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MTC #14478-P

Vol. 185 Page 1910

Department of Veterans Affairs

PROPERTY IMPROVEMENT AGREEMENT

THIS AGREEMENT, made this 5th day of February, 1985, by and between the State of Oregon, acting by and through the Director of Veterans' Affairs, called the Seller in this Agreement, and C. J. ROGERS and BETTY M. ROGERS called the Buyer in this Agreement.

Buyer hereby agrees to complete all improvements to the property located at

1736 Etna, Klamath Falls OR 97601

in accordance with the approved plans and specifications hereby accepted to satisfy the requirements of Chapter 11, Section 2(3), 1982 Oregon Laws, First Special Session.

The improvements to be completed are:

1. Interior painting.
2. New rear entry porch.

Buyer further 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 this property at any time.
3. To complete all improvements in accordance with the approved plans and specifications within 90 days of purchase.
4. That failure by the Buyer to complete the improvements within the time allowed shall be considered a breach of the Purchase Agreement, and grounds for foreclosure by the Seller.
5. To be liable for any loss in market value suffered by the property as a result of non-performance of this agreement.
6. That all improvements must be inspected and approved by the Department of Veterans Affairs to satisfy this agreement.

SIGNED:

C. J. Rogers
Buyer

Betty M. Rogers
Buyer

WITNESSED:

Pam Spencer for Mountain State Co. Inc.
DIA Representative

IMPROVEMENTS COMPLETED:

BY:

Chief Appraiser

590-M (10-81)

Date

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 February A.D., 1985 at 3:34 o'clock P M, and duly recorded in Vol 185, of Deeds on page 1910.

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy

Fee: \$ 5.00

'85 FEB 7 PM 3 34
 After recording
 return to:
 MTC