ADDENDUM TO PURCHASE AND SALE AGREEMENT
GOODWIN TO ODFW

This Amendment is to that certain Real Estate Purchase and Sale Agreement (the “Agreement”) dated the 5th day of March, 2020 between Roger E. Goodwin and Patricia A. Goodwin (“Seller”) and The Oregon Department of Fish and Wildlife (“Buyer” or “ODFW”) (Buyer and Seller are hereinafter jointly referred to as “the parties”) for the 40 acre property which is identified in the Agreement as a portion of Lane County Tax Lot 18-05-02-00-00500. Upon execution by both parties, this Addendum shall become part of the said Agreement and modify the terms thereof as hereinafter described.

WHEREAS:

The Agreement (paragraph 2.1) states that the value of the Property will be established by an appraisal conforming to certain standards, and

The Agreement (paragraph 2.2) states that the Purchase Price for the Property will be 100% of the valuation established by the said appraisal, and

The Agreement is contingent (paragraph 2.2) upon acceptance by both Buyer and Seller of the valuation to be established by the appraisal, and

That upon completion of the said appraisal, and receipt by each party of a copy thereof, each party shall have 20 days to review and either accept or reject the valuation established thereby, and

An appraisal conforming to the said standards has been completed by the appraisal firm of Duncan and Brown under that firm’s reference number 20-143A, with a report date of July 22, 2020, and

The said appraisal established a valuation for the Property of $224,500, and

The appraisal was received by the Buyer and forwarded to the Seller on July 22, 2020, which, per the terms of the Agreement gives the parties until August 11, 2020 to accept or reject the said valuation.

NOW THEREFORE:

Per the terms of the Agreement, the parties wish to accept the said valuation and establish $224,500.00 as the Purchase Price for the Property.

The parties agree that the parcel to be acquired shall be exactly 40 acres (or as close thereto as can reasonably be established by survey), with the exact configuration to be agreed to by the parties prior to closing.

The parties further acknowledge that this Addendum shall become part of the Agreement, that the Agreement otherwise remains in full force and effect, and that there have been no other modifications thereto.
IN WITNESS WHEREOF, the parties have executed this Agreement as of the date of their signatures below.

Seller:
Roger E. Goodwin and Patricia A. Goodwin

Roger E. Goodwin

Date: 8-6-20

Patricia A. Goodwin

Date: 8-6-2020

Buyer:
The Oregon Department of Fish & Wildlife

By: __________________________
   Erica Kleiner

As its: Deputy Director for Administration

Date: __________________________