

23202

Form

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PURCHASE AND IMPROVEMENT AGREEMENT

29206

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MAY 19 1983

THIS AGREEMENT, made this 3rd day of MAY, 1983, by and between the State of Oregon, acting by and through the Department of Veterans' Affairs, and hereinafter called the Seller, and Lester J. and Patricia L. Baxter, hereinafter called the Purchaser.

Purchaser hereby agrees to complete all improvements to the property located at Freight Road Lane, Keno, 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:

Construct a 8'x20' wood deck at the front entry of the mobile home and a 16'x20' carport.

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:

Lester Frakes

LESTER T. BAXTER

PATRICIA L. BAXTER

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 5th day of May A.D., 1983 at 10:13 o'clock A M and duly recorded in Vol M83, of Miscellaneous on page 7028.

EVELYN BIEHN COUNTY CLERK

by [Signature] DeputyFEE \$ 4.00

STATE OF OREGON: COUNTY OF KLAMATH: ss

I hereby certify that the within instrument was received and filed for record on the 10th day of October A.D., 1983 at 12:51 o'clock P M, and duly recorded in Vol M83, of Misc. on page 17311.

EVELYN BIEHN, COUNTY CLERK

by [Signature] deputyFEE \$ 4.00

Return: DUA 400 ch
1245 1/2 W 1st St. SE
Salem, Or 97301
ck 4.00

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'83 OCT 10 PM 12 51