

Returned to Counter

Danette Thompson



09/04/2009 03:28:22 PM

Fee: \$36.00

RESTRICTIVE COVENANT Accessory Structure Building Permit

The undersigned, being the record owners of all of the real property described as follows; Green Acres, Block 9, LOTS 1 AND 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 100 foot by 35 foot (3500 square feet total) accessory structure described as a SHOP and located on property designated by the Klamath County Assessor's Office as Tax Lot 1 in Township Green Acres South, Range _____ East, Section _____ is permitted in conjunction with a primary use (HOME STEAD) on the adjacent parcel described as Tax Lot 2 in Township Green Acres South, Range _____ East, Section _____. Said structure may be used for purposes customarily accessory and subordinate to the primary use of the above referenced parcel."

"Tax lots 1 and 2 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 1, 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 31st day of AUGUST, 2009.

James Clint Thompson
Record Owner

Danette L Thompson
Record Owner

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above names James Clint Thompson Danette L Thompson and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 31st day of August, 2009

Patricia A. Slevati
Notary Public for State of Oregon
My Commission Expires: 2/26/12

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

R-3908-001CO-02200-000

RS

R-3908-001CO-02100-000

R-3908-001CO-02000-000

R-3908-001CO-01900-000

MASON-LN

RS

R-3908-00200-01000-000

R-3908-001CO-02300-000

R-3908-001CO-02400-000

R-3908-001CO-02500-000

R-3908-001CO-02600-000

RS

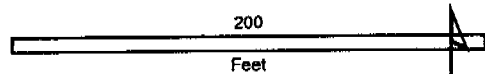
R-3908-001CO-04000-000

R-3908-001CO-03900-000

R-3908-001CO-03800-000

R-3908-001CO-03700-000

Klamath County



1 inch = 82 feet

Date Printed 8/29/09

This map is for planning purposes only. This map has been prepared for internal use by Klamath County only. Accuracy and completeness is not guaranteed to any other agency, public or private.

08-11-94 10:13 RCVD

WARRANTY DEED

TRENDWEST, inc., an Oregon corporation, formerly

KNOW ALL MEN BY THESE PRESENTS, That TRENDWEST DEVELOPMENT COMPANY, an Oregon corporation,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES C. THOMPSON and DANETTE L. THOMPSON, as tenants by the entirety, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1, Block 9, TRACT 1016, known as GREEN ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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 30.930."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,500.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26th day of August, 1994, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

By [Signature] TRENDWEST, inc., an Oregon corporation

STATE OF OREGON) County of) ss.

Personally appeared the above named [Signature]

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me: Notary Public for Oregon My commission expires:

STATE OF OREGON, County of Klamath) ss. The foregoing instrument was acknowledged before me this August 4, 1994, by Harold Deegan,

president, and by secretary of JELD-WEN, inc. an Oregon corporation, on behalf of the corporation.

Notary Public for Oregon My commission expires:

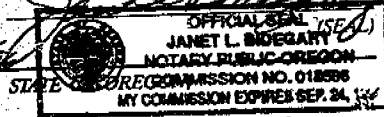


Table with 2 columns: Name, Address, City, State, Zip. Rows include JELD-WEN, INC. and JAMES C. THOMPSON and DANETTE L. THOMPSON.

SPACE RESERVED FOR RECORDER'S USE

County of Klamath I certify that the within instrument was received for record on the 11th day of Aug, 1994, at 10:13 o'clock A.M., and recorded in book M94 on page 24788 or as file/reel number 85771. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk Recording Officer By [Signature] Deputy

Fee \$30.00

49702

AUG 25 10 38

Vol. M92 Page 19257

020 38717

WARRANTY DEED



AFTER RECORDING RETURN TO:
JAMES C. THOMPSON
DANETTE L. THOMPSON

5919 mason lane
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

JOHN H. REDFIELD hereinafter called GRANTOR(S), convey(s) to
JAMES C. THOMPSON AND DANETTE L. THOMPSON, HUSBAND AND WIFE
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

Lot 2, Block 9, Tract 1016, GREEN ACRES, in the County of
Klamath, State of Oregon.

CODE 7 MAP 3908-1C0 TL 2400

JE
DA

"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 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 those 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
\$120,000.00.

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 17th day of August, 1992.

John H. Redfield
JOHN H. REDFIELD

STATE OF OREGON, County of KLAMATH) ss.

August 17, 1992

Personally appeared the above named JOHN H. REDFIELD and
acknowledged the foregoing instrument to be his voluntary act
and deed.



Jessica Handwerker
Notary Public for OREGON
My Commission Expires: 7/23/93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 25th day
of Aug. A.D. 1992 at 10:38 o'clock A. M. and duly recorded in Vol. M92
of Deeds on Page 19257

FEE \$30.00

Evelyn Biehn
By *[Signature]* County Clerk