

25167

C-01479

PURCHASE AND IMPROVEMENT AGREEMENT

Vol. 483 Page 10189

THIS AGREEMENT, made this 3RD day of June, 1983, by and between the State of Oregon, acting by and through the Department of Veterans' Affairs, and hereinafter called the Seller, and Robert F. and Debra K. Otis, hereinafter called the Purchaser.

Purchaser hereby agrees to complete all improvements to the property located at Lower Lake Road, Merrill, Oregon, in accordance with the approved plans and specifications hereby accepted to satisfy the requirements of ORS 407.050(3).

The improvements to be completed are:

1. Install woodstove and chimney to code.
2. Re-level trailer, as pier blocks have settled.
3. Five gallons of rubber seal to be rolled on roof.
4. Replace rear deck with a 12x12 fiberglass covered deck.
5. Construct front deck using existing 6x27 foundation and lay walk way and steps.
6. Seal and caulk around windows.

Purchaser further covenants and agrees:

1. That all improvements will be completed in a workmanlike manner at no cost to the Department of Veterans' Affairs.
2. Not to permit any liens for labor or materials, or delinquent assessments, to exist on subject property at any time.
3. To complete all improvements in accordance with the approved plans and specifications within 180 days of purchase.
4. That failure by the Purchaser to complete the improvements within the time allowed shall be considered a breach of the purchase agreement, and grounds for foreclosure by the Director.
5. To assume any liability for any loss in market value suffered by the property as a result of nonperformance of this agreement.
6. That all improvements must be inspected and approved by the Department of Veterans' Affairs to fulfill this agreement.

WITNESSED:

SIGNED:

BY:

James W. Wesley
JAMES W. WESLEY

Robert F. Otis
ROBERT F. OTIS

Debra K. Otis
DEBRA K. OTIS

IMPROVEMENTS COMPLETED:

BY:

MICHAEL L. SCHNEYDER

STATE OF OREGON: COUNTY OF KLAMATH ;ss
I hereby certify that the within instrument was received and filed for record on the 29th day of June A.D., 1983 at 2:45 o'clock P M and duly recorded in Vol M83, of 1 Deeds on page 10189

FEE \$ 4.00

EVELYN BIEHN COUNTY CLERK
by Michael L. Schneider Deputy

THIS AGREEMENT IS BEING RECORDED IN CONJUNCTION WITH THAT CONTRACT OF SALE DATED JUNE 3, 1983 AND RECORDED JUNE 10, 1983 IN BOOK M-83, PAGE 9127 IN RECORDS OF KLAMATH COUNTY, OREGON.

*83 JUN 29 PM 2 45

40024

Ref. JWA
Sum. Dr.
97310