

## BID FORM AND INTERIM SALES AGREEMENT

DIRECT SALE     PUBLIC AUCTION SEALED BID

MINIMUM ACCEPTABLE BID: \$80,000.00

AMOUNT OF BID \$ \_\_\_\_\_  
 LESS DEPOSIT     \$ \_\_\_\_\_  
 TOTAL BALANCE DUE     \$ \_\_\_\_\_

FILE NUMBER <b>R34888</b>
DISTRICT NUMBER <b>8</b>
COUNTY NUMBER <b>15</b>
AREA (SQ.FT./ACRES) <b>4.0 acres +/-</b>

**CONDITIONS OF SALE:**

- Restrictions on signboards and all types of junkyards.
- Noise and Air pollution clauses.
- Purchaser must abide by all applicable state and federal laws and rules regarding the preservation of the riparian environment and salmonid habitat surrounding Neil Creek.
- An illegally constructed road exists on the property.
- Development of the property, as a home site, is subject to purchaser completing a Forest Template Review and obtaining approval by Jackson County.
- Access to this property is via Neil Creek county road, and permits must be obtained through local authorities.
- Special assessments, existing restrictions, reservations and easements, if any.
- Subject to the rights of any utilities located within said property and further subject to the rights of said existing facilities, if any there be, to operate, reconstruct, and maintain their utility facilities presently located within said property.
- State shall deliver a standard Oregon Department of Transportation Bargain and Sale Deed. State's deed shall be subject to all standard covenants, conditions, reservations and restrictions contained therein.
- The State of Oregon does **not** provide Title Insurance.
- Property Sold AS-IS: Property to be sold "As Is". Purchaser will have an opportunity to examine the Property to its own satisfaction and will form its own opinion as to the condition (including environmental condition) and value thereof. State will not provide, and Purchaser shall not rely on, any statements or representations from State or any person acting on behalf of State concerning any of the following, except as expressly provided otherwise in the Agreement, including the following:
  - a) the size or area of the Property or any of the parcels of the Property;
  - b) the location of corners or boundaries of any parcel of the Property;
  - c) except as disclosed in the Agreement, the condition of the Property, including but not limited to, environmental conditions above or below the surface of the Property or compliance with environmental laws and other governmental requirements;
  - d) the availability of services to the Property;
  - e) the ability of Purchaser to use the Property or any portion thereof for any intended purpose; or
  - f) any other matter affecting or relating to the Property or any portion thereof.

State will convey and Purchaser will acquire the Property, both above surface and below surface, in the condition existing at the time of closing, AS IS, with all defects, if any. Purchaser will waive, release and forever discharge State of and from all claims, actions, causes of action, fines, penalties, damages (including consequential, incidental and special damages), costs (including the cost of complying with any judicial or governmental order), and expenses (including attorney fees), direct or indirect, known or unknown, foreseen or unforeseen, which may arise on account of or in any way growing out of or in connection with any physical characteristic or condition of the Property, including any surface or subsurface condition, or any law, rule or regulation applicable to the Property. Purchaser agrees that these provisions shall be binding on Purchaser and Purchaser's successors and assigns.

Purchaser further acknowledges and covenants that Purchaser shall indemnify and hold State harmless from any and all claims, actions, causes of action, fines, penalties, damages (including consequential, incidental and special damages), costs (including the cost of complying with any judicial or governmental order), expenses (including attorney fees), direct or indirect, known or unknown, foreseen or unforeseen, which may arise on account of or in any way growing out of or in connection with any environmental condition originating from the Property, or violation of any environmental law caused by material originating above or below the surface of the Property, regardless of who makes any such claim against State. This indemnity by Purchaser against third party claims for environmental damage is specifically given by Purchaser to State for valuable consideration.

