

2019-009432

Klamath County, Oregon



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08/19/2019 08:08:26 AM

Fee: \$87.00

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 15th day of August, 2019.

[Signature]
Record Owner

Record Owner

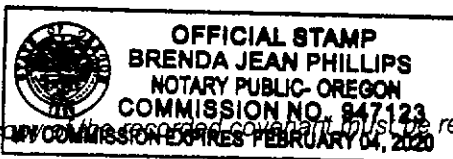
[Signature]
Record Owner

Record Owner

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above names Lynda Harlan and Gary Harlan and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 15 day of August, 2019.
By Brenda Jean Phillips

[Signature]
Notary Public for State of Oregon
My Commission Expires: 2-4-2020



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

Gary Harlan
Returned at Counter

EXHIBIT A

(Property No. 1 legal description)

EXHIBIT "A"

PARCEL ONE:

A parcel of land located in the NW ¼ SE ¼ NE ¼ of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point on the Easterly right of way line of Orindale Road, said point being North 932.00 feet and East 30.00 feet from the Northwest corner of the NE ¼ SE ¼ of said Section 12; thence East 435.60 feet; thence North 200.00 feet; thence West 435.60 feet to a point on the Easterly right of way line of Orindale Road; thence South along said right of way line 200.00 feet to the point of beginning.

(Property No. 2 legal description)

PARCEL TWO:

A tract of land situated in the SE ¼ NE ¼ of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod on the Easterly right of way line of Orindale Road, being the Southwest corner of that tract of land described in M81, Page 8479 of the Klamath County deed Records, and being North 00 degrees 35'19" East 666.28 feet (North 00 degrees 13'21" East 666.24 feet by said deed) and South 83 degrees 43'25" East 25.64 feet from the Northwest corner of the NE ¼ SE ¼ of said Section 12; thence South 89 degrees 43'25" East 435.60 feet to a 5/8 inch iron pin with cap; thence North 00 degrees 13'21" East 266.17 feet; thence North 89 degrees 46'39" West 435.60 feet to the Easterly right of way line of said Orindale Road; thence South 00 degrees 13'21" West 265.76 feet to the point of beginning, with bearings based on Survey No. 3564 as filed in the office of the Klamath County Surveyor.