

2018-001076

Klamath County, Oregon



00216617201800010760020023

01/29/2018 01:51:45 PM

Fee: \$47.00

Returned at Counter

After recording return to:

City Recorder
500 Klamath Avenue
Klamath Falls, OR 97601

RESTRICTIVE COVENANT

Known all men by these presents that Tom Coleman and Constance Coleman, (Property Owners), 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 as Lots 11 and 12 in Block 14 of Dixon Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon and Map and Tax Lots R-3809-028DC-08800-000 and 08900. The intent of this Restrictive Covenant is to ensure that all parcels described are "held together by a single property owner," as required by the City of Klamath Falls. This Restrictive Covenant shall be binding on and inure to the benefit of Tom and Constance Coleman (Property Owners), 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:

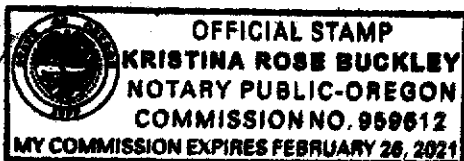
Tom Coleman

Constance Coleman

STATE OF OREGON)

County of Klamath) ss.

Subscribed and acknowledged before me this 16th day of November, 2017 by Tom and Constance Coleman as (title/property owners) of the property described above, as their voluntary act and deed.



BEFORE ME:

Notary Public for Oregon

My Commission Expires: 02/26/21

ACCEPTED BY THE CITY OF KLAMATH FALLS

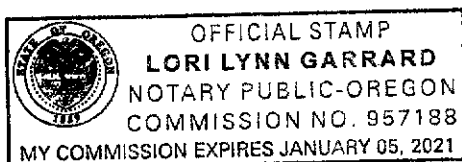
By:

Nathan Cherpeski, City Manager

STATE OF OREGON)

County of Klamath) ss.

On the 16th day of November, 2017 personally appeared Nathan Cherpeski, who, each being first duly sworn, did say that he is the City Manager of the City of Klamath Falls, an Oregon municipal corporation, and that this instrument was signed on behalf of said municipal corporation; and he acknowledged said instrument to be the City's voluntary act and deed.



BEFORE ME:

Notary Public for Oregon

My Commission Expires: 1/5/2021

23505

MTC-8672

BARGAIN AND SALE DEED

Vol. 496 Page 25742

KNOW ALL MEN BY THESE PRESENTS, That

Trustees of the Stone Family

Trust u.a.d. February 6, 1990

hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Tommy L. Coleman and Constance J. Coleman, husband and wife

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath

State of Oregon, described as follows, to-wit:

Lots 11 and 12 in Block 14 of Dixon Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ to change title

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14th day of August, 1996;

if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Albert H. Stone Trustee
Trustee of the Stone Family Trust

Barbara M. Stone Trustee
Trustee of the Stone Family Trust

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on August 14, 1996,
by Albert H. Stone and Barbara M. Stone, Trustees of the Stone Family Trust

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____



My commission expires

12-18-98

Trustees of the Stone Family Trust

9907 HWY 140 E

Klamath Falls OR 97603

Grantor's Name and Address

Tommy L. and Constance J. Coleman

135 N. Wendling St.

Klamath Falls OR 97601

Grantor's Name and Address

After recording return to (Name, Address, Zip)

KLAMATH FIRST FEDERAL S&LA

2300 MADISON STREET

KLAMATH FALLS, OR 97603

If all requested otherwise send all tax statements to (Name, Address, Zip)

Tommy L. and Constance J. Coleman

135 N. Wendling St.

Klamath Falls OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$30.00

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 20th day of August, 1996, at 3:30 o'clock P.M., and recorded in book/reel/volume No. 496 on page 25742 or as fee/title/instrument/microfilm/reception No. 23505, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

NAME

TITLE

By *Shirley F. Marshall* Deputy

96 AUG 20 P 3:50