



00280707202100081970020022

05/21/2021 03:24:54 PM

Fee: \$87.00

After recording return to:
City Recorder
500 Klamath Avenue
Klamath Falls, OR 97601

DEED RESTRICTION

The undersigned being the record owners of real property legally described as Block 9, Lot 13 & 14 Por in Stewart Addition (R-3909-007CB-00300) and Block 9 Lot 15 & 14 Por in Stewart Addition (R-3909-007CB-00400) in the instruments referenced as Official Record Number 2011-007269 of the Klamath County Clerk's records for Klamath County, Oregon, do 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 Owners hereby declare 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 Dawn L. and Tommy V. Jones, do hereby grant 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' Planning Division. The Deed Restriction shall be binding on and inure to the benefit of Dawn L. and Tommy V. Jones, the City of Klamath Falls, its successors and assigns, and the public.

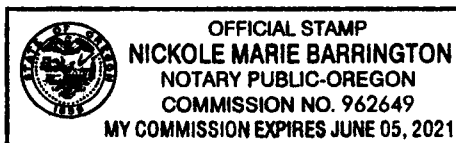
Dawn L. Jones – PROPERTY OWNER

Tommy V. Jones – PROPERTY OWNER

STATE OF OREGON)
)ss.
County of Klamath)

On this 21st day of May, 2021, personally appeared Dawn L. Jones and Tommy V. Jones, who being sworn, stated that they are the Property Owners of the property listed above, and that the foregoing instrument was voluntarily signed by them.

Before me:



Notary Public for Oregon

WTC 90309-DS



THIS SPACE 2011-007269
Klamath County, Oregon



06/15/2011 11:22:41 AM Fee: \$42.00

TOMMY JONES, JR.

Grantor's Name and Address

DAWN L. JONES
4550 Balsam Dr.
Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:
DAWN L. JONES
4550 Balsam Dr.
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
DAWN L. JONES
4550 Balsam Dr.
Klamath Falls, OR 97601

Escrow No. MT90309-DS
Title No. 0090309
BSD r.042611

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

TOMMY JONES, JR. and DAWN L. JONES, WHO ACQUIRED TITLE AS DAWN MINICH

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

DAWN L. JONES and TOMMY V. JONES, as tenants by the entirety,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

Lot 15, the Westerly 30 feet of Lot 14, the West 122 feet of Lot 13 and the East 20 feet of Lot 14, all in Block 9 of STEWART, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

42pnd