

FOR SALE

1105, 1375 & 0 FRONT ST NE
SALEM, OR 97301



Josh Kay | joshua@firstcommercialoregon.com
Jordan Truitt* | jordan@firstcommercialoregon.com

503-364-7400 | 365 STATE ST, SALEM, OR 97301 | FIRSTCOMMERCIALOREGON.COM

**Listing Broker is related to the owner of this property*

All brokers listed above are licensed in the State of Oregon. The information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information is subject to change without notice.



FIRST COMMERCIAL
REAL ESTATE

FULL ASSET OVERVIEW

ENTITLED DEVELOPMENT SITE WITH SURPLUS LAND

\$10,750,000

1105, 1375 & 0 FRONT ST NE, SALEM, OR 97301

AVAILABLE

As a full assemblage or individually by parcel

ENTITLEMENTS

Approved for 382 residential units, ground-floor commercial, food hall, winery building, and riverfront public access (Case WGP-SUB-SPR-ADJ-DAP24-01)

OVERVIEW

Positioned along nearly a quarter-mile of the Willamette River in the heart of Salem, the former Truitt Brothers Cannery site offers a rare, fully entitled riverfront development opportunity in Oregon's capital city. Spanning 13.66 acres across three tax lots, the property is approved for a mixed-use riverfront neighborhood of up to 382 dwelling units, ground-floor commercial and retail space, a food hall, a winery building, and continuous public pedestrian access along the river's edge, entitlements secured through a multi-year public process and in place today.

The site sits within Salem's Willamette Greenway Overlay Zone and MU-R zoning, immediately adjacent to the City's proposed North Waterfront Urban Renewal Area, positioning the property to benefit from planned infrastructure investment, tax incentive programs, and continued City-supported waterfront revitalization. Front Street NE frontage provides direct access, with the Willamette River to the west and Mill Creek to the south framing a distinctive, amenity-rich setting for future residents and visitors alike.

Available as a whole assemblage or individually by parcel, the offering provides flexibility for developers seeking full site control as well as investors interested in smaller, market-ready components. With approved entitlements already in hand, the site removes years of process risk for the next developer and stands ready for vertical development.

SALES PRICE:	\$10,750,000
TOTAL BUILDING SF:	140,917 SF
NUMBER OF TAX LOTS:	3
TOTAL PARCEL SIZE:	13.66 ACRES
ZONE:	MU-R MIXED-USE RIVERFRONT (CLICK FOR CODE)



CANNERY REDEVELOPMENT SITE OVERVIEW

ENTITLED DEVELOPMENT SITE WITH SURPLUS LAND

\$7,999,999

1105 FRONT ST NE, SALEM, OR 97301



SALES PRICE:	\$7,999,999
TOTAL BUILDING SF:	136,452 SF
NUMBER OF TAX LOTS:	1
TOTAL PARCEL SIZE:	9.23 ACRES
ZONE:	MU-R MIXED-USE RIVERFRONT (CLICK FOR CODE)

OVERVIEW

The anchor of the assemblage. Approximately 7.5 acres of fully entitled mixed-use development land, approved for the core of the riverfront neighborhood program. Includes the former cannery structures. The site's approved entitlements; subdivision, site plan review, and Greenway development permit, represent years of completed process work and a defensible value premium for a developer ready to build.



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OFFICE BUILDING & LAND OVERVIEW

ENTITLED DEVELOPMENT SITE WITH SURPLUS LAND

\$1,200,000

1375 FRONT ST NE, SALEM, OR 97301



SALES PRICE:

\$1,200,000

TOTAL BUILDING SF:

4,464 SF

NUMBER OF TAX LOTS:

1

TOTAL PARCEL SIZE:

1.39 ACRES

ZONE:

MU-R

MIXED-USE RIVERFRONT (CLICK FOR CODE)

OVERVIEW

A 4,464 SF single-level professional office building on paved-parking grounds, offering flexibility for interim use, redevelopment, or assemblage with adjacent parcels.



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SURPLUS LAND OVERVIEW

ENTITLED DEVELOPMENT SITE WITH SURPLUS LAND

\$1,999,999

0 FRONT ST NE, SALEM, OR 97301



SALES PRICE:	\$1,999,999
TOTAL BUILDING SF:	0 SF
NUMBER OF TAX LOTS:	1
TOTAL PARCEL SIZE:	3.04 ACRES
ZONE:	MU-R MIXED-USE RIVERFRONT (CLICK FOR CODE)

OVERVIEW

Vacant riverfront land offering a lower-basis entry point into the Front Street corridor. Well suited for a standalone development, phased acquisition, or land banking ahead of broader neighborhood build-out.



