

2011-005044

Klamath County, Oregon



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04/21/2011 02:26:04 PM

Fee: \$42.00

RESTRICTIVE COVENANT *SPRAGUE RIVER VALLEY ACRES*
Accessory Structure Building Permit *R-3612-001B0-03500-000*
R-3612-001B0-03400-000

The undersigned, being the record owners of all of the real property described as follows; _____, 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 21.7 foot by 31.3 foot (679.2 square feet total) accessory structure described as a CAR PORT and located on property designated by the Klamath County Assessor's Office as Tax Lot 3500 in Township 36 South, Range 12 East, Section 1 is permitted in conjunction with a **primary use** (RESIDENCE) on the adjacent parcel described as Tax Lot 3400 in Township 36 South, Range 12 East, Section 1. Said structure may be used for purposes customarily accessory and subordinate to the primary use of the above referenced parcel."

"Tax lots 3400 and 3500, 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 3500, 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 21 day of APRIL, 2011.

Bruce A. Farrell
 Record Owner

Rosiland A. Farrell
 Record Owner

STATE OF OREGON)
) ss.
 County of Klamath)

Personally appeared the above names Bruce A Farrell & Rosiland A Farrell and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 21st day of April, 2011.



Paula Jeanne Harris
 Notary Public for State of Oregon
 My Commission Expires: Nov 29, 2012

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)

PROPERTY 1 R-3612-001B00-03500
SPRAGUE RIVER VALLEY ACRES, BLOCK 11,
LOT 17

PROPERTY 2 R-3612-001B00-03400
SPRAGUE RIVER VALLEY ACRES, BLOCK 11,
LOT 16