

GENTRY LOOP
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HAYDEN OUTDOORS[®] REAL ESTATE

Gentry Country Living
63510 Gentry Loop, Bend, 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.



THE BRAND THAT SELLS THE *Land*®



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SUMMARY & DESCRIPTION

Square Feet	3,312	Built	1972
Beds/Baths	4/2.5	Garage	Attached 2 Car
Acres	33.75	Irrigated Ac's	18.56
Zoned	EFU	Deferred	Yes
Irrigation	Central OR Irrigation	Domestic Water	Shared Well
Power	Central Electric	Shop/Barn	Yes
Fenced	Perimeter/X Fenced	Map/TL	171213A-00-0300
Tax Year	2025	Taxes	\$ 4,923.20
HOA	No	CCR's	No
Schools	Ponderosa Elementary Sky View mMiddle Mountain View High	Elevation	3,400
		County	Deschutes

Offered at \$995,000

SEE THIS AND OTHER PROPERTIES I HAVE LISTED AT HAYDENOUTDOORS.COM

REPAIRS AND MAINTENANCE

New furnace via Mountain View Heating	November 2008
New roof via McMurray & Sons	October 2009
Front walk via Rod Johnson	2013
Garage door	2014
Back deck	2015
Floors and toilets in primary and upstairs bathroom	January 2016
Plumbing in utility room (i.e. sink clogged and fixed)	November 2016
Well pump replaced	January 2018
House painted	November 2018
Washer fixed	April 2020
Well control panel	January 2021
Dryer fixed	August 2022
New septic	October 2023
Garage door trolley replaced	January 2024
House and deck painted	April 2024

LIST KIT



Deschutes County Property Information

Report Date: 6/25/2026 3:03:51 PM

Disclaimer

The information and maps presented in this report are provided for your convenience. Every reasonable effort has been made to assure the accuracy of the data and associated maps. Deschutes County makes no warranty, representation or guarantee as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. Deschutes County explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. Deschutes County shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused. Deschutes County assumes no liability for any decisions made or actions taken or not taken by the user of this information or data furnished hereunder.

Account Summary

Account Information

Mailing Name: COOK BEEFMASTER RANCH LLC
Map and Taxlot: 171213A000300
Account: 108711
Tax Status: Assessable
Situs Address: 63510 GENTRY LOOP, BEND, OR 97701

Property Taxes

Current Tax Year: \$4,923.20
Tax Code Area: 1003

Assessment

Subdivision: PP2005-7
Lot: PTS PARCEL 1 & PARCEL 2
Block:
Assessor Acres: 33.75
Property Class: 551 -- FARM

Ownership

Mailing Address:
COOK BEEFMASTER RANCH LLC
63510 GENTRY LOOP
BEND, OR 97701

Valuation

Real Market Values as of Jan. 1, 2025

Land \$633,290
Structures \$870,180
Total \$1,503,470

Current Assessed Values:

Maximum Assessed N/A
Assessed Value \$328,669
Veterans Exemption

Warnings, Notations, and Special Assessments

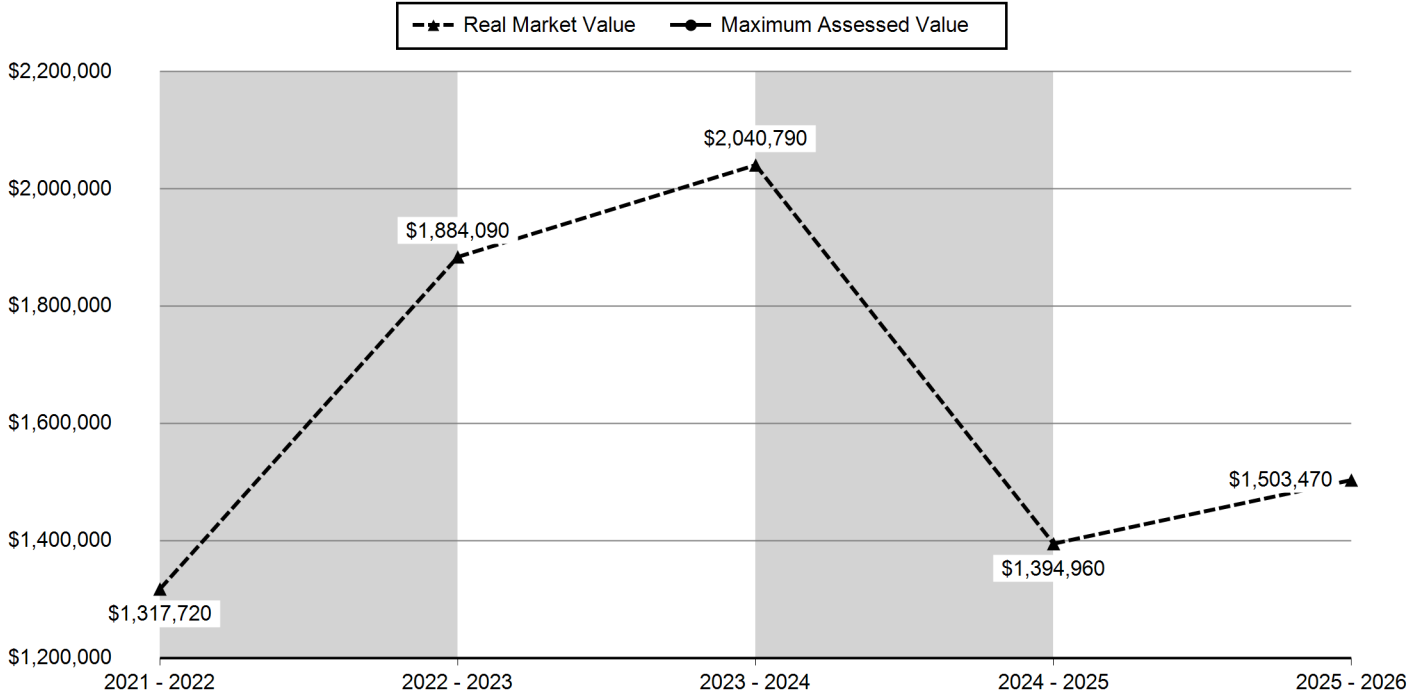
Assessor's Office Notations

EXCLUSIVE FARM USE POTENTIAL ADDITIONAL TAX LIABILITY

Review of digital records maintained by the Deschutes County Assessor's Office, Tax Office, Finance Office, and the Community Development Department indicates that there are County tax, assessment, or property development related notations associated with this account and that have been identified above. Independent verification of the presence of additional Deschutes County tax, assessment, development, and other property related considerations is recommended. Confirmation is commonly provided by title companies, real estate agents, developers, engineering and surveying firms, and other parties who are involved in property transactions or property development. In addition, County departments may be contacted directly to discuss the information.