The undersigned as bidder, hereinafter referred to as "Purchaser" agrees to the terms set forth in the "Terms of Sale", which terms are incorporated herein by reference and made a part hereof and agrees to pay the STATE OF OREGON, by and through its Department of Transportation, hereinafter referred to as "State" the sum indicated above as the "Amount of Bid", for parcel described as:

**A parcel of land lying in the SW¼NW¼ of Section 31, Township 39 South, Range 2 East, W.M., Jackson County, Oregon and being a portion of that property described in those Warranty deeds to the State of Oregon, by and through its State Highway Commission, recorded March 6, 1963 as Book 541, Page 490; recorded November 25, 1935 as Book 204, Page 569 and recorded August 5, 1936 as Book 208, Page 614 of the Official Records of Jackson County; and in that Warranty deed to the State of Oregon, by and through its Department of Transportation, recorded June 9, 1976 as Document No. 76-09500 of the Official Records of Jackson County; said parcel being that portion of said property lying Westerly of a line parallel to and**

**210.00 feet Westerly of the center line of the relocated Pacific Highway, which center line is described in that Warranty Deed to the State of Oregon, by and through its State Highway Commission, recorded March 6, 1963 as Book 541, Page 490 of the Official Records of Jackson County.**

Accompanying the bid is a check payable to the Department of Transportation, in the amount of \$\_\_\_\_\_. Property to be purchased on a (cash contract) basis. Balance of (purchase price down payment), in the amount of \$\_\_\_\_\_, to be in the form of a Cashier's Check to be paid by \_\_\_\_\_. Contract interest shall be \_\_\_\_\_. Contract balance will be amortized over \_\_\_\_\_ years.

The deposit shall be applied to the bid for the property on which the undersigned is the successful Purchaser. In the event Purchaser fails to pay the balance due in the time specified, or meet contract terms when executed, all rights of the Purchaser in said real property shall cease and all right, title and interest in said real property shall continue to remain vested in the State, free of any claim or equity in the undersigned Purchaser or those claiming through the Purchaser, and the State shall retain all payments or deposits as liquidated damages for failure of Purchaser to complete the purchase or meet the conditions of the contract.

PLEASE READ THE FOLLOWING BEFORE SIGNING **REAL PROPERTY TERMS OF SALE**

**CASH SALE:** Cash or check in the amount stated in the sale advertisement at time of bid, balance to be paid within 60 days. It is understood that the bidder acquires no right, title, interest or equity in or to said real property until full purchase price has been paid.

**CONTRACT SALE:** Final contract terms will be as provided in the sale advertisement for this property, plus the following:

**UNPAID BALANCE:** Purchasers may pay all or any part of the balance due on this contract at any time prior to the time herein specified and required.

**IMPROVEMENTS:** All existing buildings and improvements and those hereafter placed upon premises shall be kept in good repair by Purchasers and not be removed prior to final payment under this contract. Purchasers will obtain State's written consent before altering or adding to any building on premises.

**INSURANCE:** Purchasers shall keep the buildings now located or hereafter placed on premises constantly insured against loss by fire in amounts which are at least equal to the balances due State under this contract. The fire insurance which shall include extended coverage shall be written in the name of the Purchasers with loss, if any, payable to State to the extent of its interest, balance, if any, payable to Purchasers. Purchasers shall deliver to State certificates of coverage from each insurer containing a stipulation that coverage shall not be canceled or diminished without a minimum of 30 days written notice to State. In the event of loss, Purchasers shall give immediate notice to State. State may make proof of loss if Purchasers fail to do so within 15 days of the loss.

**INSURANCE FOR OTHER THAN SINGLE FAMILY DWELLING,** in addition to the above insurance requirements; During the term of this contract, Purchasers shall maintain public liability and property damage insurance with limits of not less than \$50,000 for any number of claims for any number of damages to or destruction of property, including consequential damages, arising out of a single accident or occurrence; \$100,000 for all other claims arising out of a single accident or occurrence and \$1,000,000 for any number of claims arising out of a single accident or occurrence. Such insurance shall cover all risks arising directly or indirectly out of Purchasers' activities on or any condition of Premises whether or not related to an occurrence caused or contributed to by State's negligence; shall protect Purchasers against the claims of State on account of the obligation assumed by Purchasers under the contract, and shall protect State and Purchasers against claims of third persons. State shall be named an additional insured to such policy. Such policies shall be written in such form with such terms and by such insurance companies acceptable to State. Purchasers shall deliver to State certificates of coverage from each insurer containing a stipulation that coverage will not be cancelled or diminished without a 30 day prior written notice to State.

