

28683

PURCHASE AND IMPROVEMENT AGREEMENT Vol. M83 Page 16445

THIS AGREEMENT, made this 30th day of August, 1983, by and between the State of Oregon, acting by and through the Department of Veterans' Affairs, and hereinafter called the Seller, and CALVIN E. PIERCE AND JANET R. PIERCE, Husband and Wife, hereinafter called the Purchaser.

Purchaser hereby agrees to complete all improvements to the property located at 4636 Larry Place, 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. Paint interior of home.
2. Paint exterior of home.
3. Install new floor coverings in kitchen and bathroom.
4. Paint fence.
5. Shampoo carpets.
6. Take care of landscaping.
7. Repair or replace hot water heater.

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

Calvin E. Pierce
CALVIN E. PIERCE

Janet R. Pierce
JANET R. PIERCE

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 23rd day of September A.D., 1983 at 2:34 o'clock P. M, and duly recorded in Vol. M 83, of Deeds on page 16445.

FEE \$4.00

EVELYN BIEHN, COUNTY CLERK

by Tom Smith deputy

This document is being recorded in conjunction with Land Sales Contract dated August 30, 1983 and recorded Sept. 1, 1983 in Vol. M83, Page 14920.

RETURN TO
DVA
124 N 4TH ST
KLAMATH FALLS, OR 97601
SEP 23 1983
PM 2 34
\$4.00