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

	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026
Real Market Value - Land	\$791,810	\$1,158,330	\$1,249,720	\$603,890	\$633,290
Real Market Value - Structures	\$525,910	\$725,760	\$791,070	\$791,070	\$870,180
Total Real Market Value	\$1,317,720	\$1,884,090	\$2,040,790	\$1,394,960	\$1,503,470
Maximum Assessed Value	N/A	N/A	N/A	N/A	N/A
Total Assessed Value	\$293,609	\$301,989	\$310,619	\$319,509	\$328,669
Veterans Exemption					



Tax Payment History

Year	Date Due	Transaction Type	Transaction Date	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
2025	11-15-2025	PAYMENT	11-17-2025	11-15-2025	\$4,775.50	(\$4,923.20)	\$147.70	\$0.00	\$0.00
2025	11-15-2025	IMPOSED	10-14-2025	11-15-2025	\$0.00	\$4,923.20	\$0.00	\$0.00	\$0.00
Total:					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2024	11-15-2024	IMPOSED	01-13-2025	11-15-2024	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2024	11-15-2024	PAYMENT	11-15-2024	11-15-2024	\$4,574.84	(\$4,716.33)	\$141.49	\$0.00	\$0.00
2024	11-15-2024	IMPOSED	10-15-2024	11-15-2024	\$0.00	\$4,716.33	\$0.00	\$0.00	\$0.00
Total:					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2023	11-15-2023	PAYMENT	10-30-2023	10-30-2023	\$4,310.84	(\$4,444.16)	\$133.32	\$0.00	\$0.00
2023	11-15-2023	IMPOSED	10-12-2023	11-15-2023	\$0.00	\$4,444.16	\$0.00	\$0.00	\$0.00
Total:					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Sales History

Sale Date	Seller	Buyer	Sale Amount	Sale Type	Recording Instrument
12/27/2012	COOK,GEORGE J AND MINA G	COOK BEEFMASTER RANCH LLC		06-GRANTEE IS RELATED/FRIENDS/BUSINESS ASSOCIATES	2012-52302

Structures

Stat Class/Description	Improvement Description	Code Area	Year Built	Total Sq Ft								
148 - RESIDENCE: One story with attic		1003	1972	3,312								
Floor Description		Comp %	Sq Ft									
First Floor		100	2,500									
Rooms												
Living	Dining	Kitchen	Nook	Great	Family	Bed	Full Bath	Half Bath	Bonus	Utility	Den	Other
1	1	1	0	0	1	5	2	1	0	1	0	0
Floor Description		Comp %	Sq Ft									
Attic- Finished		100	812									
Rooms												

Living	Dining	Kitchen	Nook	Great	Family	Bed	Full Bath	Half Bath	Bonus	Utility	Den	Other
0	0	0	0	0	0	2	1	0	0	0	0	0

Floor Description	Comp %	Sq Ft
Garage-Attached-Finished	100	492

Improvement Inventory		
1 STORY OUTSIDE BRICK	1	ROOF - GABLE
BATHTUB W/FIBRGL SHWR	2	ROOF CVR - SHAKE MED.
CARPET		SGL ELAB FIREPLACE
DISHWASHER	1	SHOWER W/DOOR, FIBERGLASS
DRYWALL		TILE FLOOR
DRYWALL		TOILET
FORCED AIR HEATING	3,312	VINYL FLOOR
FOUNDATION - CONCRETE		VINYL FLOOR
GARBAGE DISPOSAL	1	WATER HEATER
HOOD-FAN	1	WINDOWS - DOUBLE/THERMAL PANE
KITCHEN SINK	1	WINDOWS - METAL
LAVATORY	4	WOOD STOVE

Accessory Description	Sq Ft	Quantity
DECK-AVERAGE	912	
ASPHALT-PAVING	1,125	

Stat Class/Description	Improvement Description	Code Area	Year Built	Total Sq Ft
307 - FARM BLDG: Machine Shed	Machine Shed - CLASS 4	1003	1975	1,240

Floor Description	Comp %	Sq Ft
Building Structure	100	1,240

Stat Class/Description	Improvement Description	Code Area	Year Built	Total Sq Ft
307 - FARM BLDG: Machine Shed	Machine Shed - CLASS 4	1003	1975	1,800

Floor Description	Comp %	Sq Ft
Building Structure	100	1,800

Land Characteristics

Land Description	Acres	Land Classification
Exclusive Farm Use Zoned	24.00	W3: IRRIGATED GROUND - SOIL CLASS 3
Exclusive Farm Use Zoned	9.78	D5: DRY GROUND - SOIL CLASS 5
Farm Site	1.00	

Ownership

Name Type	Name	Ownership Type	Ownership Percentage
OWNER	COOK BEEFMASTER RANCH LLC,	OWNER	100.00%

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.

Service Providers *Please contact districts to confirm.*

Category	Name	Phone	Address
COUNTY SERVICES	DESCHUTES COUNTY	(541) 388-6570	1300 NW WALL ST, BEND, OR 97703
POLICE SERVICES	DESCHUTES COUNTY SHERIFF'S OFFICE	(541) 693-6911	63333 HIGHWAY 20 WEST, BEND, OR 97703
FIRE DISTRICT	BEND RURAL FIRE	(541) 318-0459	1212 SW SIMPSON AVE, BEND, OR 97702
SCHOOL DISTRICT	BEND - LA PINE SCHOOL DISTRICT	(541) 355-1000	520 NW WALL ST, BEND, OR 97703
ELEMENTARY SCHOOL ATTENDANCE AREA	PONDEROSA ELEMENTARY SCHOOL	(541) 355-4300	3790 NE PURCELL BLVD, BEND, OR 97701
MIDDLE SCHOOL ATTENDANCE AREA	SKY VIEW MIDDLE SCHOOL	(541) 355-7600	63555 NE 18TH ST, BEND, OR 97701
HIGH SCHOOL ATTENDANCE AREA	MOUNTAIN VIEW HIGH SCHOOL	(541) 355-4400	2755 NE 27TH ST, BEND, OR 97701
EDUCATION SERVICE TAX DISTRICT	HIGH DESERT EDUCATION SERVICE DISTRICT	(541) 693-5600	145 SE SALMON AVE, REDMOND, OR 97756
COLLEGE TAX DISTRICT	CENTRAL OREGON COMMUNITY COLLEGE	(541) 383-7700	2600 NW COLLEGE WAY, BEND, OR 97703
LIBRARY DISTRICT	DESCHUTES PUBLIC LIBRARY	(541) 617-7050	601 NW WALL ST, BEND, OR 97703
WATER SERVICE PROVIDER	AVION WATER COMPANY	(541) 382-5342	60813 PARRELL RD, BEND, OR 97702
LIVESTOCK DISTRICT	DESCHUTES COUNTY LIVESTOCK DISTRICT NUMBER 2	(541) 388-6623	1300 NW WALL ST, BEND, OR 97703
IRRIGATION DISTRICT	CENTRAL OREGON IRRIGATION DISTRICT	(541) 548-6047	1055 SW LAKE CT, REDMOND, OR 97756
GARBAGE & RECYCLING SERVICE	BEND GARBAGE & RECYCLING	(541) 382 - 2263	20835 NE MONTANA WAY, BEND, OR 97709

Development Summary

Planning Jurisdiction:	Deschutes County	County Zone	Description
Urban Growth Boundary:	No	EFUTRB	EXCLUSIVE FARM USE - TUMALO/REDMOND/BEND SUBZONE
Urban Reserve Area:	No	AS	AIRPORT SAFETY COMBINING ZONE

County Development Details

Wetland (National or Local):	Yes
Conservation Easement:	No Conservation Easement Recorded
FEMA 100 Year Flood Plain:	Not Within 100 Year Flood Plain
TDC/PRC Restrictive Covenant:	No TDC/PRC Restrictive Covenant Found
Ground Snow Load:	36 #/sq. ft.

