

2018-002649

Klamath County, Oregon



00218498201800026490020026

03/12/2018 08:21:49 AM

Fee: \$47.00

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After recording return to:

Ernest Tina Fegles  
985 N Birch St  
Coquille OR 97423

**RESTRICTIVE COVENANT**  
**Primary Structure Building Permit**

The undersigned, being the record owners of all of the real property described as follows: R-3507-027C0-00200 & 100, 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:

"Tax lots 100 and 200, 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.

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 which tie the two parcels together because the house is on TL 200 and the septic system is on TL 100.

Dated this 2 day of March, 2018.

[Signature]  
 Record Owner Sign

Print Name: Ernest D Fegles

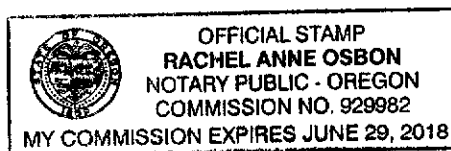
[Signature]  
 Record Owner Sign

Print Name: TINA R. FLEMING-FEGLES

STATE OF OREGON )  
 ) ss.  
 County of Klamath )  
Coco (P)

Personally appeared the above names Ernest D Fegles + Tina R Fleming - Fegles and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 2nd day of March, 2018.

By Rachel Osan, Notary



[Signature]  
 Notary Public for State of Oregon  
 My Commission Expires: June 29, 2018

**Note:** A copy of the recorded instrument must be returned to Community Development before permits can be issued.

## EXHIBIT A

### PARCEL 1:

The following described real property is situated in Klamath County, Oregon, being more particularly described as follows:

From the Northwest corner of the NW1/4 of the SW1/4, Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, Easterly along the North line of said NW1/4 of SW1/4, 330 feet to the point of beginning; thence South and parallel with Section line of said Section 27, 132 feet to an iron pin; thence Easterly and parallel with North line of NW1/4 of SW1/4, 198 feet to an iron pin; thence North and parallel with Section line of said Section 27, 132 feet to an iron pin; thence Westerly 198 feet to the point of beginning.

### PARCEL 2:

A portion of the NW1/4 SW1/4 of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the one-quarter common to Sections 27 and 28, said Township and Range; thence East, parallel with the South line of said NW1/4 SW1/4, a distance of 330.0 feet; thence South parallel with the West line of said Section 27, a distance of 132.0 feet; thence West, parallel with the South line of said NW1/4 SW1/4 a distance of 330.0 feet to the West line of said Section 27; thence North, along said West line, a distance of 132.0 feet to the point of beginning.