

MTC 66991

Vol M04 Page 82225

After Recording Return to:
 Randall Simonson dba Commercial Redevelopment Co.
 2861 Pinecrest Court
 Medford, OR 97504

State of Oregon, County of Klamath
 Recorded 11/30/04 3:17 P m
 Vol M04 Pg 8225-2228
 Linda Smith, County Clerk
 Fee \$ 36 # of Pgs 4

Deed of Restriction and Covenant

This deed restriction and covenant is between the RANDALL SIMONSON dba Commercial Redevelopment Co. and AUTUMN ONE FAMILY PARTNERSHIP, an Oregon limited partnership, hereafter, "Owner" and shall run with the land and encumber the property described below effective from the date of the recording of this deed restriction with the Klamath County Recorder until the terms of the restriction are met, further agreement between the parties or their assigns or by operation of law. The property is described as follows;

Parcel 2 of Land Partition 46-02, being a portion of "Major Land Partition No. 79-37" Situated on the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

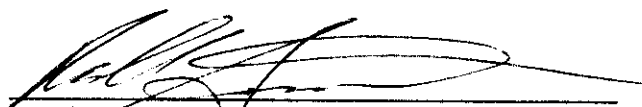
Tax Account No.: 3909-010BB010BB-00201

Klamath Falls County, Oregon (here in after "Property").

Proposed Parcel 2 and Proposed Parcel 3 of the TENTATIVE LAND PARTITION 34-04 being a re-plat of Parcel 2 of Land Partition 46-02, situated in the NW1/4 NW1/4 of Section 10, T 39 S, R 9 E, W.M. Klamath County, Oregon, and said parcels containing approximately 1.83 acres each may not be separately sold, transferred or built on, reconfigured until and unless the existing structure currently located on both proposed parcels is demolished, partially demolished, remodeled or repartitioned, such that all required setback, lot coverage and other land use requirements are met and the structure is no longer located on more than one parcel.

The consideration for this deed in terms of dollars is \$0. However, the actual consideration consists of or includes other value given or promised which is the whole consideration.

As partial consideration for Owner restricting the transfer of this property, City agrees to approve the proposed Tentative land partition 34-04, being a re-plat of parcel 2 of land partition 46-02 situated in the NW 1/4 NW 1/4 of section 10, T 39 S, R 9 E, W.M. Klamath County, OR.


 Randall Simonson dba Commercial Redevelopment Co


Date 11/15/04

1 Deed of Restriction

300 MW

82226

Autumn One Family Partnership, an Oregon Limited Partnership

By 
John E. Batzer, General Partner

Date 11-12-04

City of Klamath Falls, Oregon

By: _____

Date _____

Printed name _____

Position: _____

2 Deed of Restriction

State of Oregon

County of Jackson

82227

On this 23rd day of November, 2004, personally appeared before me the above named
Randall Simonsen, and acknowledged the foregoing instrument to be
his/her/their voluntary act and deed.

WITNESS My hand and official seal.

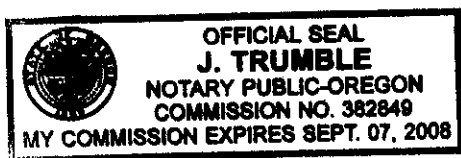
Cindi Polling
Notary Public for Oregon
My Commission expires: 12/17/2004

82228

STATE OF OREGON)
)ss.
COUNTY OF JACKSON)

This instrument was acknowledged before me on _____
by _____

This instrument was acknowledged before me on NOVEMBER 12, 2004
by JOHN E BATZER
as PARTNER
of AUTUMN ONE FLP



J. Trumble
Notary Public for Oregon

My commission expires: Sept. 7, 2008