

2010-012163

Klamath County, Oregon



00091680201000121630030030

10/15/2010 09:02:24 AM

Fee: \$47.00

### RESTRICTIVE COVENANT Accessory Structure Building Permit

The undersigned, being the record owners of all of the real property described as follows; R-4001-DD1DD-00900  
R-4001-DD1DD-00900, 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 \_\_\_\_\_ foot by \_\_\_\_\_ foot ( \_\_\_\_\_ square feet total) accessory structure described as a \_\_\_\_\_ and located on property designated by the Klamath County Assessor's Office as Tax Lot 900 in Township 40 South, Range 1 East, Section 1D is permitted in conjunction with a primary use (Dwelling) on the adjacent parcel described as Tax Lot 700 in Township 40 South, Range 1 East, Section 1D. Said structure may be used for purposes customarily accessory and subordinate to the primary use of the above referenced parcel."

"Tax lots 700 and 900 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 900, 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.

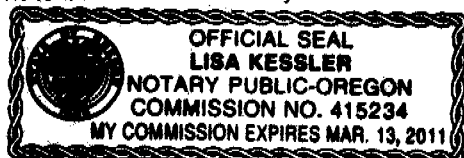
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

George L. Martin  
Record Owner

Mary L. Martin  
Record Owner

STATE OF OREGON )  
 ) ss.  
County of Klamath )

Personally appeared the above names George L. Martin & Mary L. Martin and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 14<sup>th</sup> day of October, 2010.



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.

ESC

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

2007-003232

Klamath County, Oregon



00015935200700032320010017

02/26/2007 02:29:02 PM

Fee: \$21.00

SPAC

REC

George L. Martin  
P.O. Box 85  
Keno, OR 97627  
Grantor's Name and Address

George L. & Mary L. Martin  
P.O. Box 85  
Keno, OR 97627  
Grantee's Name and Address

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

George L. & Mary L. Martin  
P.O. Box 85  
Keno, OR 97627

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

George L. & Mary L. Martin  
P.O. Box 85  
Keno, OR 97627

## WARRANTY DEED - SURVIVORSHIP

KNOW ALL BY THESE PRESENTS that George L. Martinhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by George L. & Mary L. Martin (Husband and Wife)hereinafter called grantees, does hereby grant, bargain, sell and convey unto the grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of the grantees, 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:

West 1/2 of lot 1, block 5, First Addition to  
Keno Whispering Pines, as recorded in the office  
of the County Clerk of Klamath County, Oregon  
R-4007-00100-00700-000 105

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantees, their assigns and the heirs of such survivor, forever; provided that grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And grantor hereby covenants to and with grantees, their assigns, and the heirs of such survivor, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):  
NO EXCEPTIONS

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 \$ 2. 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 applies equally to corporations and to individuals.

In witness whereof, grantor has executed this instrument on FEB 22, 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.

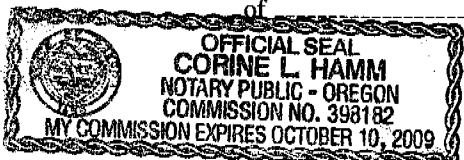
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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.

George L Martin  
Mary L Martin

STATE OF OREGON, County of KLAMATHThis instrument was acknowledged before me on 2-22-07by Corine L. HammThis instrument was acknowledged before me on 2-22-07by GEORGE L. MARTIN & MARY L. MARTIN

as

of



Corine L. Hamm  
Notary Public for Oregon

My commission expires 10-10-09

ESC

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



GEORGE L. MARTIN

P.O. Box 85

KENO, ORE 97627

Grantor's Name and Address

GEORGE L. + MARY L. MARTIN

P.O. Box 85

KENO, ORE 97627

Grantee's Name and Address

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

GEORGE L. + MARY L. MARTIN

P.O. Box 85

KENO, ORE 97627

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

GEORGE L. + MARY L. MARTIN

P.O. Box 85

KENO, ORE

97627

2007-003233

Klamath County, Oregon

00015936200700032330010014

SPACE RESERV

02/26/2007 02:29:32 PM

Fee: \$21.00

FOR

No

REC

## WARRANTY DEED - SURVIVORSHIP

KNOW ALL BY THESE PRESENTS that

GEORGE L. MARTIN

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by GEORGE L. + MARY L. MARTIN (HUSBAND + WIFE)

hereinafter called grantees, does hereby grant, bargain, sell and convey unto the grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of the grantees, 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:

LOT 2, BLOCK 5, FIRST ADDITION TO KENO  
WHISPERING PINES, ACCORDING TO THE OFFICIAL  
PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON  
R-4007-00100-00900-000 106

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantees, their assigns and the heirs of such survivor, forever; provided that grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

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

NO EXCEPTIONS

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 \$ ~~0~~. 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 <sup>Ⓢ</sup>, 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 applies equally to corporations and to individuals.

In witness whereof, grantor has executed this instrument on FEB 22, 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.

George L. Martin  
Mary L. Martin

STATE OF OREGON, County of KLAMATH ss.

This instrument was acknowledged before me on 2-22-07

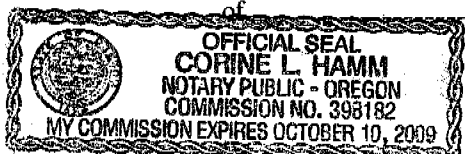
by Cori ZH

This instrument was acknowledged before me on 2-22-07

by George L. Martin &amp; Mary L. Martin

as

of



Cori ZH

Notary Public for Oregon

My commission expires 10-10-09