**TAXES AND ASSESSMENTS:** State will pay all real property taxes assessed against premises and improvements thereon, as said real property taxes become due, or in advance of the due date thereof and add said taxes to the principal balance due on the purchase price of premises. Except as herein otherwise provided, the amount of the monthly payments under this contract will be adjusted on January 1st of each year thereafter to reflect the amount of the annual real property taxes assessed against premises and improvements thereon. Except for the real property taxes as hereinabove provided, Purchasers agree to regularly and seasonally pay all other liens, assessments and charges, including local improvement assessments, which are or may be hereafter lawfully imposed or which constitute or will constitute liens or encumbrances against premises. If Purchasers fail or refuse to pay and discharge any of the above mentioned liens, assessments or charges prior to the time they are to become delinquent, State, at its option, may pay the same and add the amount expended to the balance of the purchase price.

**DEED:** In case Purchasers, their legal representatives or assigns, shall pay the several sums of money aforesaid, punctually and at the time above specified, and shall strictly and literally perform all and singular the agreements and stipulations aforesaid, according to the time, intent, and tenor thereof, then State will give unto Purchasers, their heirs or assigns, upon request and upon surrender of this contract, a deed of conveyance conveying premises.

**ASSIGNMENT:** Purchaser shall not sell, assign, or transfer this contract without the prior written consent of State. As a condition to such consent, State will collect a transfer fee and may elect to increase the interest rate hereunder from the date of such transfer of sale. Any such increase in interest shall entitle State to increase the monthly payments hereunder so as to retire the obligation created by the contract within the advertised term.

**DEFAULTS:** Time and the prompt and punctual payment of all sums payable hereunder, and the exact performance and observance of each and all of the agreements and provisions herein contained, are in each and every case of the essence of this contract. If Purchasers fail to pay, when the same becomes due as herein provided, any of the installments specified herein, or become delinquent in the payment of said installments or any of them or in the payment of any assessments levied or assessed or becoming payable against premises, or fail to keep premises free from liens and encumbrances accruing after this date, or otherwise fail to keep and perform the agreements herein, State may take any one or more of the following steps: (a) Terminate this contract by giving Purchasers a 30-day notice in writing of its intentions to do so, and upon the expiration of said 30-day period and the continued default in any covenant or condition by Purchasers during such period, then State may, without tender of performance or suit or action, declare this contract null and void, and all the rights of Purchasers in said contract and all their estate, equity interest or right of possession in premises shall cease and terminate, and all payments made by Purchasers to State, whether principal or interest, or for taxes, liens or assessments, and including any and all buildings and improvements upon premises, shall be forfeited to State, the same being considered liquidated damages for the nonperformance of this contract, and State shall have the right of immediate possession of premises without the necessity of court action; (b) Elect to consider this contract existing, and, in case of a continued default by Purchasers for a period of 30 days after notice to Purchasers calling attention to such default, State may declare the whole of the unpaid balance due on this contract, together with all accrued interest, immediately due and payable; (c) Foreclose this contract by a suit in equity; and/or (d) Specifically enforce the terms of this contract by a suit in equity.

In the event any suit or action is brought by State to enforce the collection of the balance due on this contract and interest, or to obtain possession of premises in the event Purchasers fail to surrender the same peaceably on default or for the collection of any unpaid installment or installments, Purchasers agree to pay such reasonable attorney's fees and other costs as the court may allow the State.

**DEFAULTS FOR OTHER THAN SINGLE FAMILY DWELLINGS:** In addition to the above default provisions; State shall be entitled to the appointment of a receiver as a matter of right, whether or not the apparent value of the premises exceeds the amount of the balance due under this contract, and any receiver appointed may serve without bond. Employment by State shall not disqualify a person from serving as a receiver. Upon taking possession of all or any part of premises, the receiver shall (a) Use, operate, manage, control, and conduct business on premises and make necessary expenditures for all maintenance and improvements as in its judgement are proper; (b) Collect all rents, revenue, income, issues, and profits from premises and apply such sums to the necessary expenses of use, operation and