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PHOTOS

ENTITLED DEVELOPMENT SITE WITH SURPLUS LAND

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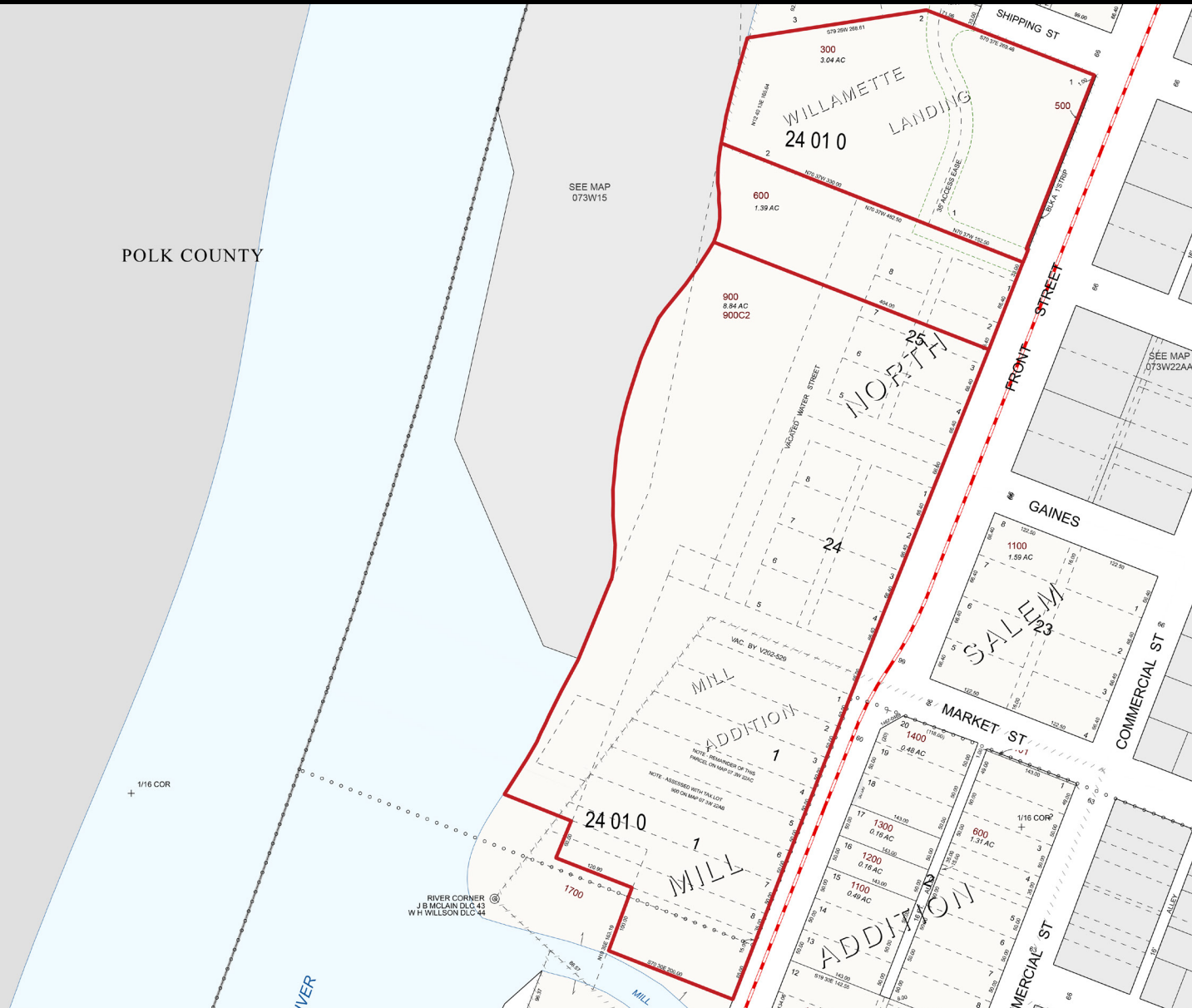


