

Krister Balme  
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2019-007950

Klamath County, Oregon



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## JOINT USE PARKING AGREEMENT

This Joint Use Parking Agreement (Agreement) is entered into and effective this 11th day of July, 2019 by and between Campus Investments, LLC, owner of the property located at 2227 N Eldorado Boulevard and 2218 Shallock, described as Lot 1 and 2 Portions of Block 2 of Sunny Side Addition #1, and identified as Klamath County Assessors Map number 3809 20CA Tax Lot 1900 (Property 1) and Krister Balme, owner of the property located at 2215 Shallock Avenue, described as Lot 1 and adjacent 5<sup>th</sup> Avenue vacation of Block 1 of Sunny Side Addition, and identified as Klamath County Assessors Map number 3809 20CA Tax Lot 200 (Property 2). A map showing the locations of Properties 1 and 2 is attached hereto as Exhibit A and incorporated herein by this reference.

The use of Property 1 is considered a daytime use (shopping center, retail, office) per City of Klamath Falls Community Development Ordinance (CDO) Section 14.025(4)a. and the use of Property 2 is considered a nighttime use (drinking and eating establishment) per CDO Section 14.025(4)b.

The owners of the properties agree to share parking between the two properties to meet the CDO parking requirements as provided for in CDO Section 14.025(4). Per the approval conditions of Klamath Falls land use application 7-Design Review-2019, the drinking and eating establishment on Property 2 is required to provide 28 parking spaces on-site based on use-type and building square footage where 23 parking spaces are to be provided. Property 2 is presently undeveloped.

This agreement allows for the use of the parking lot (**5 undesignated parking spaces**) on Property 1 by the patrons and employees of the business(es) located on Property 2 during peak operating hours (starting at 5:00 PM on weekdays and on weekends). This agreement also allows for the use of the parking lot on Property 2 by the patrons and employees of the business(es) located on Property 1 during peak operating hours (until 5:00 PM on weekdays).

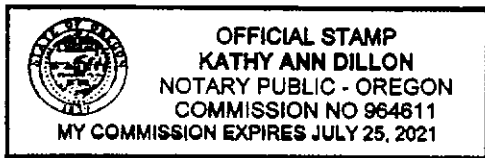
In witness whereof, the parties hereto have executed this Agreement as of the date first written above.

**Owner of Property 1:**  
**Campus Investments, LLC**

Mark R. Wendt

STATE OF OREGON           )  
County of Klamath       ) ss.

This instrument was acknowledged before me on the 17<sup>th</sup> day of July, 2019  
by Mark R. Wendt as Owner of Property 1.



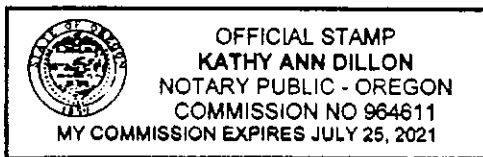
Kathy Ann Dillon  
Notary Public for the State of Oregon  
Commission Expires: 7/25/21

**Owner of Property 2:**  
**Krister Balme**

Krister Balme

STATE OF OREGON           )  
County of Klamath       ) ss.

This instrument was acknowledged before me on the 16<sup>th</sup> day of July, 2019  
by Krister Balme as Owner of Property 2.



Kathy Ann Dillon  
Notary Public for the State of Oregon  
Commission Expires: 7/25/21

# EXHIBIT A