Deschutes County Permits

Permit ID	Permit Type	Applicant	Application Date	Status
247-FS22179	Feasibility	COOK,GEORGE J ETUX	01/12/2005	Finald
247-SI4370	Investigation	COOK,GEORGE J	11/10/2009	Finald
247-A0722-PL	Land Use	GEORGE AND MINA COOK	12/17/2007	Void
247-24-000713-LL	Land Use	COOK BEEFMASTER RANCH LLC	12/02/2024	Closed
247-TP06982-PL	Land Use	QUANTUM DEVELOPMENT C/O JUSTIN KELLY	12/01/2006	Void
247-FPA0462-PL	Land Use	GEORGE W. COOK	11/23/2004	Finald
247-D99101-PL	Land Use	COOK GEORGE J ETUX	11/10/1999	Finald
247-DR035-PL	Land Use	GEORGE J. COOK	09/04/2003	Finald
247-A007-PL	Land Use	GEORGE J. AND MINA G. COOK	05/05/2000	Finald
247-TP07989-PL	Land Use	GEORGE & MINA COOK, C/O SCHWABE, WILLIAMSON & WYATT(TIA LEWIS)	01/29/2007	Finald
247-LL107-PL	Land Use	GEORGE COOK	01/28/2010	Finald
247-CU0011-PL	Land Use	COOK GEORGE J ETUX	01/28/2000	Finald
247-MP003-PL	Land Use	COOK GEORGE J ETUX	01/28/2000	Finald
247-23-000781-PRMT	Septic	COOK BEEFMASTER RANCH LLC	08/14/2023	Finald
4370	Special Inspection	COOK,GEORGE J	11/10/2009	Finald

STATEMENT OF TAX ACCOUNT
DESCHUTES COUNTY TAX COLLECTOR
DESCHUTES SERVICES BUILDING
BEND OR 97703
(541) 388-6540

25-Jun-2026

COOK BEEFMASTER RANCH LLC
63510 GENTRY LOOP
BEND OR 97701

Tax Account #	108711	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1003
Situs Address	63510 GENTRY LOOP BEND 97701	Interest To	Jun 25, 2026

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2025	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,923.20	Nov 15, 2025
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,716.33	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,444.16	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,230.55	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,134.57	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,909.37	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,804.60	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,699.17	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,607.15	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,432.67	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,341.82	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,238.86	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,117.71	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,065.02	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,997.62	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,960.13	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,845.54	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,748.57	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,616.39	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,431.86	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,270.53	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,274.70	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,151.90	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,136.60	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,997.32	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,941.24	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,947.99	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,896.11	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,773.33	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,744.20	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		

REAL PROPERTY TAX STATEMENT

JULY 1, 2025 TO JUNE 30, 2026
DESCHUTES COUNTY, OREGON
1300 NW WALL ST STE 203, BEND, OR 97703

TAX ACCOUNT: 108711

COOK BEEFMASTER RANCH LLC
63510 GENTRY LOOP
BEND OR 97701

PROPERTY DESCRIPTION

CODE: 1003 **MAP:** 171213-A0-00300 **CLASS:** 551

SITUS ADDRESS: 63510 GENTRY LOOP BEND

LEGAL: PP2005-7 PARCEL 2

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	1,249,720	633,290
STRUCTURES	791,070	870,180
TOTAL RMV	2,040,790	1,503,470

TOTAL ASSESSED VALUE 319,509 328,669

ASSESSED VALUE 319,509 328,669

TOTAL PROPERTY TAX: 4,716.33 4,923.20

TAX BY DISTRICT

SCHOOL DISTRICT #1	1,565.81
C O C C	203.91
HIGH DESERT ESD	31.68
EDUCATION TOTAL:	1,801.40
DESCHUTES COUNTY	420.14
DESCHUTES PUBLIC LIBRARY	180.77
COUNTYWIDE LAW ENFORCEMENT	410.84
RURAL LAW ENFORCEMENT	509.44
COUNTY EXTENSION/4H	7.36
9-1-1	118.91
DESCHUTES SOIL & WATER CONSERVATION	19.72
RURAL FIRE DISTRICT #2	472.17
RURAL FIRE DISTRICT #2 LOCAL OPTION	249.79
GENERAL GOVT TOTAL:	2,389.14
DESCHUTES PUBLIC LIBRARY BOND	103.66
SCHOOL #1 BOND 2013	118.06
SCHOOL #1 BOND 2017	288.70
SCHOOL #1 BOND 2023	196.64
C O C C BOND	25.60
BONDS - OTHER TOTAL:	732.66

EXCLUSIVE FARM USE POTENTIAL ADDITIONAL TAX LIABILITY

TAX QUESTIONS (541) 388-6540
ASSESSMENT QUESTIONS (541) 388-6508
For Property Information: dial.deschutes.org

Full Payment with 3% Discount \$4,775.50

Discount is lost after due date and interest may apply

PAYMENT OPTIONS:

- * **Online** www.deschutes.org/tax
- * **By Mail** Deschutes County Tax, PO Box 7559
Bend OR 97708-7559
- * **Drop Box** 1300 NW Wall St, Bend
411 SW 9th St, Redmond
51340 Highway 97, La Pine
- * **In Person** 1300 NW Wall St, Ste 203, Bend (2nd Floor)

Please include this coupon with payment. Please do not staple, paper clip or tape your payment.

Payment Due November 17, 2025

Please select payment option

TAX ACCOUNT: 108711

- Full Payment (3% Discount)** \$4,775.50
No Additional Payment Due
- Two-Thirds Payment (2% Discount)** \$3,216.49
Next Payment Due 05/15/26
- One-Third Payment (No Discount)** \$1,641.07
Next Payment Due 02/17/26

COOK BEEFMASTER RANCH LLC
63510 GENTRY LOOP
BEND OR 97701

Change my Mailing Address
(Mailing address change form on reverse)