PLAT MAP

ENTITLED DEVELOPMENT SITE WITH SURPLUS LAND

FOR SALE

1105, 1375 & 0 FRONT ST NE, SALEM, OR 97301



1105 FRONT ST NE

TAX ACCOUNT: 582541

MAP TAX LOT #: 073W22AB00900

LOT SIZE: 8.84 ACRES

2025/26 TAXES: \$99,987.20

TAX ACCOUNT: 582542

MAP TAX LOT #: 073W22AB00900

LOT SIZE: .39 ACRES

2025/26 TAXES: 1,936.74

1375 FRONT ST NE

TAX ACCOUNT: 584431

MAP TAX LOT #: 073W22AB00600

LOT SIZE: 1.39 ACRES

2025/26 TAXES: \$11,903.08

0 FRONT ST NE

TAX ACCOUNT: 596343

MAP TAX LOT #: 073W22AB00300

LOT SIZE: 3.04 ACRES

2025/26 TAXES: \$13,402.69

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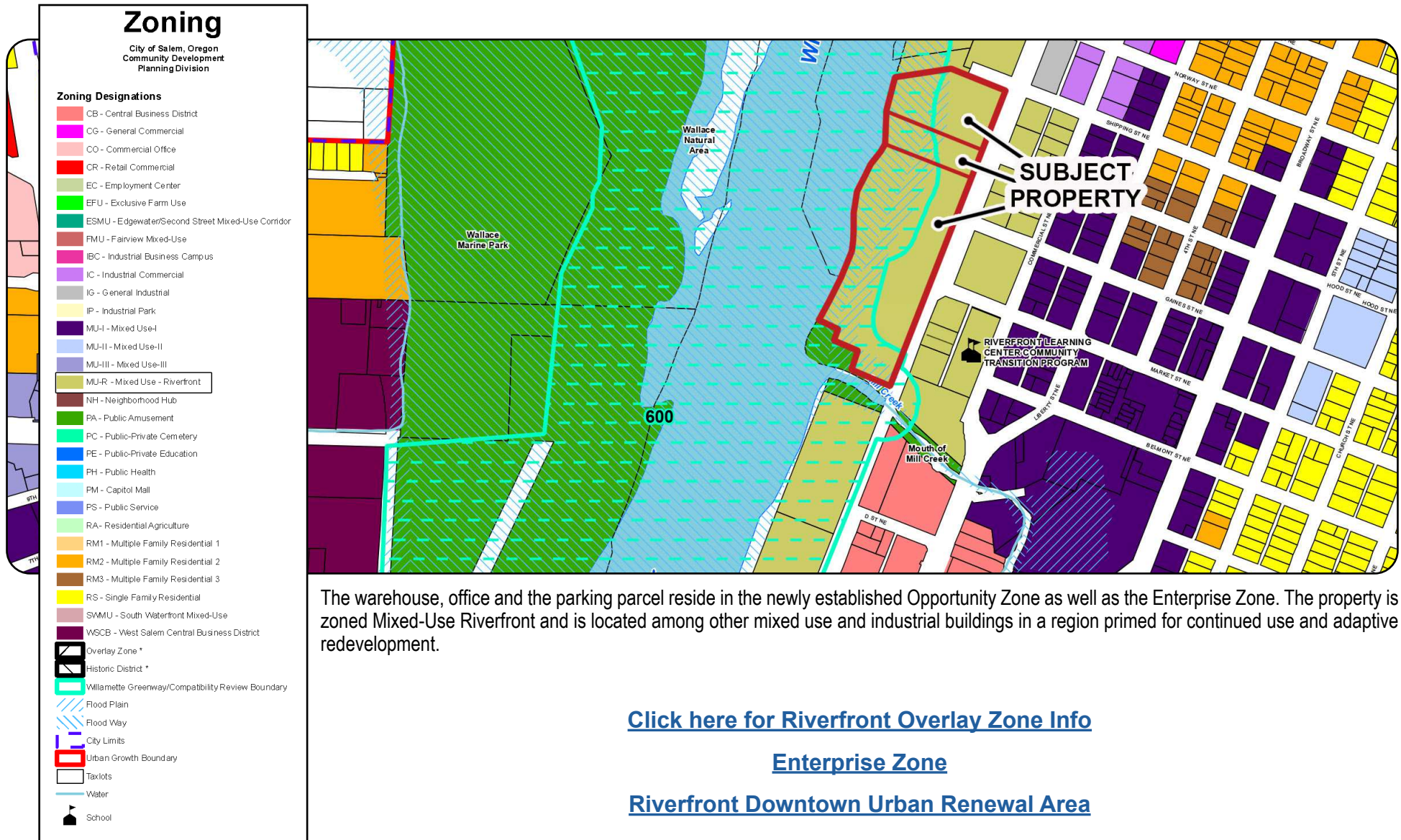


