

PURCHASE AND IMPROVEMENT AGREEMENT

THIS AGREEMENT, made this 27 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 Clarence V. Rayson and Dolores D. Rayson, hereinafter called the Purchaser.

Purchaser hereby agrees to complete all improvements to the property located at 6707 Waggoner Court, Klamath Falls, 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 wood stove.
2. Install fencing per bid.

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

CLARENCE V. RAYSON

DOLORES D. RAYSON

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 30 day of June A.D., 1983 at 9:43 o'clock AM, and duly recorded in Vol M 83, of 2 deeds on page 10265.

EVELYN BIEHN COUNTY CLERK

by Luc Lewis Deputy

Fee \$ 4.00

83 JUN 30 AM 9 43

Wood
Sub.
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