

2010-008875

Klamath County, Oregon

After recording return to:



00087803201000088750060065

07/27/2010 09:22:56 AM

Fee: \$62.00

RESTRICTIVE COVENANT Primary Structure Building Permit

The undersigned, being the record owners of all of the real property described as follows; KENNETH & CHARLENE GUDGEON, 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 128-40 and 128-41, 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.

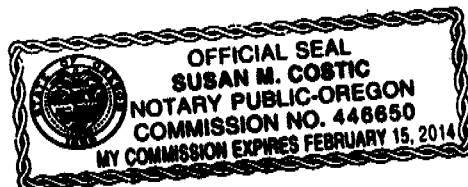
Dated this 26 day of July, 20 10.

Kenneth Gudgeon
Record Owner

Charlene Gudgeon
Record Owner

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above names Kenneth E. AND Charlene D. Gudgeon and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 27 day of July, 20 10.



Susan M. Costic
Notary Public for State of Oregon
My Commission Expires: 2/15/2014

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

EXHIBIT A

(attach copy of legal description)

KLAMATH FALLS FOREST ESTATES Hwy 66 plot #4 Block 128-41
KLAMATH FALLS FOREST ESTATES Hwy 66 plot #4 Block 128-40

ES MTC 13916-7941

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Professional Images, Inc.
211 Allen St. Ste 1
Hamath, Ore 97601
Kenneth & Charlene Gudgeon
PO Box 294
Westman, Ore 97536

After recording, return to (Name, Address, Zip)
Kenneth & Charlene Gudgeon
PO Box 294
Westman, Ore 97536

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Same As Above

2006-015684

Klamath County, Oregon



00000326200600156840050052

SPACE RESE
FOR
RE

08/03/2006 02:48:46 PM

Fee: \$41.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that *Professional Images, Inc., an Oregon Corporation* hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by *Kenneth & Charlene Gudgeon* hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in *Hamath* County, State of Oregon, described as follows, to-wit:

*Lot 40, Block 128, Hamath Jan. Trust Estates,
 Hwy 66, Part 4, Hamath County, Oregon*

** See Attached Exhibits A & B **

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the 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 \$ *20,000*. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols " ", if not applicable, should be deleted. See ORS 93.030.)

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

In witness whereof, the grantor has executed this instrument on *August 2, 2006*; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS. IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)), THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS. IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be affected thereby.

STATE OF OREGON, County of _____ ss.

This instrument was acknowledged before me on _____ by _____

This instrument was acknowledged before me on *Aug 3, 2006* by *Stacy M Howard*

as *President* of *Professional Images, Inc.*



Notary Public for Oregon

My commission expires *Nov 18, 2007*

42.00

EST

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2007-017175

Klamath County, Oregon



00032517200700171750010013

SPACE RESE
FOR
RECORDERS

10/02/2007 09:56:38 AM

Fee: \$21.00

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

JEAN AUSTIN
P.O. Box 404
RONANZA, OR 97623

Until requested otherwise, send all tax statements to (Name, Address, Zip):

JEAN AUSTIN
P.O. Box 404
RONANZA, OR 97623

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Jean Austin

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Bennett E. Gudgeon and/or Charlene Gudgeon 1/2 interest hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

R458007 R3811001C0 00600-000 Klamath Falls
Forest Estates Hwy 66 Plat #4, Block 128, Lot 41

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 15000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ☐ if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, the grantor has executed this instrument on 2nd October 2007; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

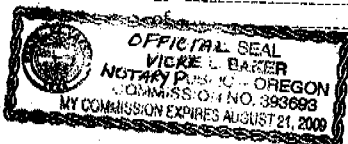
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Jean Austin

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on 2nd day of October 2007 by Jean Austin