ZONING & URBAN RENEWAL

ENTITLED DEVELOPMENT SITE WITH SURPLUS LAND

FOR SALE

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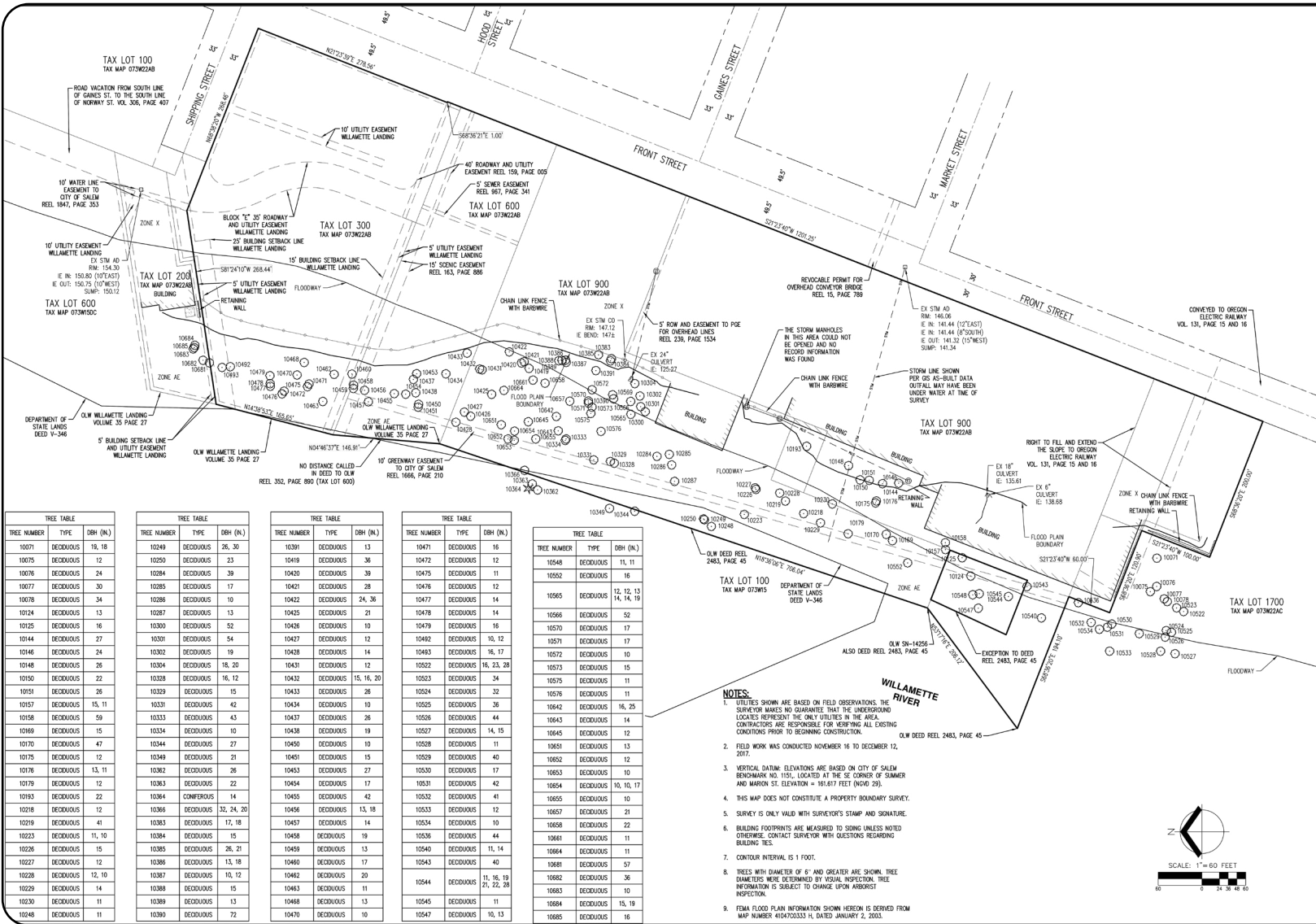
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SURVEY ENTITLED DEVELOPMENT SITE WITH SURPLUS LAND