AMOUNT ENCLOSED

\$

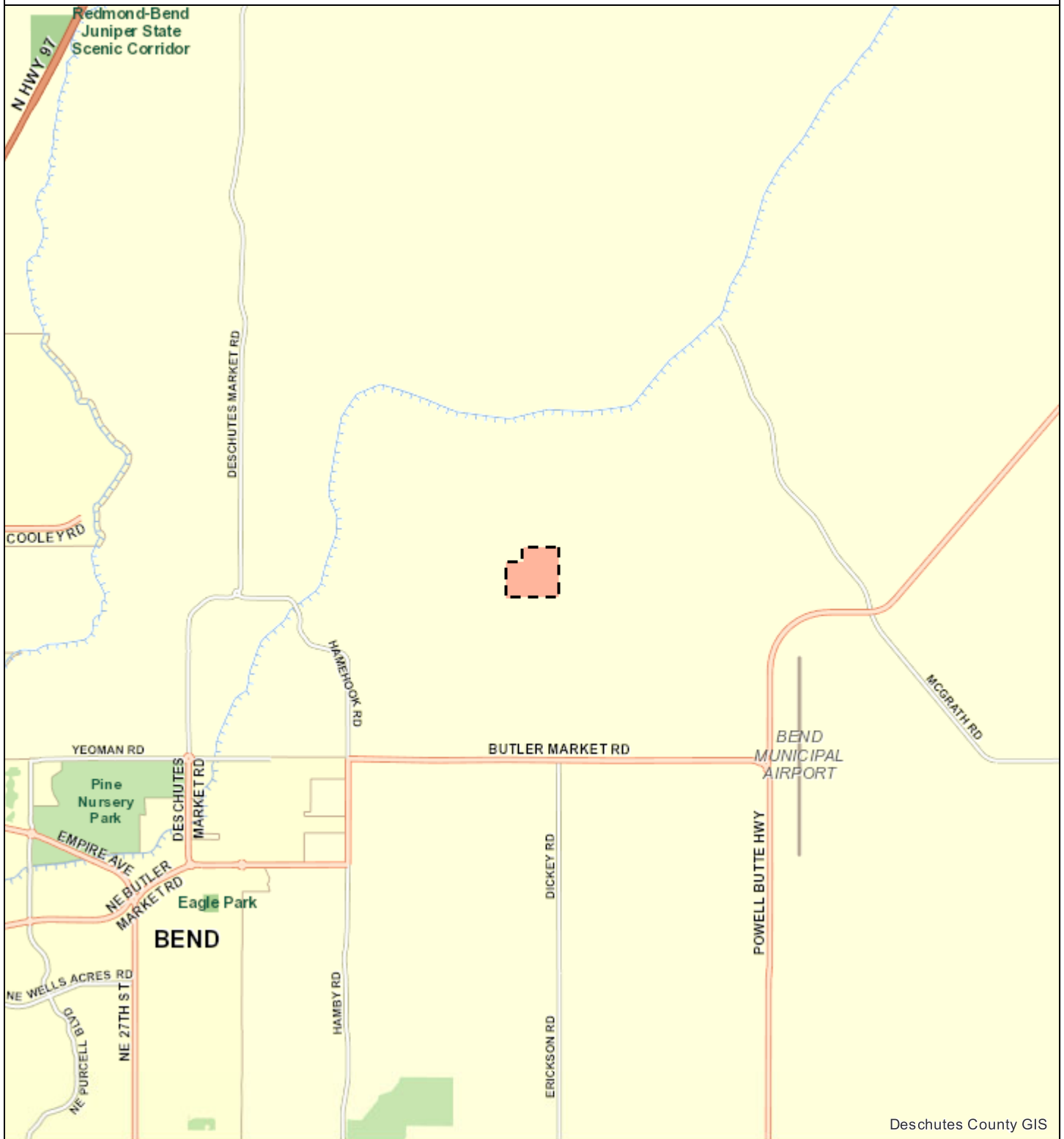
Please make checks payable
to Deschutes County Tax Collector

Deschutes County Tax Collector
PO Box 7559
Bend OR 97708-7559

09100001087110000164107000032164900004775501

Deschutes County Property Information - Dial

Road Map



Deschutes County GIS

Map and Taxlot: 171213A000300



WELL LOGS

NOTICE TO WATER WELL CONTRACTOR

The original and first copy of this report are to be filed with the

DESC 4921

RECEIVED WATER WELL REPORT

STATE OF OREGON

AUG 23 1971

Well No. 17/12-13a

STATE ENGINEER, SALEM, OREGON 97310

(Please type or print)

within 30 days from the date of well completion.

STATE ENGINEER SALEM, OREGON

STATE ENGINEER SALEM, OREGON

Permit No.

(1) OWNER:

Name Mr. George Cook
Address 365 East Greenwood Bend, Ore.

(2) TYPE OF WORK (check):

New Well Deepening Reconditioning Abandon

If abandonment, describe material and procedure in Item 12.

(3) TYPE OF WELL:

Rotary Driven
Cable Jetted
Dug Bored

(4) PROPOSED USE (check):

Domestic Industrial Municipal
Irrigation Test Well Other

CASING INSTALLED:

8" Diam. from 0 ft. to 25 ft. Gage 250
" Diam. from _____ ft. to _____ ft. Gage _____
" Diam. from _____ ft. to _____ ft. Gage _____

PERFORATIONS:

Perforated? Yes No.

Type of perforator used _____

Size of perforations in. by in.
_____ perforations from _____ ft. to _____ ft.
_____ perforations from _____ ft. to _____ ft.
_____ perforations from _____ ft. to _____ ft.

(7) SCREENS:

Well screen installed? Yes No

Manufacturer's Name _____
Type _____ Model No. _____
Diam. _____ Slot size _____ Set from _____ ft. to _____ ft.
Diam. _____ Slot size _____ Set from _____ ft. to _____ ft.

(8) WELL TESTS:

Drawdown is amount water level is lowered below static level

Was a pump test made? Yes No If yes, by whom?
Yield: NONE gal./min. with _____ ft. drawdown after _____ hrs.
" " " " " "
" " " " " "
Baller test gal./min. with _____ ft. drawdown after _____ hrs.
Artesian flow g.p.m. _____

Temperature of water _____ Depth artesian flow encountered _____ ft.

(9) CONSTRUCTION:

Well seal—Material used Cem Cement Grout
Well sealed from land surface to 25 ft.
Diameter of well bore to bottom of seal 10 in.
Diameter of well bore below seal 8 in.
Number of sacks of cement used in well seal _____ sacks
Number of sacks of bentonite used in well seal _____ sacks
Brand name of bentonite _____
Number of pounds of bentonite per 100 gallons _____
of water _____ lbs./100 gals.
Was a drive shoe used? Yes No Plugs _____ Size: location _____ ft.
Did any strata contain unusable water? Yes No
Type of water? _____ depth of strata _____
Method of sealing strata off _____
Was well gravel packed? Yes No Size of gravel: _____
Gravel placed from _____ ft. to _____ ft.

(10) LOCATION OF WELL:

County Deschutes Driller's well number _____
W 1/4 NE 1/4 Section 13 T. 17S R. 12 E W.M.
Bearing and distance from section or subdivision corner _____

(11) WATER LEVEL: Completed well.

Depth at which water was first found NONE ft.
Static level _____ ft. below land surface. Date _____
Artesian pressure _____ lbs. per square inch. Date _____

(12) WELL LOG:

Diameter of well below casing 8
Depth drilled 119 ft. Depth of completed well 119 ft.

Formation: Describe color, texture, grain size and structure of materials; and show thickness and nature of each stratum and aquifer penetrated, with at least one entry for each change of formation. Report each change in position of Static Water Level and indicate principal water-bearing strata.

MATERIAL	From	To	SWL
Sand, pumice	0	1	
Lava, grey	1	25	
Lava, black	25	43	
Lava, grey	43	52	
Red lava	52	64	
Broken lava	64	94	
Grey lava	94	113	
Broken lava	113	115	
Brown lava	115	119	

Work started 7-28-71 19 _____ Completed 8-10-71 19 _____
Date well drilling machine moved off of well 8-11-71 19 _____

Drilling Machine Operator's Certification:

This well was constructed under my direct supervision. Materials used and information reported above are true to my best knowledge and belief.

[Signed] Earl Baker Date 8/12/71
(Drilling Machine Operator)

Drilling Machine Operator's License No. 190

Water Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

Name Reed's Well Drilling
(Person, firm or corporation) (Type or print)

Address 1142 Galveston Bend, Oregon

[Signed] Ray Reed
(Water Well Contractor)

Contractor's License No. 473 Date 8-12-71 19 _____

The original and first copy of this report are to be filed with the

DESC 4920 RECEIVED WATER WELL REPORT JAN 10 1973 STATE OF OREGON STATE ENGINEER SALEM, OREGON

State Well No. 17S/12E-13

State Permit No.

ENGINEER, SALEM, OREGON APR 9 1973 within 30 days from the date of well completion

STATE ENGINEER SALEM, OREGON

Do not write above this line

(1) OWNER:

Name Mr. George Cook Address 365 East Greenwood Bend, Oreg.

