

HOMESELLERS/HOMEBUYERS DISPUTE RESOLUTION SYSTEM

MEDIATION SETTLEMENT AGREEMENT

In the matter of mediation between Lynn and Lorna Witt, Buyers and John Lundberg, Seller, concerning a dispute regarding the purchase of property located at 1106 Madison Street, Klamath Falls, OR 97603.

The following is a brief summary of the dispute and issues:

Buyer Witt: Alleged misrepresentation of Real Estate in the form of the Disclosure Statement from the Seller, John Lundberg, regarding water problem in the basement of the home and the leaky roof of the detached garage;

Seller Lundberg: Alleged structural changes made by Buyer subsequent to sale, broke seals and caused any and all damage.

SETTLEMENT

We, the undersigned, having mediated our dispute on Friday, April 16, 1999, in accordance with the Homesellers/Homebuyer DRS Rules and Procedures agree as follows:

John Lundberg, Seller agrees to pay \$5,500.00 to Lynn and Lorna Witt, Buyers no later than 5:00p.m., April 21, 1999. John Lundberg will hand to Mediator, Jennifer L. Malter Barrows, a check made out to Lynn and Lorna Witt, in the above-referenced amount by this date and time, for Mediator to deliver to Lynn and Lorna Witt in full satisfaction of this dispute.

Reason For Compromise: A bonafide and serious dispute exists as to the nature, extent and cost of property damage. The buyers and seller wish to avoid the hazards of litigation and the seller wishes to buy his peace. The parties agree that the settlement is fair and reasonable.

Release Clause: Buyers affirm that they agree to the entirety of this agreement and fully understand that this agreement settles any and all claims of Buyers against John Lundberg, Seller, for damages pre-existing, current and/or future to the above-referenced property. Upon signing this agreement, the Buyers forever releases and forever discharges John Lundberg, Seller, from all claims and causes of action, whether now known or ascertained, or which hereafter arise or develop as a result of said damage to property, including any and all liability of John Lundberg, Seller, to his dependents, heirs, executors, representatives, administrators or assigns of said Seller.

By: John Lundberg
John Lundberg, Seller

By: Lynn Witt
Lynn Witt, Buyer

By: Lorna Witt
Lorna Witt, Buyer

Date: 4-16-99

Date: 4/16/99

Date: 04-16-99

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RECEIPT

For good consideration of \$5,500 (five thousand five hundred dollars), check number 119, the undersigned jointly acknowledge payment in full of the settlement amount detailed in the:

MEDIATION SETTLEMENT AGREEMENT

Dated April 16, 1999

In the matter of mediation between Lynn and Lorna Witt, Buyers and John Lundberg, Seller, concerning a dispute regarding the purchase of property located at 1106 Madison Street, Klamath Falls, Oregon, 97603.

Signed this 21 day of April, 1999.

In the presence of:

Jennifer L. Malter Barrows, Mediator
Jennifer L. Malter Barrows, Mediator

BY Lynn Witt

Lynn Witt, Buyer

BY Lorna Witt

Lorna Witt, Buyer

State of Oregon, County of Klamath
Recorded May 4, 1999, at 2:11 PM
at the referenced page. Vol. M99.
Linda Smith, County Clerk
Fee \$ 10.00

Linda Smith