



10/04/2021 09:06:41 AM

Fee: \$92.00

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

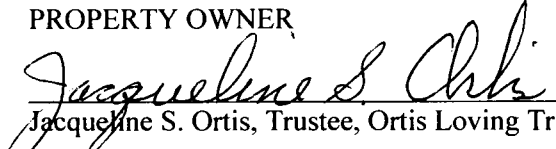
DEED RESTRICTION

The undersigned being the record owner of real property legally described as an Eastern portion of Lot 5 of Block 4, Dixon Addition (R-3809-028DC-02200) and an Eastern half of Lot 6 of Block 4, Dixon Addition (R-3809-028DC-02300) in the instruments referenced as Official Record Number: M06-10365 (2 pages) 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 and specified as parcels 1 and 2 in the attached Exhibit A shall be held, sold, and conveyed* subject to the following conditions and declarations.

Be it known by all that Jacqueline S. Ortis, Trustee, Ortis Loving Trust, 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 and specified as parcels 1 and 2 in Exhibit A.* The intent of this Deed Restriction is to ensure that parcels described and specified as parcels 1 and 2 in Exhibit A are "*held together by a single property owner,*" as required by the City of Klamath Falls' Development Services Department for approval of land use application 35-Residential Review-2021 (35-RR-21) (*official records referenced on file with the City*). The Deed Restriction shall be binding on and inure to the benefit of Jacqueline S. Ortis, Trustee, Ortis Loving Trust, the City of Klamath Falls, its successors and assigns, and the public.

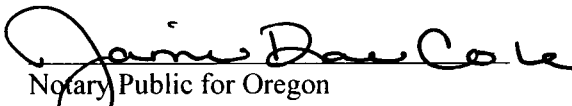
PROPERTY OWNER

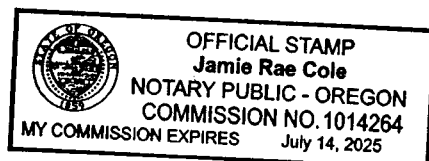
  
Jacqueline S. Ortis, Trustee, Ortis Loving Trust

STATE OF OREGON                    )  
  )ss.  
County of KLAMATH                )

On this 1 day of October, 2021, personally appeared the above-named Jacqueline Ortis, Trustee, Ortis Loving Trust who being sworn, stated that she is the Property Owner and that the foregoing instrument was voluntarily signed on behalf of said property owner and by legal authority of authorized agent.

Before me:

  
Notary Public for Oregon

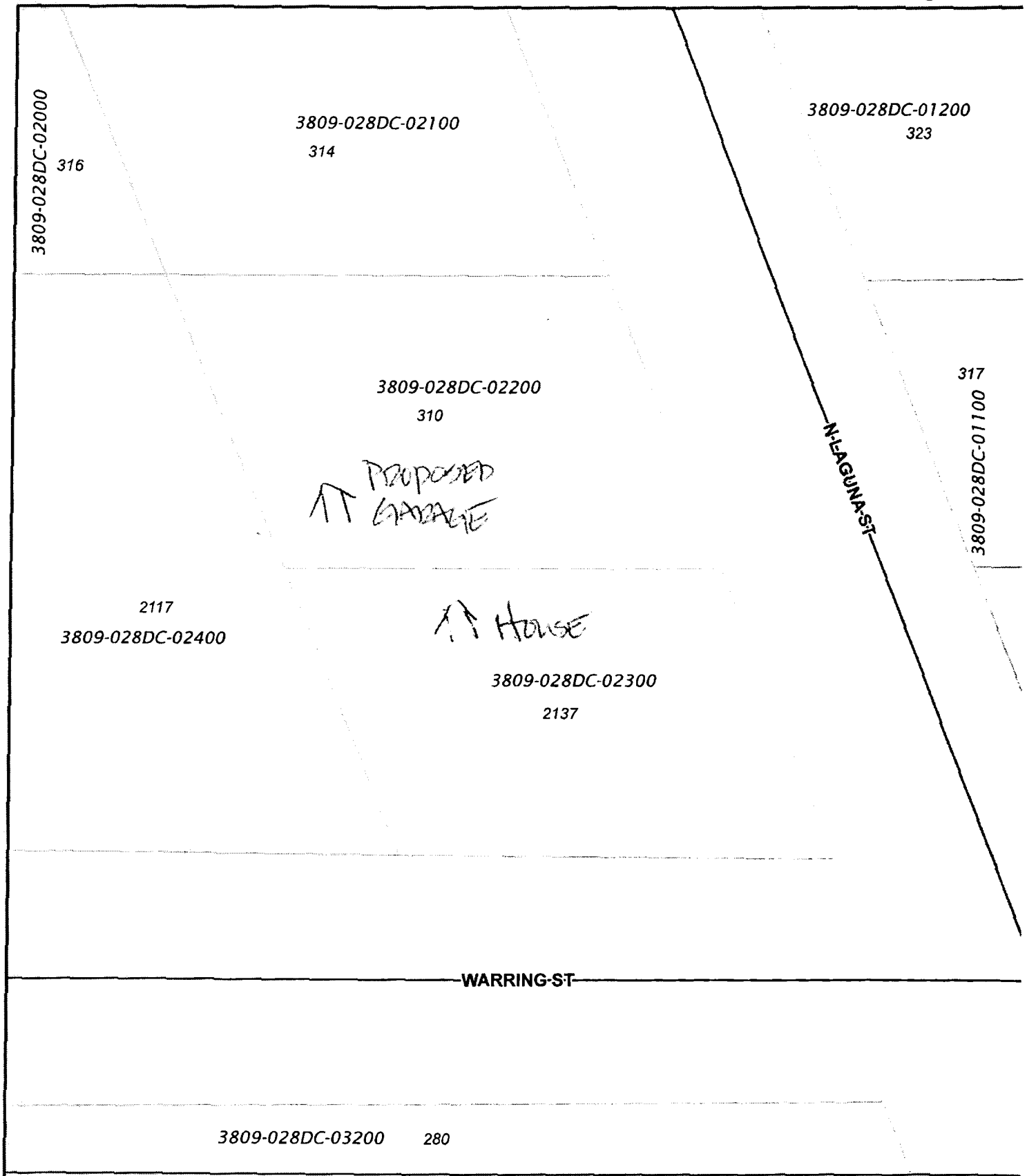


**PARCEL 1: (310 N. Laguna)**

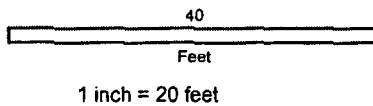
Beginning at a stake on the North line of Lot 5 in Block 4, Dixon Addition to Klamath Falls, Oregon, which stake is midway between the Northwest and Northeast corners of said Lot 5; thence Easterly along the North line of said Lot 5, 69.55 feet, more or less, to the original stake at the Northeast corner of said Lot 5; thence Southeasterly 50 feet, more or less along Laguna Street to the Southeasterly corner of said lot; thence Westerly along the Southerly line of said Lot 5, 69.42 feet; thence Northwesterly and parallel to Laguna Street 50 feet, more or less to the place of beginning, being the East half of Lot 5 of said Block 4, DIXON ADDITION TO THE CITY OF KLAMATH FALLS, OREGON.

**PARCEL 2: (2137 Warring Street)**

East half of Lot 6, Block 4, Dixon Addition to the City of Klamath Falls.



**Klamath County**



Date Printed: \_\_\_\_\_

This map is for planning purposes only. This map has been prepared for internal use by Klamath County only. Accuracy and completeness is not guaranteed to any other agency, public or private.