(2) TYPE OF WORK (check):

New Well [] Deepening [X] Reconditioning [] Abandon [] If abandonment, describe material and procedure in Item 12.

(3) TYPE OF WELL:

Rotary [] Driven [] Cable [X] Jetted [] Dug [] Bored []

(4) PROPOSED USE (check):

Domestic [X] Industrial [] Municipal [] Irrigation [] Test Well [] Other []

CASING INSTALLED:

Info. 1st log Threaded [] Welded []

" Diam. from ft. to ft. Gage " Diam. from ft. to ft. Gage " Diam. from ft. to ft. Gage

PERFORATIONS:

Perforated? [] Yes [X] No

Type of perforator used

Size of perforations in. by in. perforations from ft. to ft. perforations from ft. to ft. perforations from ft. to ft.

(7) SCREENS:

Well screen installed? [] Yes [X] No

Manufacturer's Name Type Model No. Diam. Slot size Set from ft. to ft. Diam. Slot size Set from ft. to ft.

(8) WELL TESTS:

Drawdown is amount water level is lowered below static level

Was a pump test made? [] Yes [X] No If yes, by whom? Yield: gal./min. with ft. drawdown after hrs. Bailer test 15 gal./min. with 10 ft. drawdown after 1 hrs. Artesian flow g.p.m.

Temperature of water Depth artesian flow encountered ft.

(9) CONSTRUCTION:

Info. on 1st log.

Well seal—Material used Well sealed from land surface to ft. Diameter of well bore to bottom of seal in. Diameter of well bore below seal in. Number of sacks of cement used in well seal sacks Number of sacks of bentonite used in well seal sacks Brand name of bentonite Number of pounds of bentonite per 100 gallons of water lbs./100 gals. Was a drive shoe used? [] Yes [] No Plugs Size: location ft. Did any strata contain unusable water? [] Yes [] No Type of water? depth of strata Method of sealing strata off Was well gravel packed? [] Yes [] No Size of gravel: Gravel placed from ft. to ft.

(10) LOCATION OF WELL:

County Deschutes Driller's well number W 1/2 1/4 NE 1/4 Section 13 T.17S R. 12E W.M. Bearing and distance from section or subdivision corner

(11) WATER LEVEL: Completed well.

Depth at which water was first found 525 ft. Static level 508 ft. below land surface. Date Dec 12 1972 Artesian pressure lbs. per square inch. Date

(12) WELL LOG:

Diameter of well below casing 8"

Depth drilled 594 ft. Depth of completed well 594 ft.

Formation: Describe color, texture, grain size and structure of materials; and show thickness and nature of each stratum and aquifer penetrated, with at least one entry for each change of formation. Report each change in position of Static Water Level and indicate principal water-bearing strata.

Table with columns: MATERIAL, From, To, SWL. Rows include: Lava, brown (119-125), Lava, grey (125-145), Lava, brown (145-153), Scorio, grey (153-158), Lava, grey frac. (158-159), Lava, grey (159-168), Sediments, clay (168-174), Scorio, sediments, clay (174-198), Conglomerate (198-230), Lava, grey, frac. (230-235), Scorio, grey, frac. (235-246), Lava, grey, frac (246-265), Lava, grey, dense 265 (265-330), Red Cinders (330-348), Lava, grey, dense (348-398), Lava, grey frac. (398-400), Lava, grey, dense (400-468), Lava, grey, frac (468-472)

Work started Aug 15 1972 Completed Dec. 28 1972

Date well drilling machine moved off of well Dec. 30 1972

Drilling Machine Operator's Certification:

This well was constructed under my direct supervision. Materials used and information reported above are true to my best knowledge and belief.

[Signed] Lloyd Reed Date 1-7-73 (Drilling Machine Operator)

Drilling Machine Operator's License No. 130

Water Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

Name Reed's Well Drilling (Person, firm or corporation) (Type or print)

Address Rt. 2 Box 1573-A Bend, Oreg.

[Signed] Lloyd Reed (Water Well Contractor)

Contractor's License No. 443 Date 1-7-73 19

IRRIGATION

Patron Tax Lot Inquiry

Patron ID:006304 **Patron Name:** Cook Beefmaster Ranch LLC

Last Assessment Amount:	\$3,311.85
Last Assessment Date:	01/29/2026
Current Balance:	\$0.00

District	Division	Acreage	Beats
Central Oregon Irrigation District	Division 3	57.170	CO1

<u>County Tax Map Nbr</u>	<u>County Name</u>	<u>Address</u>	<u>Acreage</u>
171213A000100	Deschutes	63420 GENTRY LOOP BEND, OR 97701	38.610
171213A000300	Deschutes	63510 GENTRY LOOP BEND, OR 97701	18.560
Total:			57.170

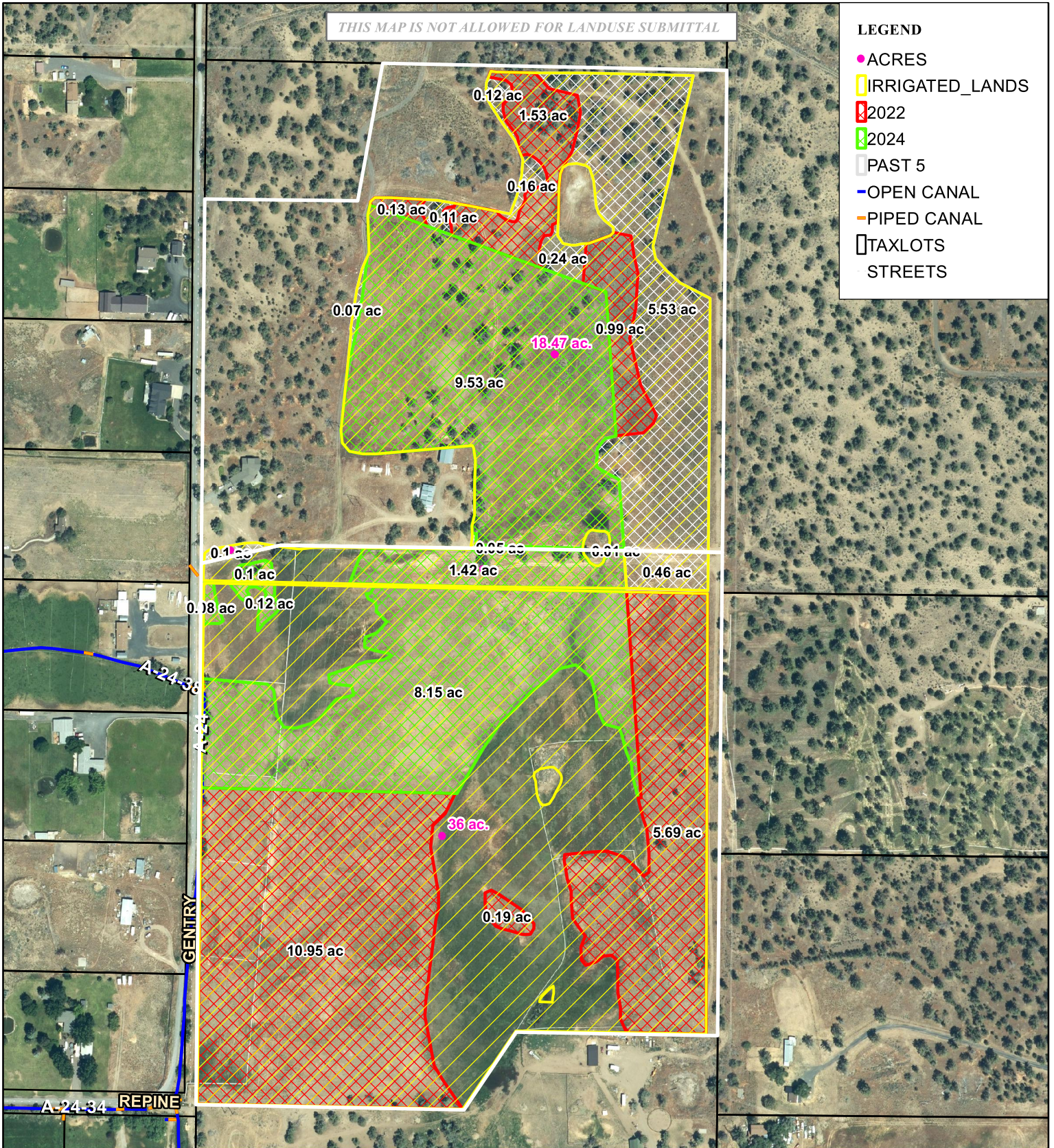
<u>Beneficial Use</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
171213A000100	Partial(26.650)	Dry(3.720)	Dry(12.500)	Partial(6.020)	—
171213A000300	Partial(7.870)	Partial(0.270)	Partial(11.090)	Partial(5.440)	—

