

LOCAL IMPROVEMENT CONTRACT  
City of Klamath Falls, Oregon

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This Agreement is entered into this 19 day of MARCH 2001, by and between the City of Klamath Falls (City) and Hosanna Christian School Owner (s).

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

Map and Tax Lot Number (See legal description below) to Klamath Falls (Property); and

**PARCEL 1**

The SE1/4 of the NW1/4 lying Southeast of the U.S.B.R. A-3 Lateral Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion lying within the SE1/4 of the NW1/4 described as follows:

A tract of land situated in the NE1/4 NW1/4, SE1/4 NW1/4, SW1/4 NE1/4 Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point marking the Southwest corner of Block 6, Tract 1035, GATEWOOD, a duly recorded subdivision, said point being North 00 degrees 14' 05" West 30.00 feet from the center 1/16 corner of said Section 14; thence North 89 degrees 58' 56" West parallel to and 30 feet Northerly of the the Southerly line of the NE1/4 NW1/4, said Section 14, 484.88 feet; thence South 00 degrees 01' 04" East 358.74 feet; thence South 30 degrees 55' 12" East 324.33 feet; thence South 01 degrees 44' 41" East 428.54 feet; thence North 88 degrees 15' 19" East 20.00 feet; thence South 01 degrees 44' 41" East 170.00 feet to the Northerly right of way line of the 1-C-7 U.S.B.R. drain; thence along said right of way line, North 88 degrees 15' 19" East 120.00 feet to the centerline of Glenwood Drive extended Northerly, continuing along said right of way line, North 88 degrees 15' 19" East 540.01 feet, North 10 degrees 46' 25" East 1175.49 feet, North 01 degrees 17' 15" West 29.44 feet to the Northerly line of the SW1/4 NE1/4, said Section 14; thence leaving said right of way line, North 89 degrees 58' 56" West 598.53 feet to the center 1/16 corner of said Section 14; thence North 00 degrees 14' 05" West 30.00 feet to the point of beginning, with bearings based on said Tract 1035, Gatewood.

WHEREAS, Owner desires to develop the Property, as a private school and potential church site, which will contribute to the need for, as well as benefit from, the following improvements

Construction, to City design standards, of street curbs, gutters and sidewalks along Anderson Avenue; and

WHEREAS, a condition of the Owner's land use approval from City for the 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 the improvements designated above, Owner agrees to not remonstrate against the formation of such LID.
2. City agrees that a LID assessment levied against Owner's Property shall not exceed the benefit conferred upon the property.
3. This agreement shall run with the Property and shall bind and inure to Owner's successors in interest.

CITY OF KLAMATH FALLS

By: \_\_\_\_\_

Attest: \_\_\_\_\_

Dated: 3/19/01

OWNER

\_\_\_\_\_

Dated: 3-6-01

STATE OF OREGON )

) ss.

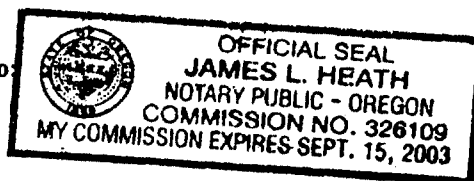
County of Klamath )

This instrument was acknowledged before me this 6th day of March, 2001, by Karen P. Mathes as Chairman of the Board of Directors of Hosanna Christian School.

NOTARY PUBLIC FOR OREGON

My commission expires:

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



James L. Heath

State of Oregon, County of Klamath

Recorded 03/21/01, at 2:27 p.m.

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Linda Smith,

County Clerk Fee\$ 26<sup>00</sup>