

2018-012028

Klamath County, Oregon



00229710201800120280020020

10/02/2018 10:41:01 AM

Fee: \$87.00

RESTRICTIVE COVENANT Accessory Structure Building Permit

The undersigned, being the record owner(s) 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 19 day of September, 2018.

Record Owner

Record Owner

Print

Name:

Mandy I. Sheppard

Name:

Print

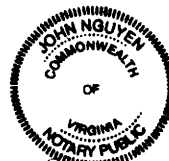
STATE OF OREGON

VA

ss.

County of Klamath

Fairfax



John Nguyen
Notary Public
Commonwealth of Virginia
ID #7559688
My Commission Expires
July 31, 2021

Personally appeared the above names Mandy I Sheppard and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 19th day of September, 2018.
By Mandy I. Sheppard

Notary Public for State of Oregon
My Commission Expires: 07/31/2021

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

EXHIBIT A

(Property No. 1 legal description)

30' X 55' CARPORT WITH ATTACHED STORAGE (included in dimensions provided) to provide protection to our vehicles as the two properties are one entity. This lot is one acre.

Lot 21 in Block 3 of Tract 1201

Williamson River Pines

Tax Account No: 3407-034A0-02000-000

(Property No. 2 legal description)

Residence structure (cabin) on one acre

Lot 20 in Block 3 of Tract 1201

Williamson River Pines

Tax No: 3407-034A0-02100-000

Key No: 700691

Primary Residence