

38819

28683

13852-L

001790

16445

PURCHASE AND IMPROVEMENT AGREEMENT Vol. 1183 Page

Vol. 1183 Page

11836

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 replace
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

CALVIN E. PIERCE

THIS DOCUMENT IS BEING RERECORDED
TO CLEAR THE TITLE AND RELEASE
THE PROPERTY FROM THIS AGREEMENT.

JANET R. PIERCE

IMPROVEMENTS COMPLETED:
STATE DEPARTMENT OF VETERANS' AFFAIRS

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 1183, of Deeds on page 11836

EVELYN BIEHN, COUNTY CLERK

FEE \$ 4.00

by Phyllis Smith deputy

STATE OF OREGON: COUNTY OF KLAMATH: ss

I hereby certify that the within instrument was received and filed for record on the 16th day of July A.D., 1984 at 10:21 o'clock A. M. and duly recorded in Vol 1183, of Deeds on page 11836

Fee: \$ 1.00

EVELYN BIEHN, COUNTY CLERK

by Phyllis 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
5-11-80