

2017-013211

Klamath County, Oregon



00213412201700132110020027

11/15/2017 10:18:55 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, 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 13 day of Nov, 2017.

[Signature]  
Record Owner

[Signature]  
Record Owner

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Record Owner

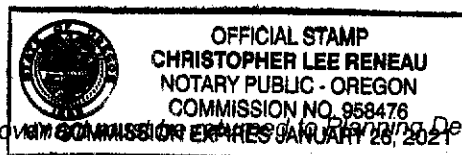
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Record Owner

STATE OF OREGON     )  
                                  ) ss.  
County of Klamath    )

Personally appeared the above names Lawrence & Peggy Harmon and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 13 day of November, 2017.

By Chris Reneau Notary public

[Signature]  
Notary Public for State of Oregon  
My Commission Expires: January 26, 2021



**Note:** A copy of the recorded covenants must be submitted to the Community Development Department before permits can be issued.

## EXHIBIT A

(Property No. 1 legal description)

R-3909-013BA-00600-000

Beginning at a 5/8 inch iron pin marking the Northeastery corner of Lot A of SUNSET BEACH; thence South 53° 43' West 147.5 feet to the Northwestery corner of said Lot A; thence South 13° 06' East 25.64 feet to an iron pin; thence South 67° 49' West 24.99 feet to the Northwestery corner of a Parcel described in Deed Volume 355 at Page 81; thence South 11° 59' East 129.91 feet along the Westerly line of said Parcel to a 5/8 inch iron pin marking the Southwestery corner of said Parcel said 5/8 inch iron pin being the true point of beginning; thence North 66° 27' 36" East 104.5 feet along the Southerly line of said Parcel to an iron pin marking the Southeastery corner of said parcel; thence South 49° 17' 00" East 81.70 feet to an iron pin; thence South 16° 16' 36" East 71.59 feet to an iron pin; thence North 79° 36' 47" West 130.40 feet to an iron pin; thence North 41° 06' 10" West 75.32 feet to the true point of beginning.

CODE 183 MAP 3506-013BA TL 00700 KEY# 421779

Tax Account No. R421779

A

(Property No. 2 legal description)

Beginning at the Southeastery corner of Lot A, SUNSET BEACH, Klamath County, Oregon; thence South 42°41' West along the Southeastery line of said Lot A a distance of 125.40 feet, to a point on the highwater line of Upper Klamath Lake; thence North 54°00'43" West along said highwater line a distance of 160.67 feet; thence North 16°16'36" West a distance of 71.59 feet; thence South 87°39' East a distance of 171.57 feet to a point on the Northeastery line of said Lot A; thence South 44°52' East along the Northeastery line of said Lot A a distance of 90.22 feet to the point of beginning.

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