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MTC 1396-7088

Vol. 94 Page 19795

PROJECT USE AGREEMENT

THIS AGREEMENT is made this 23rd day of June, 1994, between the APPLGATE TRAIL APARTMENTS LIMITED PARTNERSHIP ("Recipient") and OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT ("Department").

PART I: PURPOSE

Department has made available to Recipient a conditional grant in the amount of One Hundred Thousand Dollars (\$75,000) ("Grant") to partially meet the costs of constructing a forty unit project in Boardman, Oregon known as Applegate Trail Apartments ("Project").

PART II: COMMITMENT TO AFFORDABILITY

Recipient agrees that the Project will be used for housing low income persons, defined as persons at or below 80% of the county median income as published annually by the U.S. Department of Housing and Urban Development ("HUD"), for a period of fifty (50) years. If, at any time from the day first written above, the property is used for other than this purpose during this period, the Grant provided by Department may, with reasonable notice, be called for repayment to Department by or on behalf of Recipient, its successors or assigns.

PART III: COMMITMENT TO SOCIAL SERVICE PROGRAMS

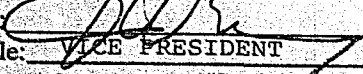
Recipient agrees that a service plan in accordance with their project description will be offered to residents, a copy of which is attached to this Agreement as Exhibit A and by this reference made a part of it. Recipient further agrees that if at any such time Department learns that the above-referenced service programs or reasonable substitutes are not being provided, Department may, with reasonable notice to Recipient, call for repayment of the Grant by or on behalf of Recipient, its successors or assigns.

IN WITNESS WHEREOF, Department and Recipient have caused this Agreement to be signed by their duly authorized officers as of the first day written above.

OREGON HOUSING AND COMMUNITY
SERVICES DEPARTMENT

By: 
Title: Housing Finance Manager
"Department"

APPLGATE TRAIL APARTMENTS
LIMITED PARTNERSHIP, BY NORTHWEST
AFFORDABLE HOUSING PARTNERS L.P.,
BY NORTHWEST AFFORDABLE HOUSING, INC.,
G.P.

By: 
Title: VICE PRESIDENT
"Recipient"

After Recording Please Return To:
Oregon Housing & Community Services Department
1600 State Street
Salem, Oregon 97310
Attn: H. Jack Duncan

PROJECT USE AGREEMENT
Applegate Trail Apartments

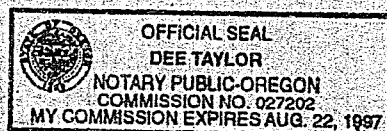
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STATE OF OREGON)

)ss:

County of Marion)

The foregoing instrument was acknowledged before me this 20 day of June 1994, by Stephen Gordon who is a Housing Finance Manager of Oregon Housing and Community Services Department, on behalf of the Department.



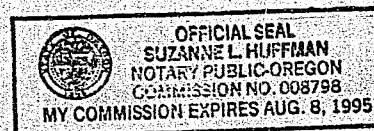
Dee Taylor
Notary Public for the State of Oregon
My commission expires: 8.22.97

STATE OF OREGON)

)ss:

County of Multnomah

The foregoing instrument was acknowledged before me this 23rd day of June 1994, by James W. Ekberg, V.P. of General Partner of Applegate Trail of Housing Authority of Lincoln County, on behalf of the Recipient Applegate Trail Apartments Limited Partnership (Northwest Affordable Housing Partners L.P. by Northwest Affordable Housing, Inc.)



Suzanne L. Huffman
Notary Public for the State of Oregon
My commission expires: 8.8.95

PROJECT USE AGREEMENT
Applegate Trail Apartments

EXHIBIT "A"

6. Describe any associated services that will be provided.

SoCO Development, Inc., is committed to not just increasing the affordable housing stock in Klamath County, but also to upgrading life skills of low income households. As a result, SoCO will provide an intense training program for all tenants who will live in Applegate Trail Apartments through the partnership period. This multi-leveled training program provides six months of biweekly on-site training (at the SoCO offices once any vacancies may occur) and consists of the following:

1) Certified Renters Training

- A. Being a good tenant and neighbor.
- B. Protecting your family and housing.
- C. Good environment hygiene.
- D. Obligations as a tenant.

2) Life Coping Skills

- A. Being responsible.
- B. Personal budget and finance: A nuts and bolts "how to."
- C. Protecting your credit.
- D. Nutrition and defensive cooking.
- E. Establishing relationships.
- F. Personal hygiene for the family/How it relates to good mental & physical health.
- G. Drug/alcohol component.
- H. HIV/AIDS component.
- I. Family planning component.
- J. How to access or recognize when help is needed.
- K. Being a responsible citizen/voter registration - being heard.
- L. Abuse prevention: Adult and children.

3) "I can be a Giraffe." Personal esteem building/awareness/effectiveness training.

A catalog of local services and help agencies will also be provided on site. Where needed, help will be provided to access Klamath Adult Education, Klamath Lake Employment Training Institute, Klamath County Department of Health Services and other needs as identified.

EXHIBIT "B"

A tract of land situated in the SW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the South right of way line of Bristol Avenue, said point being North 89 degrees 32' 55" East (North 89 degrees 38' East by record) 996.15 feet and South 00 degrees 27' 55" East (South 00 degrees 22' East by record) 30.00 feet from the Northwest corner of the S 1/2 S 1/2 N 1/2 SW 1/4 of said Section 11 (the last described corner is the intersection of the centerlines of Bristol Avenue and Summers Lane); thence North 89 degrees 32' 55" East along the South line of Bristol Avenue 520 feet, more or less, to the Westerly line of the plat of Tract No. 1026, THE MEADOWS; thence Southerly along said Westerly line to its intersection with the Northwesterly line of the USBR 1-C-3 Drain right of way; thence Southwesterly along said Northwesterly line to its intersection with the Northeasterly line of the USBR F-7 (A-C-3) lateral right of way; thence Northwesterly along said Northeasterly right of way to the Westerly line of that property described in Deed Volume 284, Page 485, Deed Records of Klamath County, Oregon; thence following said Westerly line: North 00 degrees 27' 05" West 60.00 feet; thence North 67 degrees 54' 55" East 202.89 feet; thence North 00 degrees 27' 05" West 107.00 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS:

(a) A parcel of land situate in the SW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at a point on the South line of Bristol Avenue which is North 89 degrees 32' 55" East a distance of 1,516.15 feet and South 0 degrees 27' 05" East a distance of 30.0 feet from the Northwest corner of the S 1/2 S 1/2 N 1/2 SW 1/4 of said Section 11, said point also being the Northwest corner of Tract No. 1026, THE MEADOWS; thence continuing South 00 degrees 27' 05" East along the West line of THE MEADOWS a distance of 145.0 feet to a point; thence South 89 degrees 32' 55" West, parallel with the South line of Bristol Avenue, a distance of 110.0 feet to a point; thence North 00 degrees 27' 05" West, parallel with the West line of THE MEADOWS, a distance of 145.0 feet to a point on the South line of Bristol Avenue; thence North 89 degrees 32' 55" East along said South line a distance of 110.0 feet to the point of beginning.

Continued on next page

(b) A parcel of land situate in the SW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at a point on the South line of Bristol Avenue which is North 89 degrees 32' 55" East a distance of 1,356.15 feet and South 0 degrees 27' 05" East a distance of 30.0 feet from the Northwest corner of the S 1/2 S 1/2 N 12 SW 1/4 of said Section 11; thence continuing South 0 degrees 27' 05" East parallel to the West line of THE MEADOWS a distance of 145.0 feet to a point; thence South 89 degrees 32' 55" West, parallel with the South line of Bristol Avenue a distance of 100.00 feet to a point; thence North 0 degrees 27' 05" West, parallel with the West line of THE MEADOWS, a distance of 145.0 feet to a point on the South line of Bristol Avenue; thence North 89 degrees 32' 55" East along said South line a distance of 100.0 feet to the point of beginning.

(c) A parcel of land situate in the SW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at a point on the South line of Bristol Avenue which is North 89 degrees 32' 55" East a distance of 1,516.15 feet and South 0 degrees 27' 05" East a distance of 30.0 feet from the Northwest corner of the S 1/2 S 1/2 N 1/2 SW 1/4 of said Section 11, said point also being the Northwest corner of Tract No. 1026, THE MEADOWS; thence continuing South 00 degrees 27' 05" East along the West line of THE MEADOWS a distance of 145.0 feet to a point; said point being the true point of beginning; thence South 89 degrees 32' 55" West, parallel with the South line of Bristol Avenue, a distance of 110.0 feet to a point; thence South 00 degrees 27' 05" East, a distance of 270.0 feet to a point; thence North 89 degrees 32' 55" East a distance of 110.0 feet, more or less, to the West line of THE MEADOWS; thence North along said West line 270.0 feet, more or less, to the true point of beginning.

(d) A parcel of land situate in the SW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, Staet of Oregon, and more particularly described as follows:

Beginning at a point on the South line of Bristol Avenue which is North 89 degrees 32' 55" East a distance of 1,356.15 feet and South 0 degrees 27' 05" East a distance of 30.0 feet from the Northwest corner of the S 1/2 S 1/2 N 1/2 SW 1/4 of said Section 11; thence continuing South 0 degrees 27' 05" East parallel to the West line of THE MEADOWS a distance of 145.0 feet to a point; said point being the true point of beginning; thence South 89 degrees 32' 55" West, parallel with the South line of Bristol Avenue a distance of 100.00 feet to a point; thence South 0 degrees 27' 05" East a distance of 150.0 feet to a point; thence North 89 degrees 32' 55" East a distance of 100.0 feet to a point; thence North 0 degrees 27' 05" West 150.0 feet to the true point of beginning.

ALSO EXCEPTING THEREFROM any portion thereof lying within the right of way of Bristol Court.

CODE 41 MAP 3909-11CB TL 8600

CODE 41 MAP 3909-11CB TL 8700

CODE 41 MAP 3909-11CD TL 1800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 24th day
of June A.D., 1994 at 2:12 o'clock P.M., and duly recorded in Vol. M94,
of Deeds on Page 19795.

FEE \$35.00

Evelyn Biehn - County Clerk

By Daniel Millard