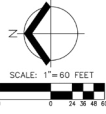
FOR SALE

1105, 1375 & 0 FRONT ST NE, SALEM, OR 97301



TREE TABLE			TREE TABLE			TREE TABLE			TREE TABLE			TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)	TREE NUMBER	TYPE	DBH (IN.)	TREE NUMBER	TYPE	DBH (IN.)	TREE NUMBER	TYPE	DBH (IN.)	TREE NUMBER	TYPE	DBH (IN.)
10071	DECIDUOUS	18, 18	10249	DECIDUOUS	26, 30	10391	DECIDUOUS	13	10471	DECIDUOUS	16	10565	DECIDUOUS	16
10075	DECIDUOUS	12	10250	DECIDUOUS	23	10419	DECIDUOUS	36	10472	DECIDUOUS	12	10566	DECIDUOUS	11, 11
10076	DECIDUOUS	24	10284	DECIDUOUS	39	10420	DECIDUOUS	39	10475	DECIDUOUS	11	10592	DECIDUOUS	16
10077	DECIDUOUS	30	10285	DECIDUOUS	17	10421	DECIDUOUS	28	10476	DECIDUOUS	12	10596	DECIDUOUS	52
10078	DECIDUOUS	34	10286	DECIDUOUS	10	10422	DECIDUOUS	24, 36	10477	DECIDUOUS	14	10570	DECIDUOUS	17
10079	DECIDUOUS	13	10287	DECIDUOUS	13	10425	DECIDUOUS	21	10478	DECIDUOUS	14	10571	DECIDUOUS	17
10125	DECIDUOUS	16	10300	DECIDUOUS	52	10426	DECIDUOUS	10	10479	DECIDUOUS	16	10572	DECIDUOUS	10
10144	DECIDUOUS	27	10301	DECIDUOUS	54	10427	DECIDUOUS	12	10482	DECIDUOUS	10, 12	10573	DECIDUOUS	15
10146	DECIDUOUS	24	10302	DECIDUOUS	19	10428	DECIDUOUS	14	10483	DECIDUOUS	16, 17	10575	DECIDUOUS	11
10148	DECIDUOUS	26	10304	DECIDUOUS	18	10431	DECIDUOUS	12	10485	DECIDUOUS	16, 23, 28	10576	DECIDUOUS	11
10150	DECIDUOUS	22	10328	DECIDUOUS	16, 12	10432	DECIDUOUS	15, 16, 20	10486	DECIDUOUS	34	10642	DECIDUOUS	16, 25
10151	DECIDUOUS	26	10329	DECIDUOUS	15	10433	DECIDUOUS	26	10487	DECIDUOUS	32	10643	DECIDUOUS	10
10157	DECIDUOUS	15, 11	10331	DECIDUOUS	42	10434	DECIDUOUS	10	10488	DECIDUOUS	36	10644	DECIDUOUS	10, 10, 17
10158	DECIDUOUS	59	10333	DECIDUOUS	43	10437	DECIDUOUS	26	10489	DECIDUOUS	44	10645	DECIDUOUS	12
10169	DECIDUOUS	15	10334	DECIDUOUS	10	10438	DECIDUOUS	19	10490	DECIDUOUS	14, 15	10651	DECIDUOUS	13
10170	DECIDUOUS	47	10344	DECIDUOUS	27	10440	DECIDUOUS	10	10492	DECIDUOUS	10	10652	DECIDUOUS	12
10175	DECIDUOUS	12	10349	DECIDUOUS	21	10451	DECIDUOUS	15	10493	DECIDUOUS	17	10653	DECIDUOUS	10
10176	DECIDUOUS	13, 11	10362	DECIDUOUS	26	10453	DECIDUOUS	27	10494	DECIDUOUS	17	10654	DECIDUOUS	10, 10, 17
10179	DECIDUOUS	12	10363	DECIDUOUS	22	10454	DECIDUOUS	17	10495	DECIDUOUS	42	10655	DECIDUOUS	10
10193	DECIDUOUS	22	10364	CONIFEROUS	14	10455	DECIDUOUS	42	10496	DECIDUOUS	41	10656	DECIDUOUS	21
10218	DECIDUOUS	12	10366	DECIDUOUS	32, 24, 20	10456	DECIDUOUS	13, 18	10497	DECIDUOUS	12	10657	DECIDUOUS	22
10219	DECIDUOUS	41	10383	DECIDUOUS	17, 18	10457	DECIDUOUS	14	10498	DECIDUOUS	10	10658	DECIDUOUS	11
10223	DECIDUOUS	11, 10	10384	DECIDUOUS	15	10458	DECIDUOUS	19	10499	DECIDUOUS	44	10661	DECIDUOUS	11
10226	DECIDUOUS	15	10385	DECIDUOUS	26, 21	10459	DECIDUOUS	13	10500	DECIDUOUS	11, 14	10662	DECIDUOUS	57
10227	DECIDUOUS	12	10386	DECIDUOUS	13, 18	10460	DECIDUOUS	17	10501	DECIDUOUS	10	10663	DECIDUOUS	36
10228	DECIDUOUS	12, 10	10387	DECIDUOUS	10, 12	10461	DECIDUOUS	20	10502	DECIDUOUS	11, 16, 19, 21, 22, 28	10664	DECIDUOUS	10
10229	DECIDUOUS	14	10388	DECIDUOUS	15	10462	DECIDUOUS	11	10503	DECIDUOUS	13	10665	DECIDUOUS	15, 19
10230	DECIDUOUS	11	10389	DECIDUOUS	13	10463	DECIDUOUS	13	10504	DECIDUOUS	10, 13			
10248	DECIDUOUS	11	10390	DECIDUOUS	72	10470	DECIDUOUS	10	10544	DECIDUOUS	10, 13			