<u>TRSQQ</u>	<u>Lot</u>	<u>Usage</u>	<u>Headgate</u>	<u>Quitclaim</u>	<u>Instream Lease</u>	<u>Rotation #</u>	<u>Acreage</u>
171213NENE	00100	Irrigation	A-24-35	No	—	—	Appurtenant: 2.610 Delivered: 2.610 Available: 2.610
171213NENE	00300	Irrigation	A-24-35	No	—	—	Appurtenant: 18.560 Delivered: 18.560 Available: 18.560
171213SENE	A0-00100	Irrigation	A-24-35	No	—	—	Appurtenant: 36.000 Delivered: 36.000 Available: 36.000

COID WATER RIGHTS MAP

THIS MAP IS NOT ALLOWED FOR LANDUSE SUBMITTAL

- LEGEND**
- ACRES
 - ▭ IRRIGATED_LANDS
 - ▭ 2022
 - ▭ 2024
 - ▭ PAST 5
 - OPEN CANAL
 - PIPED CANAL
 - ▭ TAXLOTS
 - ▭ STREETS



NAME:
Cook Beefmaster Ranch LLC

TAXLOT(S):
171213A000300 & 171213A000100

0 130 260 520 780 1,040 Feet

2025 AERIAL IMAGE

DISCLAIMER:
THIS MAP IS FOR REFERENCE PURPOSES ONLY.
COID MAKES NO GUARANTEES TO THE ACCURACY
OF THIS MAP OR ITS ASSOCIATED GIS DATA SHOWN
HEREIN. COID IS IN NO WAY RESPONSIBLE FOR THE
USAGE OF ANY DATA OR INFORMATION ASSOCIATED
WITH OR SHOWN ON THIS MAP.

Date: 6/26/2026

1 inch = 333 feet

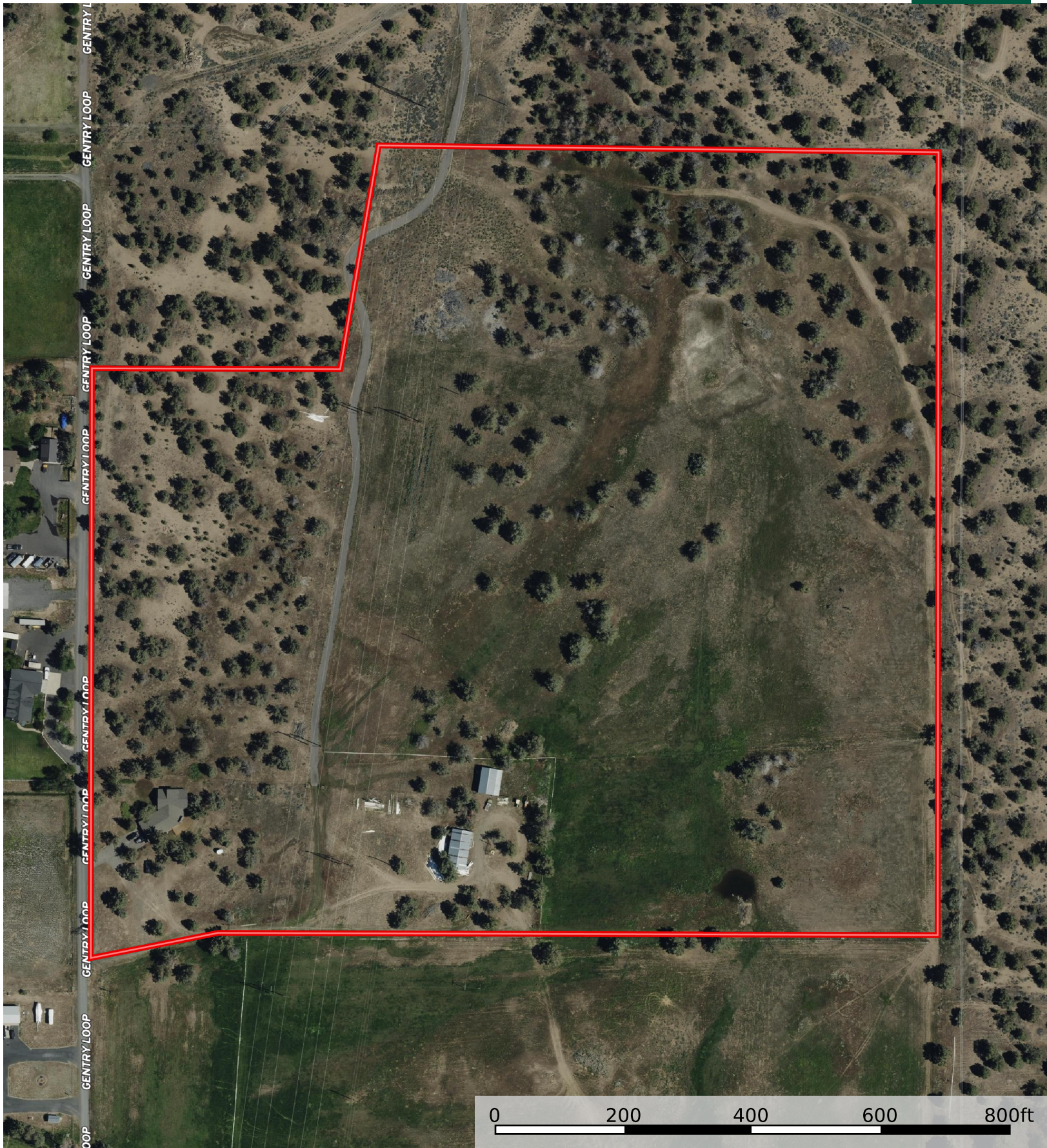
User Name: Lyndol

PROJECTION COORDINATE SYSTEM:
NAD_1983_StatePlane_Oregon_South_
FIPS_3602_INTL_Feet

