

2017-002763

Klamath County, Oregon



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03/16/2017 12:08:57 PM

Fee: \$52.00

RESTRICTIVE COVENANT Accessory Structure Building Permit

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 for the property, specifying that the covenant shall run with the land and shall be binding on all persons claiming 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 covenants hereafter bind the subject property:

"The accessory structure located on Property No. 1 as described on attached **Exhibit A** is permitted in conjunction with the primary use located on Property No. 2 as described on attached **Exhibit A**. Said structure may be used for purposes customarily accessory and subordinate to the primary use of the above referenced parcel."

"Both Property No. 1 and Property No. 2, as described in attached Exhibit A, 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 either a lawful primary use is constructed on the property where the named accessory use is located, OR the accessory use is removed."

The covenant 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 contained herein by judicial or administrative proceeding. This covenant is made pursuant to the provisions of the Klamath County Land Development Code.

Dated this 27 day of February, 2017.

Randolph B. Rigdon
Record Owner

Record Owner

Lorna C. Rigdon
Record Owner

Record Owner

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above names Randolph Rigdon & Lorna C Rigdon and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 27th day of February, 2017.
By Lisa Kessler



Lisa M. Kessler
Notary Public for State of Oregon
My Commission Expires: February 1, 2019

Note: A copy of the recorded covenant must be returned to Planning Department before permits can be issued.

Lorna Rigdon
Returned at Counter

EXHIBIT A

(Property No. 1 legal description)

: R-3407-015BB-00200-000
: WOODLAND PARK, BLOCK 7, LOT 4

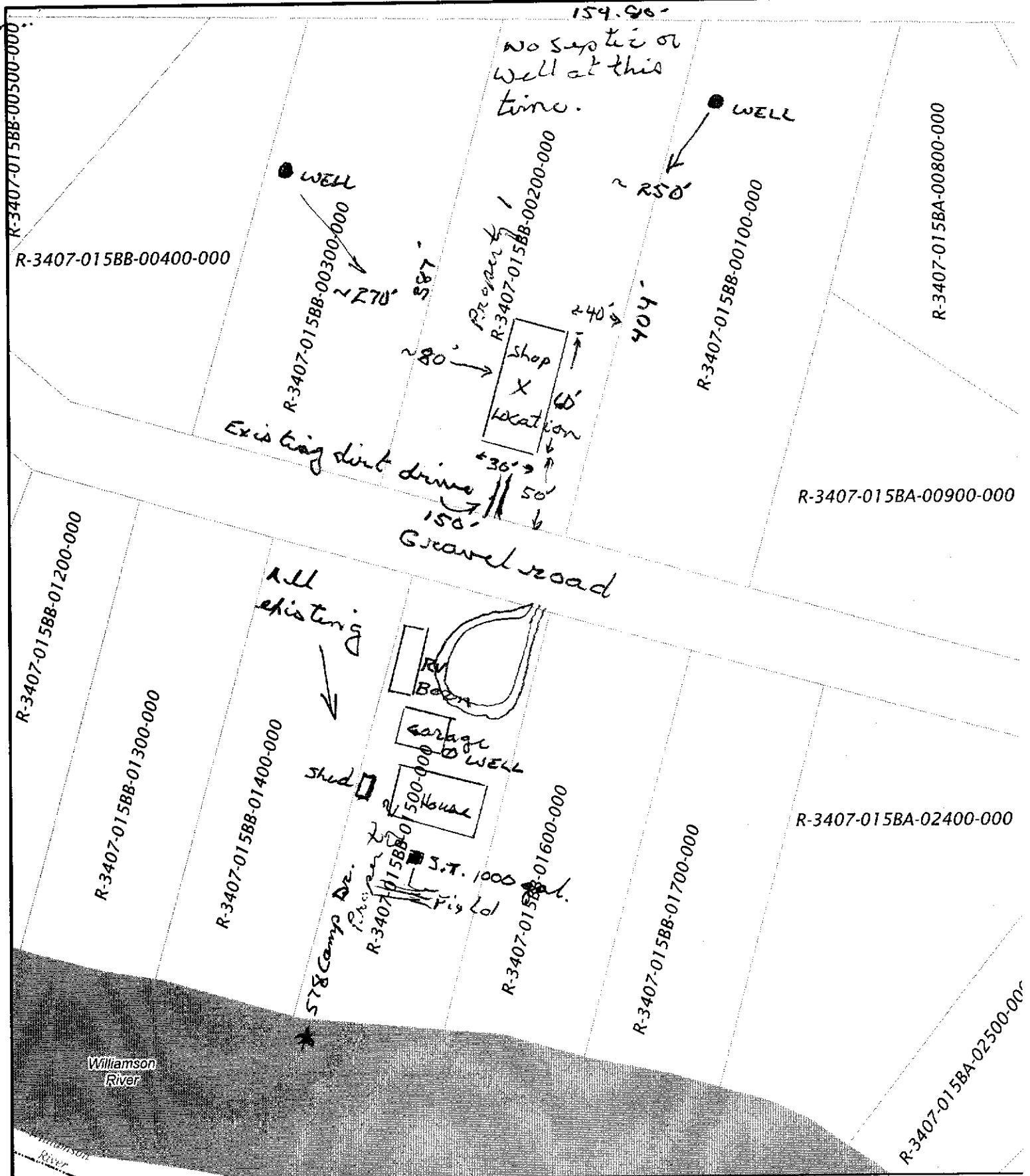
(Property No. 2 legal description)

A tract of land situate in Lot 1, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, in Klamath County, Oregon, and being more particularly described as follows: Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running thence North 89°12' 42" 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50°12' 43" 50" East 453.16 feet; thence South 76°12' 17' 30" East 309.11 feet to the True Point of Beginning of this description; thence South 13°12' 42' 30" West 401.77 feet to a point on the North bank of Williamson River; thence South 87°12' 50' 20" East 96.06 feet; thence South 75°12' 09' 20" East 15.43 feet; thence North 13°12' 42' 30" East 384.80 feet; thence North 76°12' 17' 30" West 110.0 feet to the true point of beginning of this description.

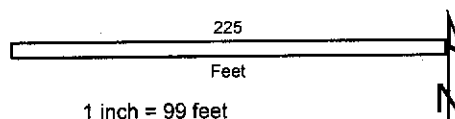
KEY #192133

ACCT #3407-015BB-01500

• Randolph B. Rigdon 578 Camp Dr W, Chiloguen



Klamath County



Date Printed: 2/28/2017

This map is for planning purposes only. This map has been prepared for internal use by Klamath County only. Accuracy and completeness is not guaranteed to any other agency, public or private.