

2009-009654

Klamath County, Oregon

Returned to Counter

After recording return to:
Adkins Consulting Engineers, Inc.
2950 Shasta Way
Klamath Falls, OR 97603



00069490200900096540040049

07/16/2009 09:43:30 AM

Fee: \$36.00

RESTRICTIVE COVENANT

The undersigned, Steven Belden, being the owner of record of the real property described as R-3809-035CB-01000 and further identified by "Exhibit A" attached hereto, and Bear Valley Properties, L.L.C., being the owner of record of the real property described as R-3809-035CB-01100 and further identified by "Exhibit B" attached hereto, do make the following restrictive covenant(s) for the above-described properties, specifically 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 properties:

The subject properties shall not be sold separately until the existing manufactured home located on Tax Lot R-3809-035CB-01100 is either removed or the interior side yard setback is complied with in accordance with Section 12.010 of the City of Klamath Falls Community Development Ordinance.

This covenant shall not be modified or terminated except by the express written consent of the owners of the land at the time, and the City of Klamath Falls Planning Department, as hereafter provided.

CITY OF KLAMATH FALLS, 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.

Dated this 30th day of June, 2009.


Steven Belden



Steven Belden, Managing Member
Bear Valley Properties, L.L.C.

EXHIBIT A
LEGAL DESCRIPTION

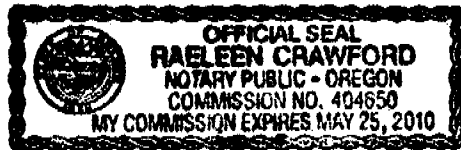
Lot 11, Block 1 of Tract No. 1031, Shadow Hills – I, according to the official plat thereof as filed at the office of the Klamath County Clerk.

EXHIBIT B
LEGAL DESCRIPTION

Lot 12, Block 1 of Tract No. 1031, Shadow Hills – I, according to the official plat thereof as filed at the office of the Klamath County Clerk.

STATE OF OREGON)
) ss.
County of Klamath)

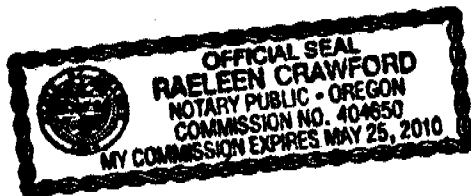
Personally appeared the above named Steven Belden, and acknowledged the foregoing instrument to be his voluntary act and deed before me this 30 day of June, 2009.



Raeleen Crawford
Notary Public for State of Oregon
My Commission Expires:

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above named Steven Belden as Managing Member of Bear Valley Properties, L.L.C. and acknowledged the foregoing instrument to be his voluntary act and deed before me this 30 day of June, 2009.



Raeleen Crawford
Notary Public for State of Oregon
My Commission Expires: