

2015-003462

Klamath County, Oregon



00167845201500034620030032

04/14/2015 03:41:13 PM

Fee: \$52.00

After recording return to:

Brittany D. McLane
5331 Sturdivant
Klamath Falls, OR 97603

RESTRICTIVE COVENANT

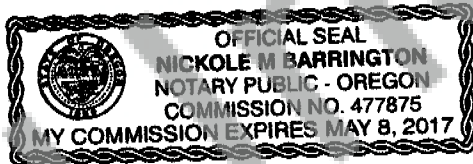
Known all men by these presents that Brittany D. McLane (Property Owner), hereby grants this restrictive covenant in favor of the City of Klamath Falls, and for the benefit of the public, prohibiting the individual sale of any Parcels, or any portion thereof, legally described in the attached Exhibit A. The intent of this Restrictive Covenant is to ensure that all parcels (Lots 19 & 20 of Summerfield Residential Tract 1456) described in Exhibit A are "held together by a single property owner," as required by the City of Klamath Falls Planning Department. This Restrictive Covenant shall be binding on and inure to the benefit of Brittany D. McLane (Property Owner), the City and their respective successors and assigns. By signing below, the City of Klamath Falls accepts the grant of restrictive covenant made herein.

By:

Brittany McLane
Property Owner - Brittany D. McLane

STATE OF OREGON)
County of Klamath) ss.

Subscribed and acknowledged before me this 14th day of April, 2015 by Brittany D. McLane as title/property owner of 5331 Sturdivant (Lots 19 & 20 of Summerfield Residential Tract 1456), as her voluntary act and deed.



BEFORE ME:

Nickole M. Barrington
Notary Public for Oregon
My Commission Expires: 5-8-2017

ACCEPTED BY THE CITY OF KLAMATH FALLS

By:

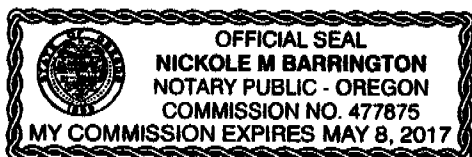
Nathan Cherpeski
Nathan Cherpeski, City Manager

Attest:

Elisa D. Olson
Elisa Olson, City Recorder

STATE OF OREGON)
County of Klamath) ss.

On the 13th day of April, 2015, personally appeared Nathan Cherpeski and Elisa D. Olson, who, each being first duly sworn, did say that the former is the City Manager and the latter is the City Recorder of the City of Klamath Falls, an Oregon municipal corporation, and that this instrument was signed on behalf of said municipal corporation; and each of them acknowledged said instrument to be the City's voluntary act and deed.



BEFORE ME:

Nickole M. Barrington
Notary Public for Oregon
My Commission Expires: 5-8-2017

187 2301192-MT



After recording return to:
Brittany D McLane
5331 Sturdivant
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Brittany D McLane
5331 Sturdivant
Klamath Falls, OR 97603

File No.: 7021-2301192 (MT)
Date: August 13, 2014

THIS SPACE RESERVED FOR RECORD

2014-008608
Klamath County, Oregon
08/18/2014 01:23:41 PM
Fee: \$47.00

STATUTORY WARRANTY DEED

Rogue Federal Credit Union, an Oregon non-profit corporation, Grantor, conveys and warrants to **Brittany D McLane**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 19 and Lot 20, TRACT 1456 - SUMMERFIELD RESIDENTIAL COMMUNITY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. 2014/2015 Real property taxes; a lien not yet due and payable.

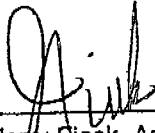
The true consideration for this conveyance is **\$14,400.00**. (Here comply with requirements of ORS 93.030)

F.
52.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

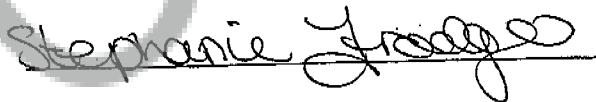
Dated this 14th day of August, 2014.

Rogue Federal Credit Union, an Oregon
non-profit corporation


By: Jerry Ficek, Assistant Asset
Protection Manager

STATE OF Oregon)
)ss.
County of Jackson)

This instrument was acknowledged before me on this 14th day of August, 2014
by Jerry Ficek as Assistant Asset Protection Manager of Rogue Federal Credit Union, on behalf of the non-
profit corporation.



Notary Public for Oregon
My commission expires: Sept. 23, 2016

