

2009-001620

Klamath County, Oregon

After recording return to:

JEANETTE DAVIDSON

00060107200900016200020028

02/10/2009 08:37:34 AM

Fee: \$26.00

**RESTRICTIVE COVENANT
Primary Structure Building Permit**

The undersigned, being the record owners of all of the real property described as follows; LOTS 38 AND 39, BLOCK 38, TRACT #1084, 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:

"Tax lots 01300 and 01400, 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.

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.

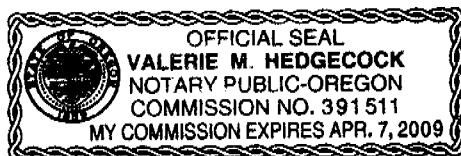
Dated this 9th day of FEBRUARY, 2009.

[Signature]
Record Owner

[Signature: Jeanette Davidson]
Record Owner

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above names Jim & Jeanette Davidson and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 9 day of February, 2009.



[Signature: Valerie M. Hedgecock]
Notary Public for State of Oregon
My Commission Expires:
4-7-09

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

89639

10-14-94A10:29 RCVD

Vol. 94 Page 32086

WARRANTY DEED

#03042216

AFTER RECORDING RETURN TO:

JIM A. DAVIDSON
JEANETTE T. DAVIDSONP.O. Box 632
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVECHARLES G. ROMARY and JANICE-LEE ROMARY, hereinafter called
GRANTOR(S), convey(s) to JIM A. DAVIDSON and JEANETTE T.
DAVIDSON, husband and wife, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:Lots 38 and 39, Block 38, Tract No. 1084, SIXTH ADDITION TO
KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.Code 95 Map 3907-24DO TL 1400
Code 95 Map 3907-24DO TL 1300

JTD

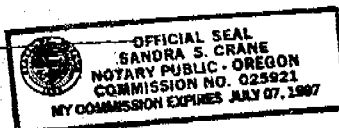
"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is
\$24,900.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF the grantor has executed this instrument
this 14 day of October, 1994.

CHARLES G. ROMARY

JANICE-LEE ROMARY

STATE OF OREGON, County of Klamath ss.

On this 14 day of October, 1994,Personally appeared the above named CHARLES G. ROMARY and
JANICE-LEE ROMARY and acknowledged the foregoing instrument to
be their voluntary act and deed.Before me:
Notary Public for Oregon
My Commission Expires: 7/7/97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 14th day
of Oct A.D. 19 94 at 10:29 o'clock A.M., and duly recorded in Vol. M94
of Deeds on Page 32086
Evelyn Biehn - County Clerk
By

FEE \$30.00