

2008-006937

Klamath County, Oregon



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05/12/2008 11:48:45 AM

Fee: \$21.00

Returned @ Counter

LEVERN W. FERGUSON
8821 GROUND SQUIRREL DR.
BONANZA, OR 97623

RESTRICTIVE COVENANT Accessory Structure Building Permit

The undersigned, being the record owners of all of the real property described as follows; LOT 20th 21 IN BLOCK 29 OF KLAMATH FALLS FOREST ESTATES, H4466 UNIT #2, and further identified by "Exhibit A" attached hereto, do hereby make the following restrictive covenant(s) for the above-described real property, specifying that the covenant(s) shall run with the land and shall be binding on all persons claiming under such land, and that these restrictions shall be for the benefit of and limitation on all future owners of said real property.

The following restrictive covenant(s) hereafter bind the subject property:

"The 40 foot by 8 foot (320 square feet total) accessory structure described as a CARGO CONTAINER and located on property designated by the Klamath County Assessor's Office as Tax Lot 5200 in Township 38 South, Range 11 East, Section 004B is permitted in conjunction with a **primary use** (DEWELLING) on the adjacent parcel described as Tax Lot 5100 in Township 38 South, Range 11 East, Section 004B. Said structure may be used for purposes customarily accessory and subordinate to the primary use of the above referenced parcel."

"Tax lots 5100 and 5200, as described above, shall not be transferred, conveyed, leased, mortgaged or otherwise liened separately from each other but only to identical transferees, mortgagees or lien claimants until such time as a lawful primary use is permitted on Tax Lot 5200, where the named accessory use is located."

The covenant(s) shall not be modified or terminated except by the express written consent of the owners of the land at the time, and the Klamath County Community Development Department, as hereafter provided.

KLAMATH COUNTY, a political subdivision of the State of Oregon, shall be considered a party to this covenant and shall have the right, if it so desires, to enforce any or all of the covenant(s) contained herein by judicial or administrative proceeding. This covenant is made pursuant to the provisions of the Klamath County Land Development Code.

Dated this 12th day of MAY, 2008.

Levern Ferguson
Record Owner

Judy Fletcher
Record Owner

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above names Levern Ferguson & Judy Fletcher and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 12th day of May, 2008.



Lisa Kessler
Notary Public for State of Oregon
My Commission Expires: Mar. 13, 2011

Note: A copy of the recorded instrument must be returned to Community Development before permits can be issued.