2020-010667 Klamath County, Oregon



After recording return to:

08/25/2020 02:48:55 PM

Fee: \$87.00

Klamath Falls Holdings, LLC an Oregon Limited Liability Company 2870 Nansen Drive Medford, OR 97504

DEED RESTRICTION

The undersigned being the record owner of real property legally described as Lots 10, 12, 13, TRACT 1430, TIMBERMILL SHORES in the instruments referenced as Official Record Number: 2018-004199 and 2016-013292 of the Klamath County Clerk's records for Klamath County, Oregon, does hereby make the following deed declarations for the above described real property, specifying that the declarations stated below shall constitute covenants and run with the real property, binding on all persons claiming rights for such land and that these declarations shall be for the benefit of and limitation upon all future owners of the referenced real property.

Property Owner hereby declares that all of the real property referenced above and more legally described in the attached Exhibit A shall be held, sold, and conveyed subject to the following conditions and declarations.

Be it known by all that Klamath Falls Holdings, LLC, an Oregon limited liability company, hereby grants this Deed Restriction 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 in Exhibit A. The intent of this Deed Restriction is to ensure that all parcels described in Exhibit A are "held together by a single property owner," as required by the City of Klamath Falls' Council's Final Order for Design Review 12-DR-18 and Conditional Use Permit 3-CUP-18 dated January 31, 2020 (official records on file with the City Recorder). The Deed Restriction shall be binding on and inure to the benefit of Klamath Falls Holdings, LLC, an Oregon limited liability company, the City of Klamath Falls, its successors and assigns, and the public.

> KLAMATH FALLS HOLDINGS, LLC, An Oregon limited liability company

By: Justin Hurley Braswell

Its: Manager

("Klamath Falls Holdings")

STATE OF OREGON))ss. County of Jackson

> OFFICIAL STAMP ABIGAIL WHALEN

MY COMMISSION EXPIRES APRIL 10, 2022

On this _____day of August, 2020, personally appeared the above-named Justin Hurley Braswell, who being sworn, stated that he is the Manager of Klamath Falls Holdings, LLC an Oregon limited liability company, and that the foregoing instrument was voluntarily signed on behalf of said limited liability company and by authority of its Operating Agreement.

Before me:

NOTARY PUBLIC-OREGON COMMISSION NO. 973487

Deed Restriction - Page 1

EXHIBIT A

Description of Parcels

PARCEL A:

Lot 10, TRACT 1430, TIMBERMILL SHORES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

380932AC Tax Lot 10700

PARCEL B:

Lot 12, TRACT 1430, TIMBERMILL SHORES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

380932AC Tax Lot 10500

PARCEL C:

Lot 13, TRACT 1430, TIMBERMILL SHORES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

380932AC Tax Lot 10600