

2021-014581

Klamath County, Oregon



00288052202100145810020023

09/24/2021 03:47:13 PM

Fee: \$87.00

Returned at Counter

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

DEED RESTRICTION

The undersigned being the record owner of real property legally described as Lots 1-4, inclusive in Block 19 of Hot Springs Addition in the instruments referenced as Official Record Number: 2020-012877 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(s) hereby declare(s) 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 Brandon Merrick, 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' Development Services Department. The Deed Restriction shall be binding on and inure to the benefit of Brandon Merrick, the City of Klamath Falls, its successors and assigns, and the public.

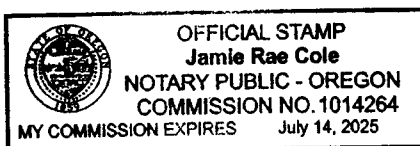
PROPERTY OWNER(S)

Brandon Merrick  
Print Name: Brandon Merrick  
Title (if any): PROPERTY OWNER

STATE OF OREGON                    )  
  )ss.  
County of Klamath                 )

On this 24 day of September, 2021, personally appeared the above-named Brandon Merrick, who being sworn, stated that he/she is the Property Owner of Lots 1-4, inclusive in Block 19 of Hot Springs Addition, and that the foregoing instrument was voluntarily signed on behalf of said company/property owner and by legal authority of the authorized agent.

Before me:



Jamie Rae Cole  
Notary Public for Oregon





**EXHIBIT A**  
**Legal Description of Property**

2020-012877

Klamath County, Oregon

10/07/2020 03:48:01 PM

Fee: \$132.00

THIS SPACE RESERVED FOR

After recording return to:

Brandon Merrick

1274 Ramona Way

Petaluma, CA 94954

Until a change is requested all tax statements shall be sent to the following address:

Brandon Merrick

1274 Ramona Way

Petaluma, CA 94954

File No: 402800AM

**STATUTORY WARRANTY DEED**

Katherine Marquez, Carol Elaine Keene and Nancy Lee Ham each as to an undivided 1/4 interest as Tenants in Common and Richard D. Coffman, Diana K. Hanlin (Hamlin in Small Estate) and Deborah F. Wormley as to an undivided 1/4 interest, as Tenants in Common,

Grantor(s), hereby convey and warrant to

**Brandon Merrick,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**Lots 1 thru 4, Inclusive, in Block 19 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$25,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**"2020-2021 Real Property Taxes, a lien not yet due and payable"**

**THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.**