This instrument was acknowledged before me on _____ by _____

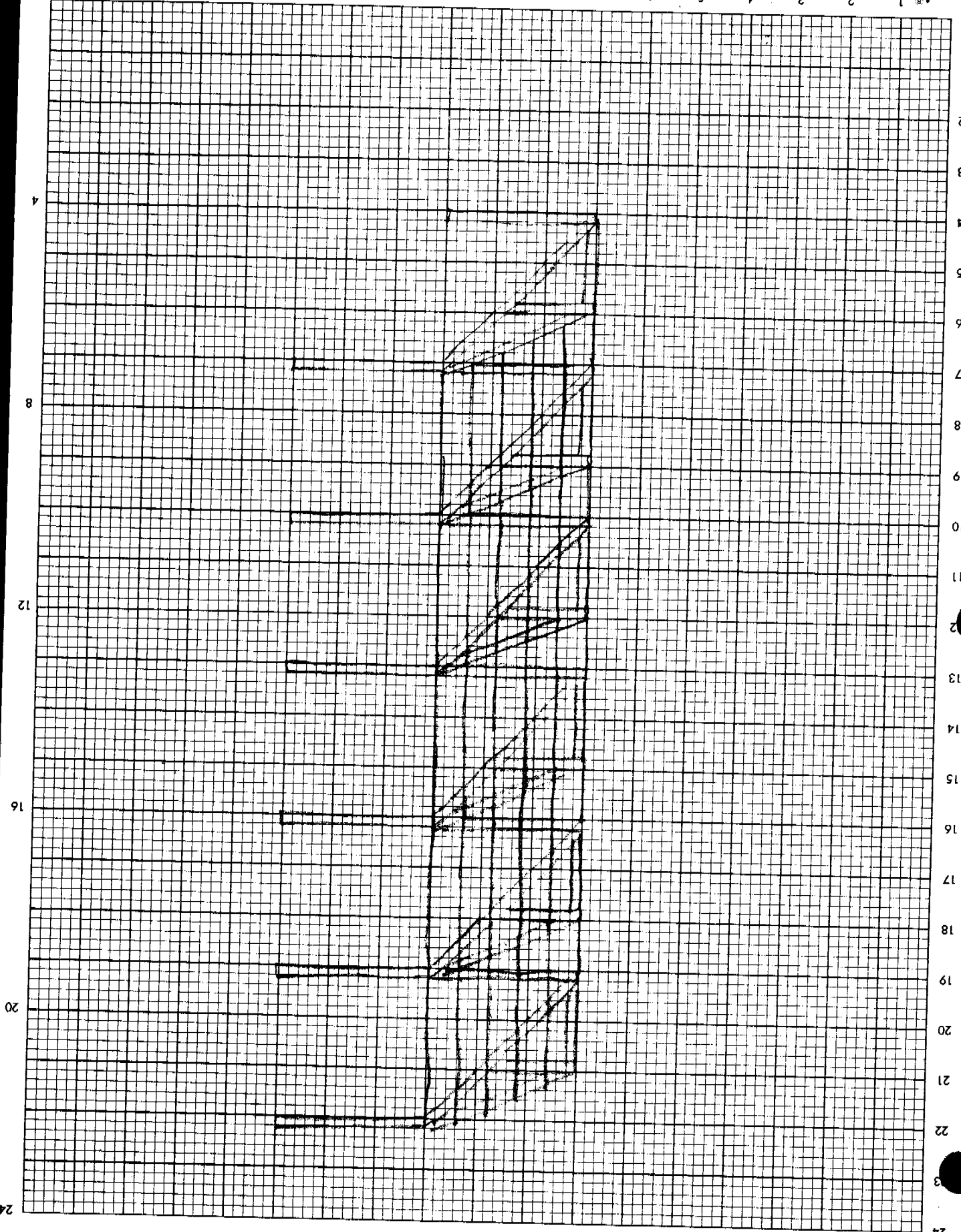
as _____



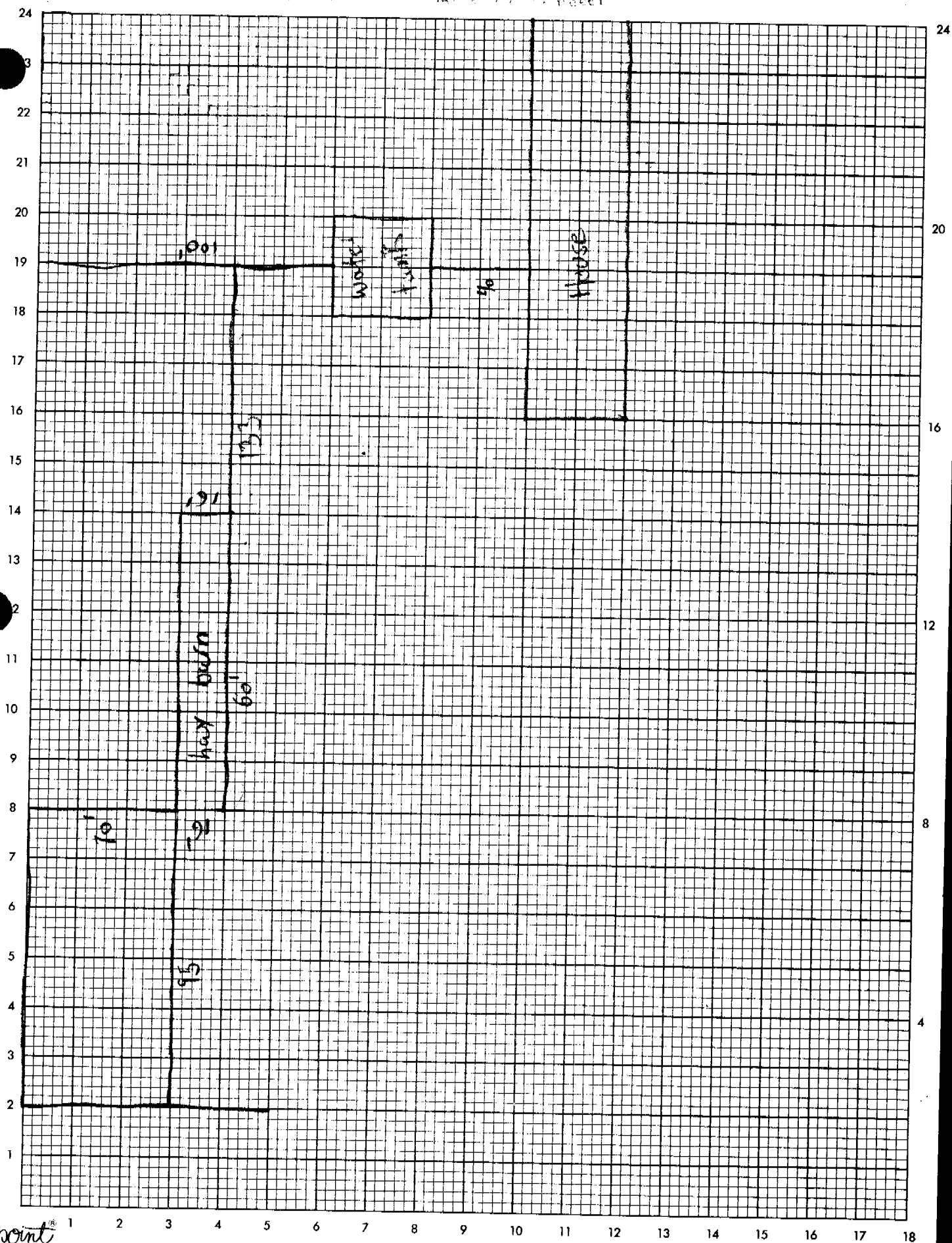
Vickie L. Baker
Notary Public for Oregon

My commission expires 8-21-09

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Ver. 1.0.0.0 (Beta) - 7/1/2010



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