

2001 FEB -7 PM 3: 47 LOCAL IMPROVEMENT CONTRACT  
City of Klamath Falls, Oregon

This agreement is entered into this 7<sup>TH</sup> day of February, 2001 by and between the City of Klamath Falls (City) and Scott Wallace (Owner).

WHEREAS Owner is the owner of the following described real property:

The Westerly 210 feet of the Southerly 175 feet of Lot 1, Block 2 of Tract No. 1080, Washburn Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon (Property);

Also identified by the County Assessor as Tax Lot Number 00400, Map Number R-3909-041A; and addressed as 2515 Crosby Avenue

WHEREAS, Owner desires to develop a medical office building and parking area; and

WHEREAS, this development will contribute to the need for, as well as benefit from, the following improvements:

Construction, to City Standards, sidewalks, curbs, gutters, streetlights and paved streets within the Crosby Avenue right-of-way and a pedestrian connection from the building entrance to the public sidewalk; and

WHEREAS, a condition of the Owner's land use approval from the City for development of the Property is agreement to participate in the cost of said future improvements

NOW THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

1. In the event and at such time as the City initiates the formation of a Local Improvement District (LID) for the funding and construction of sidewalks, curbs, gutters, streetlights and paved streets in the Crosby Avenue right-of-way, Owner agrees to not remonstrate against the formation of such LID.
2. The City agrees that a LID assessment levied against the Owner's Property shall not exceed the benefit conferred upon the Property
3. Owner agrees to install a pedestrian walkway from the main building entrance to the public sidewalk within 120 days of the public sidewalk installation.
4. This agreement shall run with the Property and shall bind and inure to Owner's successors in interest.

CITY OF KLAMATH FALLS

OWNER

By: Dick R. H. King  
Attest: Kathryn S. Kerr  
Dated: 2/07/01

Joanne Wallace 2-7-01  
Dated: \_\_\_\_\_

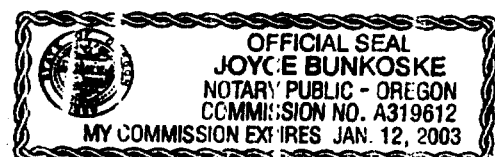
STATE OF OREGON )  
 ) ss.  
County of Klamath )

State of Oregon, County of Klamath  
Recorded 02/07/01, at 3:47p m.  
In Vol. M01 Page 4970  
Linda Smith,  
County Clerk Fee \$ 21.00

This instrument was acknowledged before me this 7 day of Feb, 2001, by Joanne Wallace

NOTARY PUBLIC OF OREGON  
My commission expires:

After Recording Return to:  
City Planning Department  
226 South 5<sup>th</sup> Street  
Klamath Falls, OR 97601



cc  
2/10/01