

Larry Dugger
Christene Dugger
Returned at Counter

2017-001672

Klamath County, Oregon



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02/16/2017 03:02:34 PM

Fee: \$47.00

**RESTRICTIVE COVENANT
Accessory Structure Building Permit**

The undersigned, being the record owners of all of the real property described as follows; B-3507-018CD-2800-4400, 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 12 foot by 24 foot (288 square feet total) accessory structure described as a STORAGE SHED and located on property designated by the Klamath County Assessor's Office as Tax Lot 2800 in Township 35 South, Range 7 East, Section 18CD is permitted in conjunction with a **primary use** (Dwelling) on the adjacent parcel described as Tax Lot 4400 in Township 35 South, Range 7 East, Section 18CD. Said structure may be used for purposes customarily accessory and subordinate to the primary use of the above referenced parcel."

"Tax lots 2800 and 4400, 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 2800, 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 16 day of February, 2017.

Christene Dugger
Record Owner

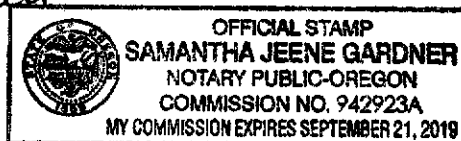
Christene Dugger

Larry E. Dugger
Record Owner

Larry Dugger

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above names Christene Dugger & Larry Dugger and acknowledged the foregoing instrument to be their voluntary act and deed before me this 16 day of Feb, 2017.



Samantha Gardner
Notary Public for State of Oregon
My Commission Expires: Sept. 21, 2019

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)

Oregon Shores Unit 2, (Tract 1113) Block 18, Lots
8 & Block 19, Lot 1