

After recording return to:

Frank L. Deese



00296781202200030280020028

03/11/2022 10:56:56 AM

Fee: \$87.00

RESTRICTIVE COVENANT
Conditional Use Permit

The undersigned, being the record owners of all of the real property described as follows:

FRANK L. DEESE ANGELA N. DEESE
and further identified by "Exhibit A" attached hereto, do hereby make the following restrictive covenant(s) for the above-described real property, specifying that the covenant(s) shall run with the land and shall be binding on all persons claiming under such land, and that these restrictions shall be for the benefit of and limitation on all future owners of said real property.

In consideration of approval by Klamath County, Oregon of a land use permit to construct a single family dwelling on property designated by the Klamath County Assessor's Office as Tax Lot _____ in Township _____ South, Range _____ East, Section _____, the following restrictive covenant(s) hereafter bind the subject property.

SEE EXHIBIT A

"Declarant and Declarant's heirs, legal representatives, assigns, and lessees hereby recognize(s) the rights of adjacent and nearby landowners to conduct farm and forest operations consistent with accepted farming practices and Forest Practices Act, ORS 30.090 and Rules for uses authorized by this Code."

This 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(s) contained herein by judicial or administrative proceeding. This covenant is made pursuant to the provisions of the Klamath County Land Development Code.

Dated this 11 day of March, 2022

Frank L. Deese
Record Owner

Angela N. Deese
Record Owner

STATE OF Oregon)
County of Klamath) ss.

Personally appeared the above names Frank L. Deese and Angela N. Deese and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 11th day of March, 2022.



Lisa M. Kessler
Notary Public for State of Oregon
My Commission Expires: 12/19/2022

Please return a copy of the recorded covenant to the Klamath County Planning Department.



2020-007773

Klamath County, Oregon

08/26/2020 08:18:42 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Frank L. Deese and Angela Deese

1545 Pacific Terrace

Klamath Falls, OR 97601

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

Frank L. Deese and Angela Deese

1545 Pacific Terrace

Klamath Falls, OR 97601

File No. 376467AM

STATUTORY WARRANTY DEED

James M. Machado and J. Ranell Machado,
as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Frank L. Deese and Angela Deese, as Tenants by the Entirety,

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:

Parcel 1 of Land Partition 07-10 in NE1/4SE1/4 Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, For Lawful Creation, recorded July 20, 2010 in Volume 2010-008691, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$85,000.00.

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: