	11/15/2011	\$759.36	(\$749.37)	\$0.00	\$9.99	\$0.00
2011	11/15/2011	PAYMENT	02/15/2012	11/15/2011	\$759.62	(\$759.23)	\$0.00	\$0.39	\$0.00
2011	11/15/2011	PAYMENT	11/22/2011	11/15/2011	\$749.36	(\$739.50)	\$0.00	\$9.86	\$0.00
2011	11/15/2011	IMPOSED	11/15/2011	11/15/2011	\$0.00	\$2,248.10	\$0.00	\$0.00	\$0.00
					<b>Total:</b>	<b>\$0.00</b>			
2010	11/15/2010	PAYMENT	05/10/2011	11/15/2010	\$658.78	(\$658.78)	\$0.00	\$0.00	\$0.00
2010	11/15/2010	PAYMENT	02/07/2011	11/15/2010	\$658.78	(\$658.78)	\$0.00	\$0.00	\$0.00
2010	11/15/2010	PAYMENT	11/19/2010	11/15/2010	\$658.79	(\$658.79)	\$0.00	\$0.00	\$0.00
2010	11/15/2010	IMPOSED	11/15/2010	11/15/2010	\$0.00	\$1,976.35	\$0.00	\$0.00	\$0.00
					<b>Total:</b>	<b>\$0.00</b>			



Year	Date Due	Transaction Type	Transaction Date	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
2009	11/15/2009	PAYMENT	05/12/2010	11/15/2009	\$561.75	(\$561.46)	\$0.00	\$0.29	\$0.00
2009	11/15/2009	PAYMENT	03/09/2010	11/15/2009	\$554.17	(\$546.88)	\$0.00	\$7.29	\$0.00
2009	11/15/2009	IMPOSED	11/15/2009	11/15/2009	\$0.00	\$1,662.50	\$0.00	\$0.00	\$0.00
2009	11/15/2009	PAYMENT	11/13/2009	11/15/2009	\$554.16	(\$554.16)	\$0.00	\$0.00	\$0.00
					<b>Total:</b>	<b>\$0.00</b>			
2008	11/15/2008	IMPOSED	11/15/2008	11/15/2008	\$0.00	\$1,567.53	\$0.00	\$0.00	\$0.00
2008	11/15/2008	PAYMENT	10/29/2008	11/15/2008	\$1,520.50	(\$1,567.53)	\$47.03	\$0.00	\$0.00
					<b>Total:</b>	<b>\$0.00</b>			
2007	11/15/2007	PAYMENT	02/05/2008	11/15/2007	\$607.46	(\$607.46)	\$0.00	\$0.00	\$0.00
2007	11/15/2007	PAYMENT	11/30/2007	11/15/2007	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	11/15/2007	IMPOSED	11/15/2007	11/15/2007	\$0.00	\$1,381.29	\$0.00	\$0.00	\$0.00
2007	11/15/2007	PAYMENT	11/15/2007	11/15/2007	\$773.83	(\$773.83)	\$0.00	\$0.00	\$0.00
					<b>Total:</b>	<b>\$0.00</b>			
2006	11/15/2006	PAYMENT	11/17/2006	11/15/2006	\$1,306.21	(\$1,346.61)	\$40.40	\$0.00	\$0.00
2006	11/15/2006	IMPOSED	11/15/2006	11/15/2006	\$0.00	\$1,346.61	\$0.00	\$0.00	\$0.00
					<b>Total:</b>	<b>\$0.00</b>			
2005	11/15/2005	IMPOSED	11/15/2005	11/15/2005	\$0.00	\$856.63	\$0.00	\$0.00	\$0.00
2005	11/15/2005	PAYMENT	11/07/2005	11/15/2005	\$830.93	(\$856.63)	\$25.70	\$0.00	\$0.00
					<b>Total:</b>	<b>\$0.00</b>			
2004	11/15/2004	IMPOSED	11/15/2004	11/15/2004	\$0.00	\$661.28	\$0.00	\$0.00	\$0.00
2004	11/15/2004	PAYMENT	10/26/2004	11/15/2004	\$641.44	(\$661.28)	\$19.84	\$0.00	\$0.00
					<b>Total:</b>	<b>\$0.00</b>			
2003	11/15/2003	IMPOSED	11/15/2003	11/15/2003	\$0.00	\$330.34	\$0.00	\$0.00	\$0.00
2003	11/15/2003	PAYMENT	10/28/2003	11/15/2003	\$320.43	(\$330.34)	\$9.91	\$0.00	\$0.00
					<b>Total:</b>	<b>\$0.00</b>			
2002	11/15/2002	IMPOSED	11/15/2002	11/15/2002	\$0.00	\$323.95	\$0.00	\$0.00	\$0.00
2002	11/15/2002	PAYMENT	10/25/2002	11/15/2002	\$314.23	(\$323.95)	\$9.72	\$0.00	\$0.00
					<b>Total:</b>	<b>\$0.00</b>			
2001	11/15/2001	PAYMENT	04/22/2002	11/15/2001	\$325.20	(\$318.13)	\$0.00	\$7.07	\$0.00
2001	11/15/2001	IMPOSED	11/15/2001	11/15/2001	\$0.00	\$318.13	\$0.00	\$0.00	\$0.00
					<b>Total:</b>	<b>\$0.00</b>			
2000	11/15/2000	PAYMENT	09/26/2001	11/15/2000	\$340.00	(\$309.17)	\$0.00	\$30.83	\$0.00
2000	11/15/2000	IMPOSED	11/15/2000	11/15/2000	\$0.00	\$309.17	\$0.00	\$0.00	\$0.00
					<b>Total:</b>	<b>\$0.00</b>			

## Sales History

Sale Date	Seller	Buyer	Sale Amount	Sale Type	Recording
04/11/2002	HARBICK, STEVEN J		\$60,000		2004-170046
02/13/2003	KLIPPENSTEIN, KENT &		\$70,000	WARRANTY DEED	2005-177530
08/01/1986	UNDETERMINED GRANTOR NAME		\$10,220	WARRANTY DEED	1986-080311
06/01/1992	UNDETERMINED GRANTOR NAME		\$23,000		1994-104285

## Structures

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
FARM BLDG - : GP BUILDING	GP BUILDING	0021	2003	2004	2240

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
FARM BLDG - : MP SHED	MP SHED	0021	2018	2018	240

Stat Class/Description	Improvement Description	Code Area	Year Built	Eff Year Built	Total Sq Ft
RESIDENCE - : RES Two story	RES Two story	0021	2005	2022	3776

## Land Characteristics

Land Description	Acres	Land Classification
Market	20.00	Mrkt
OSD	0.00	1ST OSD

## Related Accounts

Related accounts apply to a property that may be on one map and tax lot but due to billing have more than one account. This occurs when a property is in multiple tax code areas. In other cases there may be business personal property or a manufactured home on this property that is not in the same ownership as the land.

No Related Accounts found.

## Ownership

Name Type	Name	Ownership Type	Percentage
OWNER	SHARABARIN ANTON V ,		100.00%
OWNER	SHARABARIN PATRICIA L ,		100.00%
Taxpayer	SHARABARIN ANTON V ,		100.00%
			300.00%



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
ANTON V. SHARABARIN  
PO BOX 1110  
PRINEVILLE, OR 97754



Until a change is requested all  
tax statements shall be sent to  
The following address:

ANTON V. SHARABARIN  
PO BOX 1110  
PRINEVILLE, OR 97754

Escrow No. CT64009AH

STATE OF OREGON }  
COUNTY OF CROOK } SS  
I CERTIFY THAT THE WITHIN INSTRUMENT WAS  
RECEIVED FOR RECORD ON THE 13TH DAY OF  
February, 2003 AT 2:45 P M.  
AND RECORDED IN DEEDS  
RECORDS OF SAID COUNTY MF NO. 177530  
BY DEANNA E. BERMAN, CROOK COUNTY CLERK  
DEPUTY

177530

### WARRANTY DEED

26

KENT KLIPPENSTEIN and MARCIA KLIPPENSTEIN, husband and wife, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
ANTON V. SHARABARIN and PATRICIA L. SHARABARIN, husband and wife, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of CROOK and State of Oregon, to wit:

Located in CROOK COUNTY, OREGON:

In Township 14 South, Range 15 East of the Willamette Meridian:  
Section 6: N1/2SE1/4NW1/4

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$70,000.00.

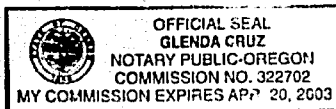
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 6th day of February, 2003.

Kent Klippenstein  
KENT KLIPPENSTEIN

Marcia Klippenstein  
MARCIA KLIPPENSTEIN

State of Oregon  
County of CROOK



This instrument was acknowledged before me on FEBRUARY 6, 2003 by KENT KLIPPENSTEIN AND MARCIA KLIPPENSTEIN.

Glenda Cruz  
(Notary Public for Oregon)

My commission expires 4-20-2003

JULY 1, 2024 TO JUNE 30, 2025  
CROOK COUNTY TAX COLLECTOR  
200 NE 2nd St  
Prineville, OR 97754

REAL PROPERTY TAX STATEMENT

ACCOUNT NO: 531

PROPERTY DESCRIPTION

CODE: 0021  
MAP: 141508-00-00800 ACRES: 20.00  
SITUS: 9075 NW PANORAMA VW PRINEVILLE

SHARABARIN ANTON V  
9075 NW PANORAMA VW  
PRINEVILLE OR 97754-8224

2024 - 2025 CURRENT TAX BY DISTRICT

HIGH DESERT ESD	52.83
CROOK COUNTY SCHOOL DIST	2,622.84
CENTRAL OR COMM COLLEGE	340.02
<b>EDUCATION TOTAL:</b>	<b>3,015.69</b>

CROOK COUNTY GENERAL FUND	2,121.14
AG EXTENSION SERVICE	66.15
CROOK CO HISTORICAL FUND	32.88
CROOK CO FIRE & RESCUE	871.43
CEMETERY DISTRICT	54.48
<b>GENERAL GOVT TOTAL:</b>	<b>3,146.08</b>

CC JAIL BOND	103.26
CC SCHOOL BOND	383.37
COCC BOND & INTEREST	44.83
<b>BONDS - OTHER TOTAL:</b>	<b>531.46</b>

VALUES: LAST YEAR THIS YEAR

REAL MARKET (RMV)

LAND	332,870	332,870
STRUCTURES	1,555,810	1,362,310
<b>TOTAL RMV</b>	<b>1,888,680</b>	<b>1,695,180</b>

<b>TOTAL ASSESSED VALUE</b>	<b>532,110</b>	<b>548,070</b>
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<b>ASSESSED VALUE</b>	<b>532,110</b>	<b>548,070</b>
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<b>TOTAL PROPERTY TAX:</b>	<b>6,462.96</b>	<b>6,693.23</b>
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If your Assessed Value has grown by more than 3% from last year and you have any questions, please contact the Assessor's office at (541) 447-4133.

2024 - 2025 TAX ( Before Discount ) 6,693.23

THIS IS NOT A TAX BILL IF... Your mortgage company is responsible for paying for taxes. Keep this statement for your records.

EVERGREEN HOME LOANS

Crook County Website - www.co.crook.or.us

Tax Collector (541) 447-6554 or Assessor (541) 447-4133

**TOTAL DUE (After Discount ) 6,492.43**

(See back of statement for instructions)

TAX PAYMENT OPTIONS

PAYMENT OPTIONS	Date Due	Discount Allowed	Amount
FULL PAYMENT	Nov 15, 2024	200.80	6,492.43
2/3 PAYMENT	Nov 15, 2024	89.24	4,372.91
1/3 PAYMENT	Nov 15, 2024	No Discount	2,231.08

8-22-22\_v2 ↑ Tear Here \*COURTESY STATEMENT IF LENDER IS SCHEDULED TO PAY. CALL LENDER TO VERIFY IF NECESSARY\* Tear Here ↑

2024 - 2025 PROPERTY TAXES

ACCOUNT NO. 531



CROOK COUNTY  
TAX COLLECTOR  
200 NE 2nd St  
Prineville, OR 97754

PAYMENT OPTIONS

	Discount	Date Due	Amount
Full Payment Enclosed	3%	11/15/24	6,492.43
or 2/3 Payment Enclosed	2%	11/15/24	4,372.91
or 1/3 Payment Enclosed	0%	11/15/24	2,231.08

☐ MAILING ADDRESS CHANGES ON BACK

DISCOUNT IS LOST & INTEREST  
APPLIES AFTER DUE DATE

\$ Enter Payment Amount

MAKE PAYMENT TO:

CROOK COUNTY TAX COLLECTOR  
200 NE 2ND ST  
PRINEVILLE, OR 97754-1996

6149\*22\*\*G50\*\*0.766\*\*1/2\*\*\*\*\*AUTO\*\*5-DIGIT 97754  
SHARABARIN ANTON V  
9075 NW PANORAMA VW  
PRINEVILLE OR 97754-8224



07100000005310000223108000043729100006492438





## Payment instructions

Please send only a check or money order with your payment stub. **DO NOT** mail cash. **Your cancelled check is proof of payment.**

Property tax payments **MUST** be credited to the earliest year that taxes are due.

Tax statements for **less** than \$40 must be paid in full.

### Discounts/payment schedule (choose one)

To receive a discount, payments **MUST** be delivered, U.S. postmarked, or transmitted by private express carrier on or before November 15. Returned checks may cause a loss of the discount.

To receive any applicable discount you **MUST** make:

- **Full payment**—Receive a three percent (3%) discount on the amount of current year tax, as shown on your tax statement, if full payment is delivered, U.S. postmarked, or transmitted by private express carrier by **November 15**.
- **Two-thirds payment**—Receive a two percent (2%) discount on the amount of current year tax paid, as shown on your tax statement, if two-thirds payment is delivered, U.S. postmarked, or transmitted by private express carrier by **November 15**. Pay the final one-third (with no discount) by **May 15** to avoid interest charges.
- **One-third payment**—No discount allowed. Pay one-third by **November 15**, followed by another one-third payment by **February 15**. Pay the final one-third balance by **May 15**.

**Interest** is charged at a rate of 1.333% monthly, 16% annually. Interest is accrued on past due installment payments accordingly:

- First one-third installment payment, interest begins accruing on **December 16**.
- Second one-third installment payment, interest begins accruing **February 16**.
- Remaining one-third payment, interest begins accruing on **May 16**.

If the 15th falls on a weekend or legal holiday, the due date will be extended to the next business day.

### Delinquent taxes and lien dates

All personal property tax is delinquent when any installment is not paid on time. The responsible taxpayer can be served with a warrant 30 days after delinquency. Personal property can be seized and other financial assets can be garnished.

Real property tax is delinquent if not paid by May 15. Foreclosure proceedings on real property begin when taxes have been delinquent for three years.

### (\*) Accounts subject to foreclosure

Real property tax accounts with an unpaid balance for any tax year marked with an (\*) on the front of this statement are subject to foreclosure if not paid on or before May 15. Payments **MUST** be applied to the oldest tax first.

### Review your value

**If you think your property value is incorrect or if there has been a change to the value that you did not expect or understand, review it with the county assessor's office.** Many assessors provide value information online. Visit your county assessor's website or call them for more details.

### Appeal rights

If you think the **VALUE** of your property as shown on this statement is too high, you can appeal. Your appeal is to the county board of property tax appeals (BOPTA), except for state appraised industrial property. To appeal industrial property appraised by the Department of Revenue, you must file a complaint in the Magistrate Division of the Oregon Tax Court.

If you disagree with a **PENALTY** assessed for late filing of a real, personal, or combined property return, you may ask the county BOPTA to waive all or a portion of the penalty. See [www.oregon.gov/dor/programs/property/pages/property-appeals.aspx](http://www.oregon.gov/dor/programs/property/pages/property-appeals.aspx).

### When and where to appeal to BOPTA

File your petition by **December 31** with the **county clerk** in the county where the property is located. You can get petition forms and information from your **county clerk**, or at [www.oregon.gov/dor/forms](http://www.oregon.gov/dor/forms).

### What to pay if you appeal

Follow the payment schedule to avoid interest charges and to receive applicable discounts. If your tax is reduced after appeal, any overpayment of property tax will be refunded.

Tax statement information is available in alternate formats, in compliance with the Americans with Disabilities Act (ADA). Contact your county tax collector.

8-22-22\_v2

**Mailing address change request** (Mailing address changes only. An address change requires the owner's signature. Additional documentation may be required for name changes.)

Date: \_\_\_\_\_ Account number(s): \_\_\_\_\_

Name: \_\_\_\_\_

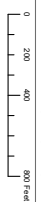
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Phone: \_\_\_\_\_

Email: \_\_\_\_\_

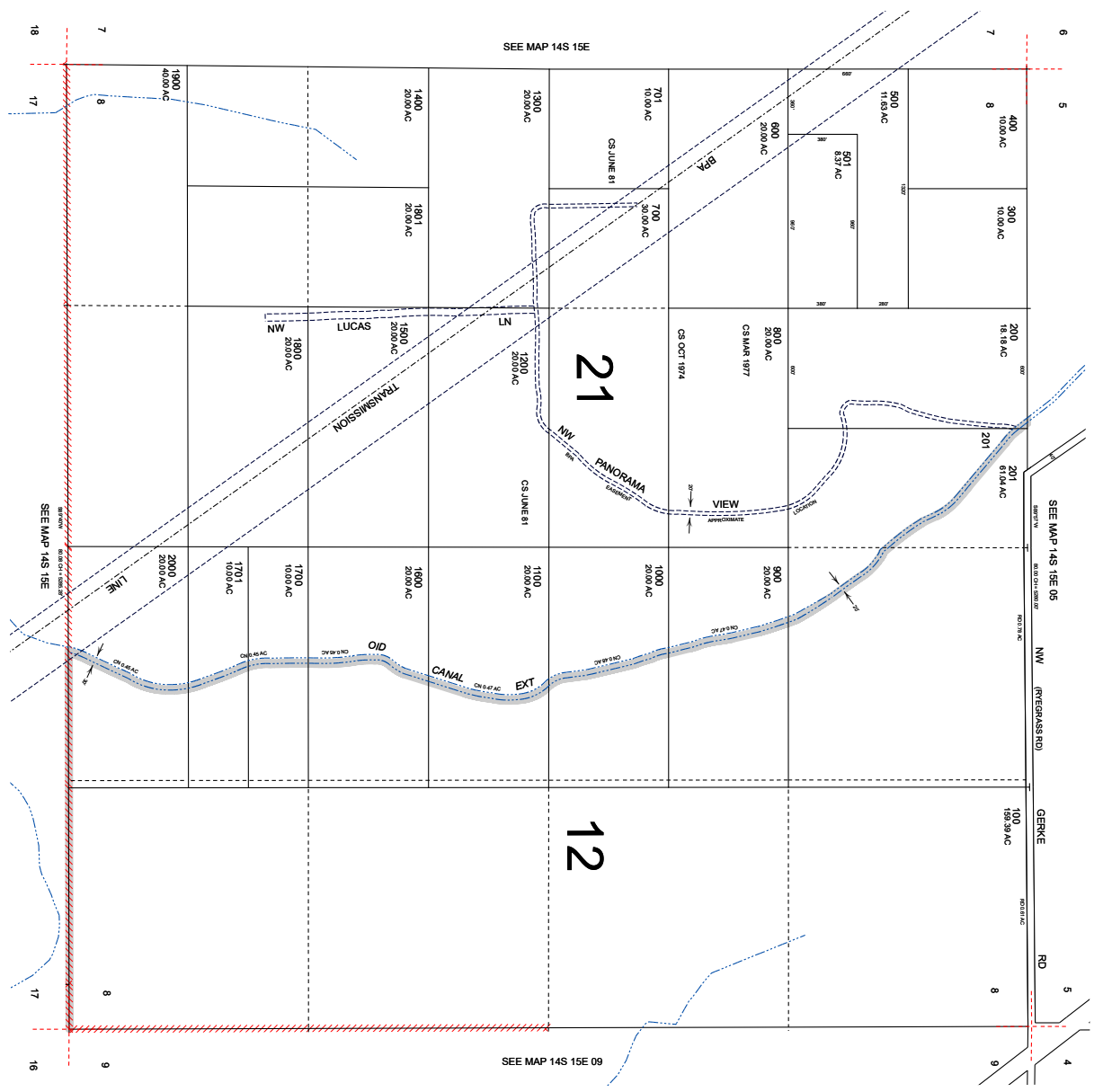
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THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY



SECTION 8 T.14S. R.15E. W.M.  
CROOK COUNTY  
1" = 400'

14S15E08  
Cancelled  
1401  
1402  
00801

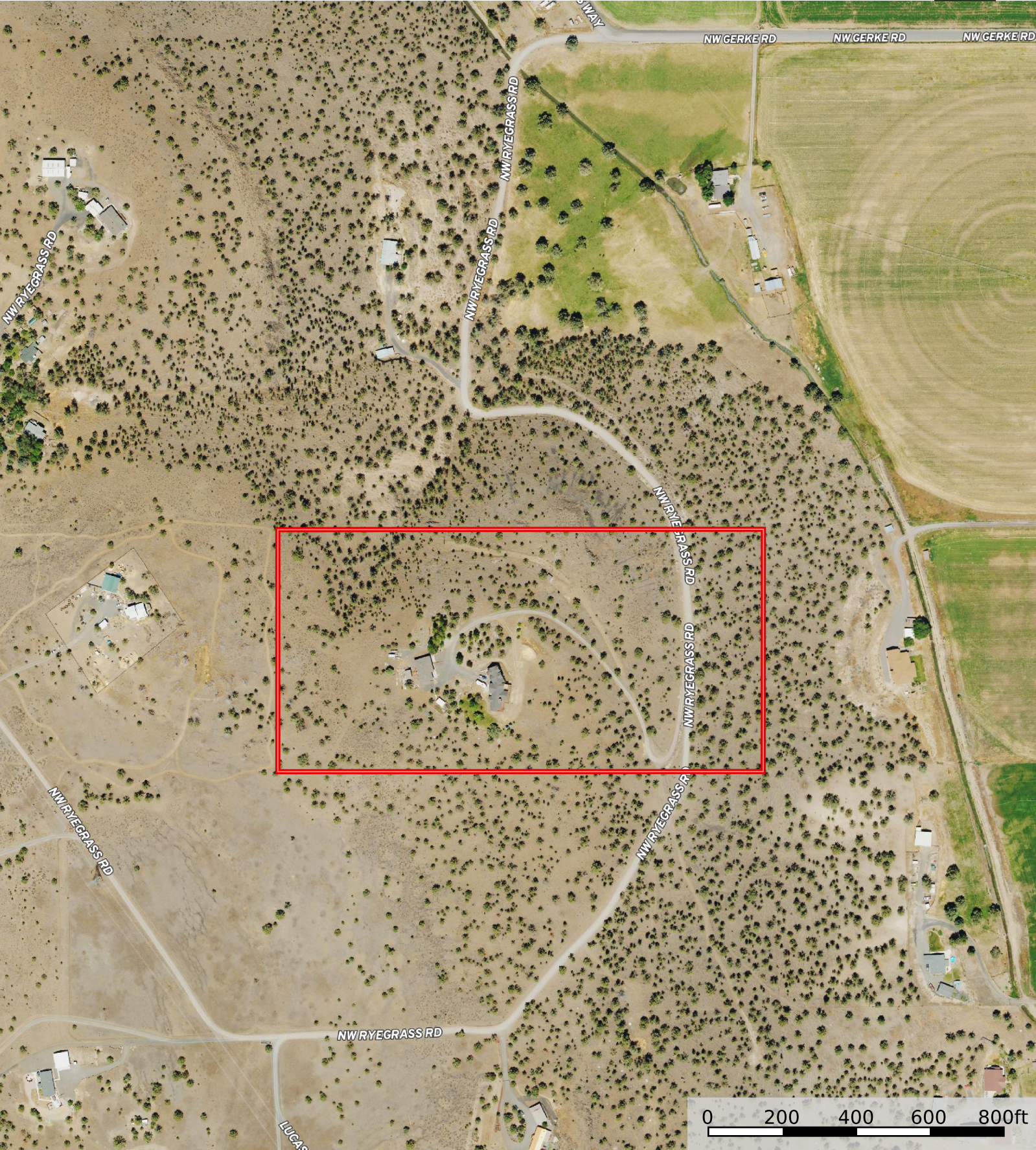


14S15E08  
Revised RAA  
05/19/2021

MAPS

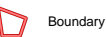
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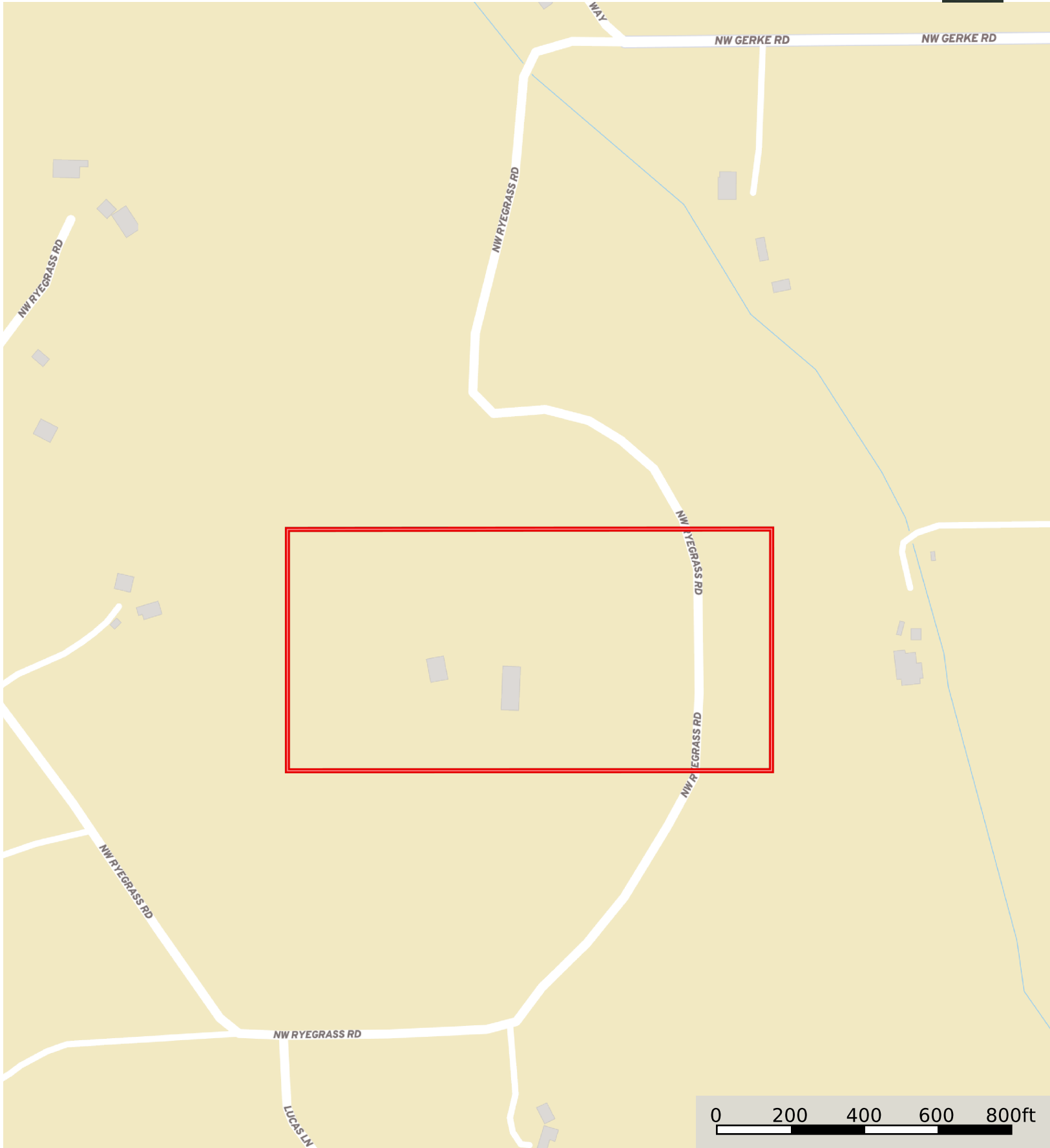


