

After recording return to:

Bonnie Spencer  
P.O. Box 723  
Codega Bay, CA 94923



06/13/2022 01:15:22 PM

Fee: \$87.00

**RESTRICTIVE COVENANT**  
**Conditional Use Permit**

The undersigned, being the record owners of all of the real property described as follows:  
Raymond W Spencer and Bonnie J Spencer  
 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.

APN R-3607-A1500-00200-000

"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 13 day of June, 2022.

[Signature]  
 Record Owner Sign

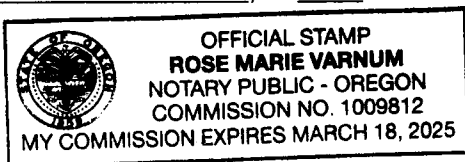
Print Name: Raymond W Spencer

[Signature]  
 Record Owner Sign

Print Name: Bonnie J Spencer

STATE OF Oregon )  
 ) ss.  
 County of Klamath )

Personally appeared the above names Raymond W Spencer + Bonnie J Spencer and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 13 day of June, 2022.



Rose Marie Varnum  
 Notary Public for State of Oregon  
 My Commission Expires: March 18, 2025

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

Exhibit A

2022-001587

Klamath County, Oregon



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02/07/2022 03:28:26 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Bonnie Spencer  
PO Box 723  
Bodega Bay, Ca. 94923-0723

GRANTOR'S NAME AND ADDRESS:

Modoc Point Properties, LLC  
24800 Modoc Point Rd.  
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS:

The Raymond W. Spencer and Bonnie J. Spencer Family Trust  
1800 Bay Flat rd.  
PO Box 723  
Bodega Bay, Ca. 94923-0723

SEND TAX STATEMENTS TO:

~~Bonnie Spencer~~ Same as above  
~~PO Box 723~~  
~~Bodega Bay, Ca. 94923-0723~~ RWS

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Modoc Point Properties, LLC, acting by and through its managing member, William S. Hamilton, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Raymond W. Spencer and Bonnie J. Spencer as the trustees of The Raymond W. Spencer and Bonnie J. Spencer Family Trust, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Parcel 3 of land Partition 50-96, situated in Section 15, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County Oregon according to the official plat on file in the office of the County Clerk, Klamath County Oregon.

To have and to hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$62,500.00 and services rendered.

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.

IN WITNESS WHEREOF, the grantor has executed this instrument this 7th day of February, 2022; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON

Returned at Counter