- NOTES:
- UTILITIES SHOWN ARE BASED ON FIELD OBSERVATIONS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
 - FIELD WORK WAS CONDUCTED NOVEMBER 16 TO DECEMBER 12, 2017.
 - VERTICAL DATUM: ELEVATIONS ARE BASED ON CITY OF SALEM BENCHMARK NO. 1151, LOCATED AT THE SE CORNER OF SUMNER AND MARION ST. ELEVATION = 161.67 FEET (NGVD 29).
 - THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
 - SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.
 - BUILDING FOOTPRINTS ARE MEASURED TO SONG UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
 - CONTOUR INTERVAL IS 1 FOOT.
 - TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE DETERMINED BY VISUAL INSPECTION. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
 - FEMA FLOOD PLAN INFORMATION SHOWN HEREON IS DERIVED FROM MAP NUMBER 4540403333-1, DATED JANUARY 2, 2015.





AKS
LAND SURVEYING & FORESTRY, LLC
1105 FRONT ST. NE, SUITE 100
SALEM, OR 97301
P: 503.364.7400
F: 503.364.7401
www.aks-survey.com

1375 FRONT ST. NE
SAALFELD GRIGGS, PC
SALEM
100 300 600 900 1200

EXISTING CONDITIONS

APPROVED BY: [Signature]
DRAWN BY: TAD
CHECKED BY: DOH
SCALE: AS NOTED
DATE: 03-19-2018

REGISTERED PROFESSIONAL LAND SURVEYOR
D. GARY HUTHCHESON
RENEWAL 8/25/19

REVISIONS:
UPDATE TO BOUNDARY

JOB NUMBER
5968
SHEET
01



MAPS & DEMOGRAPHICS

ENTITLED DEVELOPMENT SITE WITH SURPLUS LAND

FOR SALE

1105, 1375 & 0 FRONT ST NE, SALEM, OR 97301

POPULATION



1 MILE	3 MILE	5 MILE
11,214	114,037	230,223

AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILE	5 MILE
\$85,516	\$95,773	\$101,231