Boundary

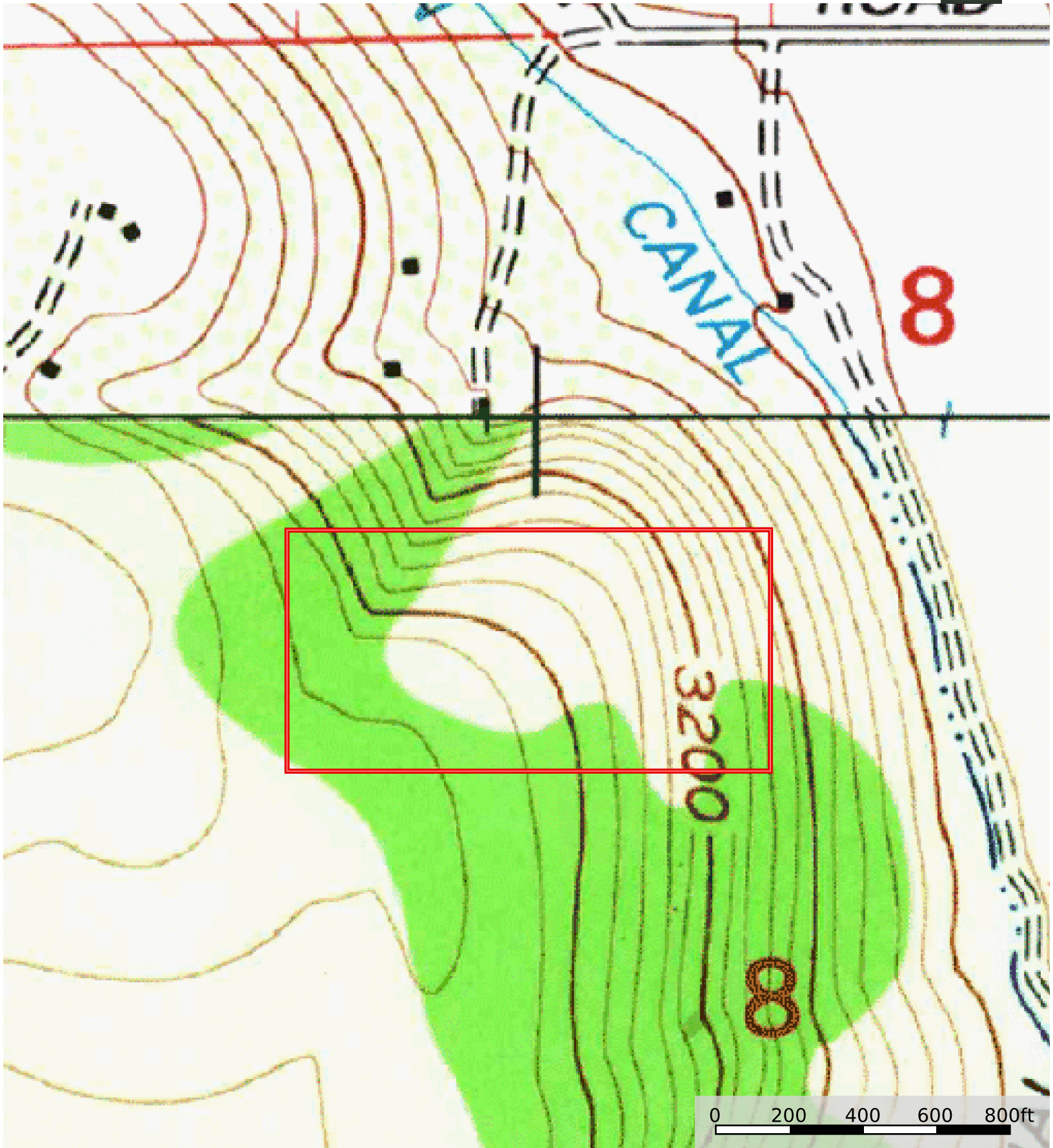








 Boundary



Boundary

OREGON REAL ESTATE AGENCY  
INITIAL DISCLOSURE  
PAMPHLET

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**OREF**  
OREGON REAL ESTATE FORMS



## 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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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.

### **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
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.

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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.***