

Irrevocably Bound Parcel Covenant

M05-71338

Klamath County, Oregon

12/19/2005 02:10:32 PM

Pages 2 Fee: \$26.00

"This document irrevocably binds the two described parcels, (see attachment "Exhibit A"). Herein, together in perpetuity; or a re-plat of this property may supersede this covenant if all applicable Oregon State Survey Law and Klamath County Land Development Code provisions are followed."

"Neither of the Properties bound by this document shall be sold separately or have title hypothecated separately from this day forward."

"This covenant runs with the land and applies to all assigns, heirs and successors in interest to the property described herein."

"The deeds to the described property subject to this covenant shall hereinafter be encumbered by this document and shall be considered as one property."

0/2 John Garee Date 12-19-05
John Garee

Note: "After recording please return to Planning Department."

STATE OF OREGON,

County of Klamath } ss.

On 12-19-05 DATE, before me personally appeared John Garee

whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.



Jill M. O'Neil
Notary Public for Oregon
My commission expires 10/10/07

EXHIBIT "A"
DESCRIPTION OF PROPERTY

A tract of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at an iron pin located West a distance of 674.1 feet and S $0^{\circ}19'$ W a distance of 30.0 feet from the iron axel marking the Northeast corner of said Section 24, said beginning point being on the South boundary of Airway Avenue; thence S $0^{\circ}19'$ W a distance of 270.9 feet to an iron pin on the Northerly boundary of the USRS Dixon Drain; thence N $75^{\circ}18'$ W along said boundary a distance of 86.7 feet; thence N $0^{\circ}19'$ E a distance of 248.9 feet to the South boundary of Airway Avenue; thence east along the South boundary of Airway a distance of 84.0 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to Klamath County, by Warranty Deed recorded July 15, 1975 in Volume M75, page 8015, Deed records of Klamath County, Oregon

A tract of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is West 529.0 feet and South 0 degrees 19' West 30.0 feet from the iron axle marking the Northeast corner; said beginning point being on the South boundary of Airway Drive; thence South 0 degrees 19' West 308.9 feet to a point on the Northerly boundary of the U.S.R.S. Dixon Drain; thence following said Northerly boundary North 75 degrees 18' West 149.8 feet to an iron pin; thence North 0 degrees 19' East 270.9 feet to an iron pin on the South boundary of Airway Drive; thence East along said South boundary 145.1 feet to the point of beginning

EXCEPTING THEREFROM that portion of the above described property included in a strip of land 50.00 feet in width, lying on the Southerly side of the centerline of the Southside Expressway, which centerline is described as follows:

Beginning at Engineer's center line Station 380+00, said station being 613.8 feet North and 1815.6 feet West of the Southeast corner of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 54 degrees 05' 31" East 531.77 feet; thence on a 1311.97b foot radius curve left (the long chord of which bears South 72 degrees 22' 36.5" East) 837.38 feet; thence North 89 degrees 20' 18" East 519.28 feet to Engineer's center line station 399+88.43.