NUMBER OF HOUSEHOLDS

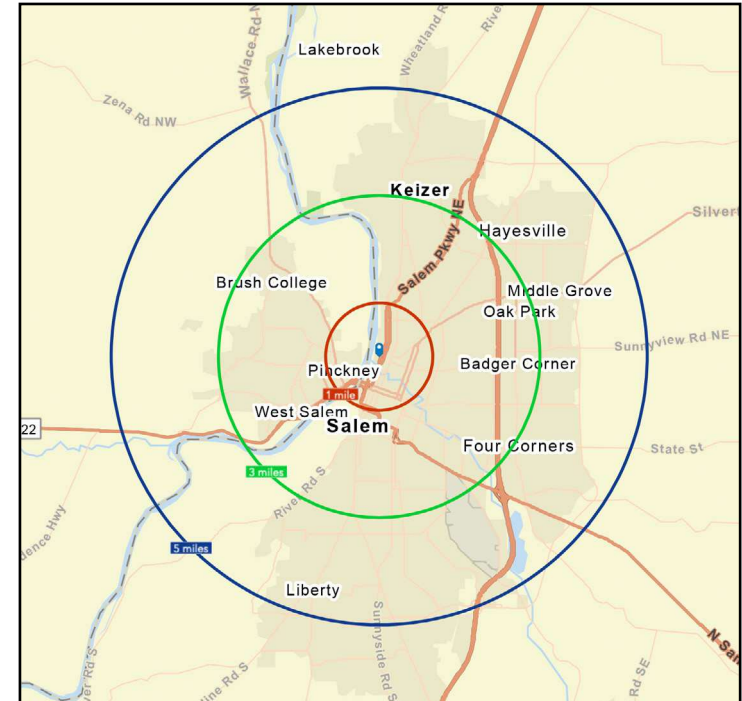
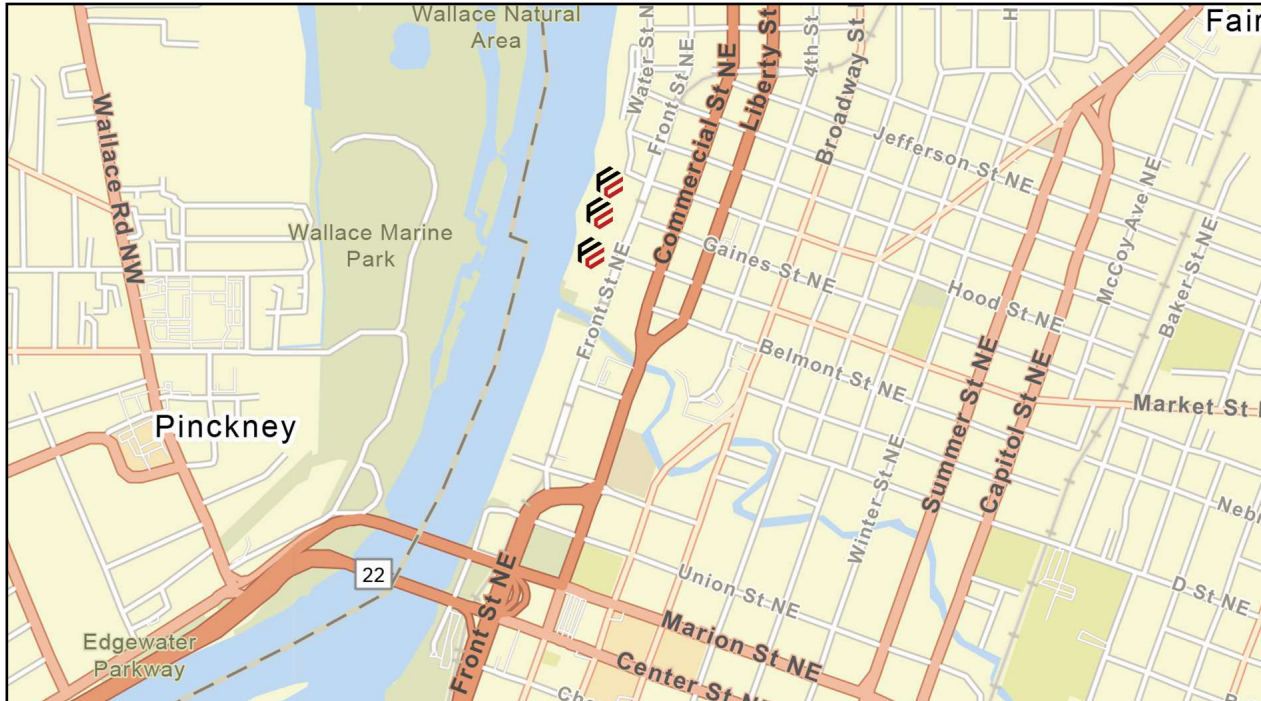


1 MILE	3 MILE	5 MILE
4,885	42,572	85,393

PER CAPITA INCOME



1 MILE	3 MILE	5 MILE
\$36,800	\$36,367	\$37,795



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INITIAL AGENCY DISCLOSURE PAMPHLET

INFORMATION FOR REAL ESTATE BROKERS AND PRINCIPAL BROKERS

A licensed real estate broker or principal real estate broker is required to give a copy of an Initial Agency Disclosure Pamphlet to each consumer the broker will represent. The pamphlet describes the legal relationship between a broker and the consumer when the broker acts as the consumer's "agent."