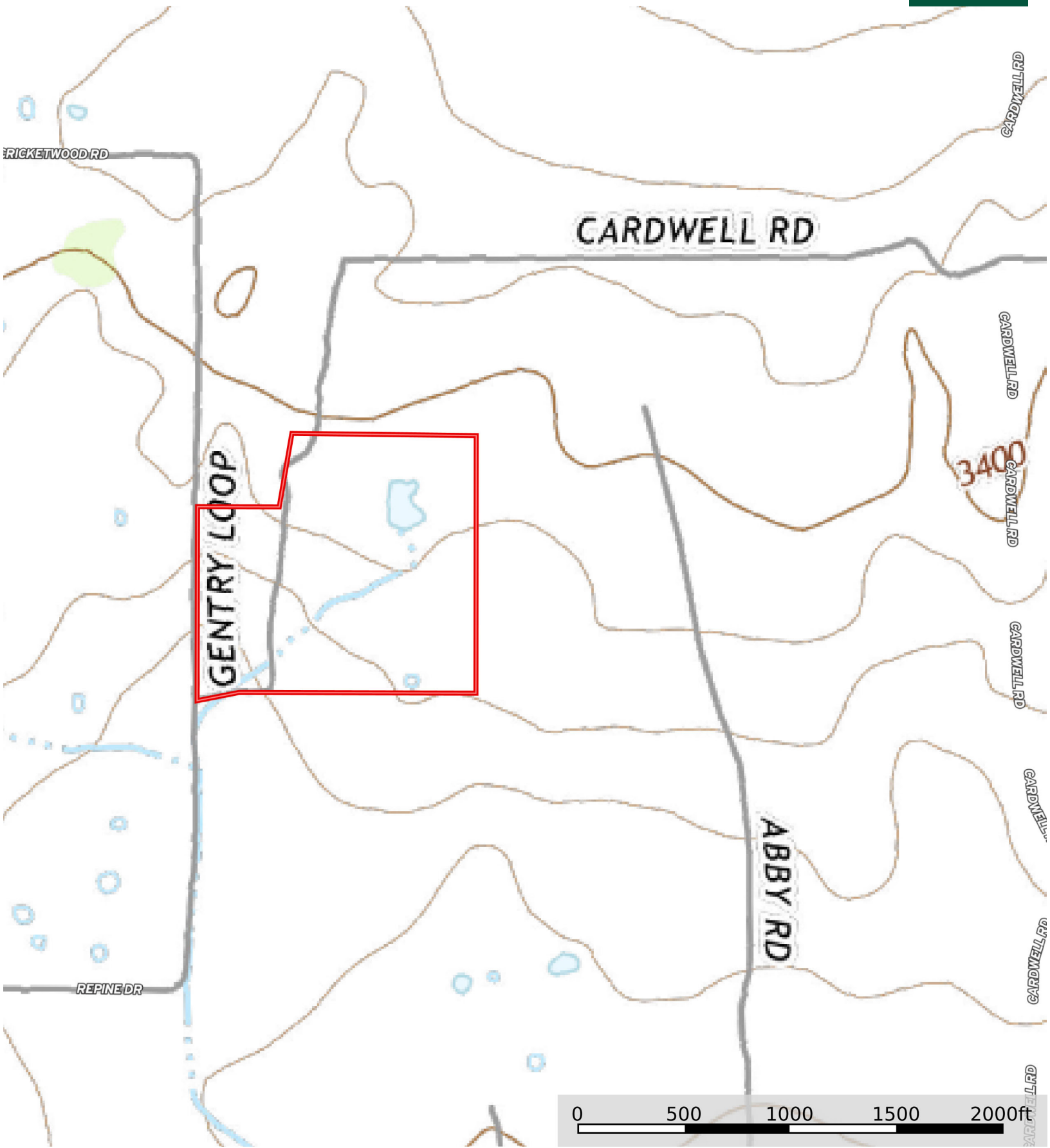
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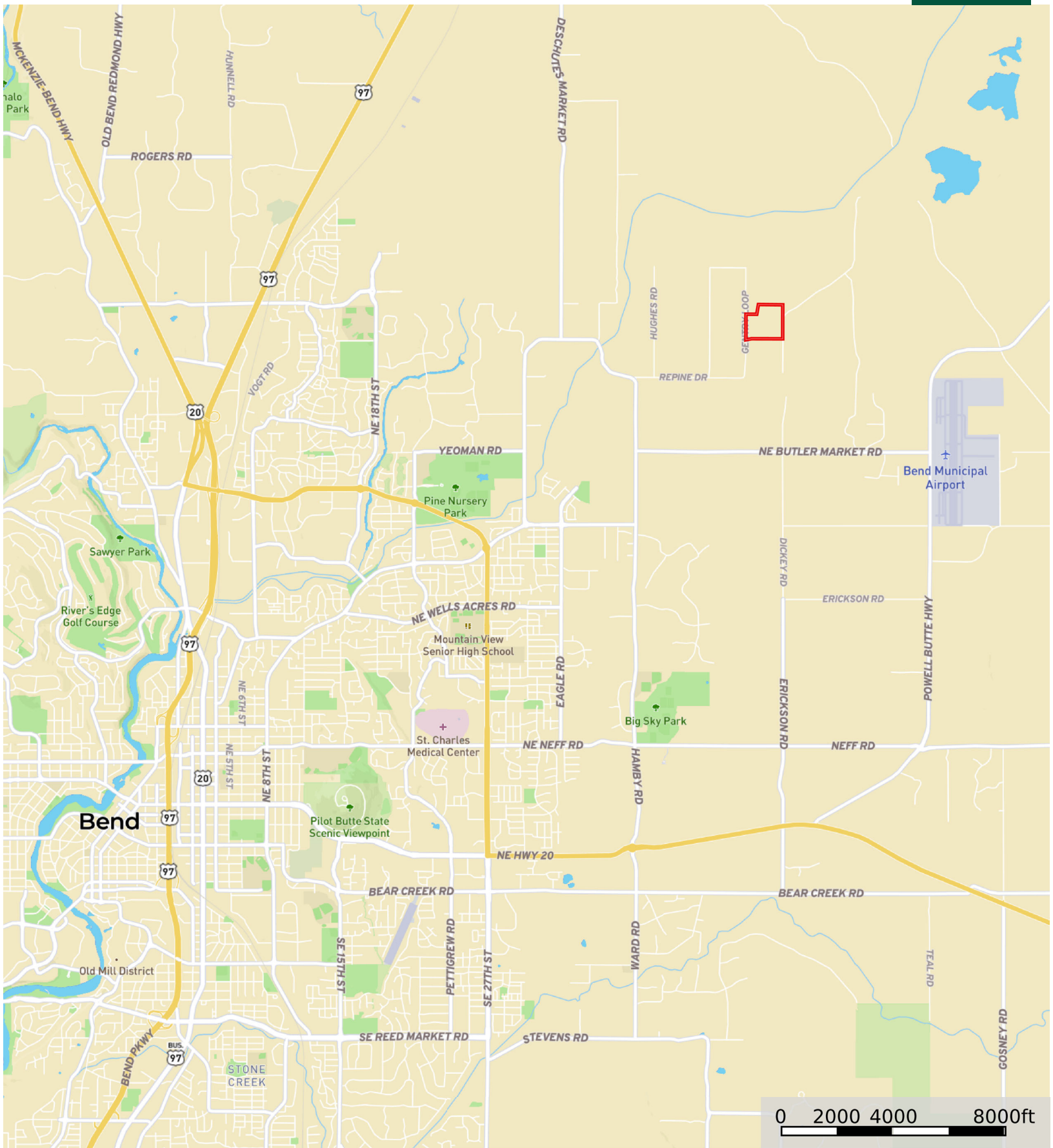
MAPS



Boundary



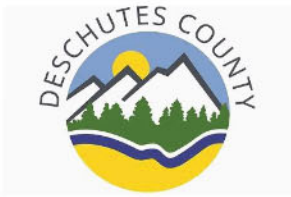
 Boundary



Boundary



PERMITS



Septic Permit

Repair (Minor) - Residential - New

247-23-000781-PRMT

Deschutes County
 117 NW Lafayette Ave.
 PO Box 6005
 Bend, OR 97708
 541-388-6575
 cdd-webmaster@deschutes.org
 Website: deschutes.org/cd

Schedule or track inspections at www.buildingpermits.oregon.gov

Call or text the word "schedule" to 1-888-299-2821 use **IVR Number:247074509882**
 Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

Date issued: 10/27/23	Expiration date: 10/26/24
Work description: MINOR REPAIR - STEEL SEPTIC TANK	

Primary contractor: SEE PROPERTY OWNER INFORMATION
Owner (Property): OWNER
Contractor: TERRY N SHINE
CCB: 73841
Address: 60690 RANCHO RD
 BEND OR 97702
Phone: 5413899265
Email: dirtdigger3361@yahoo.com

Business License: N/A

Owner: COOK BEEFMASTER RANCH LLC	Property address: 63510 Gentry Loop, Bend, OR 97701
Address: 63510 GENTRY LOOP BEND OR 97701	
Parcel: 171213A000300 - Primary	Township: 17 Range: 12 Section: 13
Lot size: N/A	Water supply: N/A
Zoning: N/A	City/County/UGB: N/A
Land use approval: N/A	County: N/A
Action: New	Type of application: Repair (Minor) - Residential
System failing: N/A	Septic tank last pumped: N/A
Comments: N/A	

Category of construction: Other - REPLACE SEPTIC TANK

System Specifications

Min septic tank volume: 1000 gal.	Min dosing tank volume: N/A
Special tank rqmts: The septic tank must be approved for use in the State of Oregon.	

Special Requirements

Stake out required: No	Groundwater depth: N/A
Groundwater type: Not Applicable	
Other special rqmt: This is a tank replacement only. Install the new tank in the area of the old tank and properly dispose of the old tank. This permit is issued on the condition the existing drainlines are not malfunctioning.	

CALL BEFORE YOU DIG...IT'S THE LAW

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)

Schedule or track inspections at www.buildingpermits.oregon.gov

Call or text the word "schedule" to 1-888-299-2821 use **IVR Number:247074509882**

Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

Date issued: 10/27/23

Expiration date: 10/26/24

Work description: MINOR REPAIR - STEEL SEPTIC TANK

Conditions of approval

- 1.A final inspection request and notice (FIRN) form including a detailed and accurate as-built plan of the constructed system and a list of all materials used in the construction of the system must be completed and submitted prior to requesting a final inspection.
- 2.Vehicular traffic and livestock must be restricted from the system area.
- 3.All roof drains must be directed away from the system
- 4.All tanks must be tested for watertightness and have a water-tight riser to the ground surface. Twenty- inch minimum diameter if less than 36-in deep. Thirty-inch minimum diameter if greater than 36-in deep. Maintain access to septic tank for pumping and service.
- 5.Meet all required setbacks
- 6.A minimum 18-gauge, green-jacketed tracer wire or green color-coded metallic tape must be placed on top of the effluent sewer or pressure transport pipe from tank to drainfield.
- 7.Pursuant to the quarterly update from 10/30/2020, the as-built form must be complete and include the model number of the tank used, ASTM numbers and size of pipe material, pump model, type of alarm panel, manufacturer of certain materials, such as a Tuff-tite four hole drop box, Q4 Infiltrator Chambers, etc.
- 8.FAILURE TO READ ALL THE INFORMATION ON THIS PERMIT MAY RESULT IN COMPLICATIONS WITH YOUR INSTALLATION, INSPECTIONS AND OBTAINING A FINAL/CERTIFICATE OF SATISFACTORY COMPLETION ON YOUR PERMIT(S).
- 9.Tank abandonment paperwork is required.

Have a copy of the approved plot plan and permit on site during construction and for all inspections. Submit a complete As-Built and Materials list form prior to final inspection on all construction-installation permits.

Modifications to the approved plan or proposed use need to be approved prior to installation. A construction-installation permit is valid for one year from the date of issuance.

Onsite Inspector - North

10/27/23

SELLER'S PROPERTY
DISCLOSURE



SELLER'S PROPERTY DISCLOSURE STATEMENT

1 Property Address or Tax ID # 63510 Gentry Loop, Bend, OR 97701
2 108711 (the "Property")

INSTRUCTIONS TO THE SELLER

3 Please complete the following form. Do not leave any spaces blank. Please refer to the line number(s) of the question(s) when you provide your
4 explanation(s). If you are not claiming an exclusion or refusing to provide the form under [ORS 105.475\(4\)](#), you should date and sign each page of
5 this disclosure statement and each attachment.

6 Each seller of residential property described in [ORS 105.465](#) must deliver this form to each buyer who makes a written offer to purchase. Under [ORS](#)
7 [105.475\(4\)](#), refusal to provide this form gives the buyer the right to revoke their offer at any time prior to closing the transaction. Use only the section(s)
8 of the form that apply to the transaction for which the form is used. If you are claiming an exclusion under [ORS 105.470](#), fill out only Section 1.

9 An exclusion may be claimed only if the seller qualifies for the exclusion under the law. If not excluded, the seller must disclose the condition of the
10 Property or the buyer may revoke their offer to purchase anytime prior to closing the transaction. Questions regarding the legal consequences of the
11 seller's choice should be directed to a qualified attorney.

DO NOT FILL OUT THIS SECTION UNLESS YOU ARE CLAIMING AN EXCLUSION UNDER ORS 105.470

12 **Section 1. EXCLUSION FROM ORS 105.462 TO 105.490:**
13 You may claim an exclusion under [ORS 105.470](#) only if you qualify under the statute. If you are not claiming an exclusion, you must fill out Section 2
14 of this form completely.

15 *Initial only the exclusion you wish to claim.*
16 _____ This is the first sale of a dwelling never occupied. The dwelling is constructed or installed under building or installation permit(s) #
17 _____, issued by _____.

18 _____ This sale is by a financial institution that acquired the Property as custodian, agent or trustee, or by foreclosure or deed in lieu of foreclosure.

19 Seller is a court appointed (*select only one*) receiver, personal representative, trustee, conservator, or guardian.

20 _____ This sale or transfer is by a governmental agency.

21 Signature of Seller(s) claiming exclusion:
22 Seller Scott Bennett Date/Time 6/26/2026 | 1:54 PM PDT ←

23 Print COOP BEARINGS Ranch LLC. Scott Bennett, Legal Representative for LLC.

24 Seller _____ Date/Time _____ ←

25 Print _____

26 Seller _____ Date/Time _____ ←

27 Print _____

28 Seller _____ Date/Time _____ ←

29 Print _____

30 Signature(s) of Buyer(s) to acknowledge Seller's claim:
31 Buyer _____ Date/Time _____ ←
32 Print _____

33 Buyer _____ Date/Time _____ ←
34 Print _____

35 Buyer _____ Date/Time _____ ←
36 Print _____

37 Buyer _____ Date/Time _____ ←
38 Print _____

OREGON REAL ESTATE AGENCY
INITIAL DISCLOSURE
PAMPHLET



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

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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.