Real estate brokers and principal real estate brokers have legal obligations, called affirmative duties, to both buyers and sellers in a real estate transaction.

Oregon Revised Statute (ORS) 696.805 lists the affirmative duties of a licensed real estate broker or principal real estate broker acting as a seller's agent.

The affirmative duties of a broker or principal broker acting as a buyer's agent are found in ORS 696.810.

ORS 696.815(1) allows a real estate licensee to represent both the seller and the buyer in a real estate transaction under a disclosed limited agency agreement, provided there is full disclosure of the relationship under the agreement.

Oregon Administrative Rules (OAR), adopted by the Oregon Real Estate Agency, provide the form and content of the disclosures and the related pamphlet. OAR 863-015-0215 is set forth below for the convenience of licensees. The Agency has provided a sample Initial Agency Disclosure Pamphlet after the broken line that meets the requirements of OAR 863-015-0125.

863-015-0215

Initial Agency Disclosure Pamphlet

(1) For purposes of this rule, "at first contact" means at the time the agent has sufficient contact information about a person to be able to provide an initial agency disclosure pamphlet to that person. Contact with a person includes, but is not limited to contacts in person, by telephone, over the Internet, by electronic mail, or by similar methods.

(2) An agent shall provide a copy of the initial agency disclosure pamphlet, which complies with section (5) of this rule, at first contact with:

- A prospective party to a real property transaction; or
- An unrepresented party seeking representation during the course of a real property transaction.

(3) An agent must provide the initial agency disclosure pamphlet in a written format by electronic mail, over the Internet, by USPS mail, facsimile, hand delivery or similar delivery method.

(4) An agent need not provide a copy of the initial agency disclosure pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another agent.

(5) The initial agency disclosure pamphlet must contain:

- The following information, directed to the consumer:
 - A licensed real estate broker or principal broker must give a copy of the initial agency disclosure pamphlet at first contact with a prospective party to a real property transaction or at first contact with an unrepresented party seeking representation during the course of a real property transaction.
 - A licensed real estate broker or principal broker need not provide a copy of the initial agency disclosure pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker.
 - The pamphlet describes the legal relationship between a broker and a consumer when the broker acts as the consumer's agent; and
 - The pamphlet is informational only and may not be construed to be evidence of intent to create an agency relationship, as provided in ORS 696.820.
- A general definition of an agency relationship and the three real estate agency relationships of seller's agent, a buyer's agent and a disclosed limited agent.

(c) The definition of "confidential information" in ORS 696.800.

(d) The affirmative duties and responsibilities of a seller's agent under ORS 696.805.

(e) The affirmative duties and responsibilities of a buyer's agent under ORS 696.810.

(f) The affirmative duties and responsibilities of a disclosed limited agent who represents both the buyer and the seller in a transaction under ORS 696.815.

(g) The following statement to the consumer, "Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent."

(6) The Real Estate Agency will make available a sample of an initial agency disclosure pamphlet that complies with section (5) of this rule on the Agency's website.

SAMPLE INITIAL AGENCY DISCLOSURE PAMPHLET

Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker.

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 a broker or a principal broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent -- Represents the seller only.

Buyer's Agent -- Represents the buyer only.

Disclosed Limited Agent -- Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of 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, licensees must maintain confidential information about their clients. "Confidential information" is information communicated to a real estate licensee or the licensee's agent 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:

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

Duties and Responsibilities of a 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:

- To deal honestly and in good faith;
- 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
- To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

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

- To deal honestly and in good faith;

- 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
- 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:

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

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

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

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

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

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

Disclosed Limited Agents have the following duties to their clients:

- To the seller, the duties listed above for a seller's agent;
- To the buyer, the duties listed above for a buyer's agent; and
- To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
 - That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - 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 licensee 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 the 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 real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

- To disclose a conflict of interest in writing to all parties;
- To take no action that is adverse or detrimental to either party's interest in the transaction; and
- To obey the lawful instructions 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 licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, 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 a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent.