

2022-008479

Klamath County, Oregon



00302969202200084790020028

07/12/2022 12:54:14 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 7-10 and 11-14 in Block 12 of Industrial Addition to the City of Klamath Falls** in the instruments referenced as **Official Record Number: Vol m92 Page 25561** 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 in the attached Exhibit A shall be held, sold, and conveyed* subject to the following conditions and declarations.

Be it known by all that Henris Roofing & Supply of Oregon, Inc., 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 lots, or any portion thereof, legally described in Exhibit A.* The intent of this Deed Restriction is to ensure that all lots described 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 3-Design Review-22 (3-DR-22) (*official records referenced on file with the City*). The Deed Restriction shall be binding on and inure to the benefit of Henris Roofing & Supply of Oregon, Inc., the City of Klamath Falls, its successors and assigns, and the public.

PROPERTY OWNER

Eric Baker  
Registered Agent for Henris Roofing Supply of Oregon, Inc.

STATE OF OREGON                    )  
  )ss.  
County of Klamath                    )

On this 12<sup>TH</sup> day of July 2022, personally appeared the above-named Eric Baker, who being sworn, stated that he is the Registered Agent for Henris Roofing & Supply of Oregon, Inc. and that the foregoing instrument was voluntarily signed on behalf of said property owner.

Before me:



*Ashley Elizabeth Sullivan-Hubble*  
Notary Public for Oregon

EXHIBIT A

53078

'92 OCT 29 PM 3 30

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**Aspen**  
TITLE & ESCROW, INC.

02039038  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
HENRIS ROOFING & SUPPLY OF KIAMATH CO., INC.  
410 ADAMS  
KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

PRECISION HOMES, INC., AN OREGON CORPORATION hereinafter called  
GRANTOR(S), convey(s) to HENRIS ROOFING & SUPPLY OF KIAMATH  
COUNTY, INC. hereinafter called GRANTEE(S), all that real  
property situated in the County of KIAMATH, State of Oregon,  
described as:

lots 7, 8, 9, 10, 11, 12, 13 and 14, Block 12, INDUSTRIAL  
ADDITION TO THE CITY OF KIAMATH FALLS, in the County of  
Klamath, State of Oregon.

CODE 1 MAP 3809-33BD TAX LOT 2400  
CODE 1 MAP 3809-33BD TAX LOT 2500

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND  
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE  
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way, easements of  
record, if any, and those apparent upon the land.

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$17,500.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 26th day of October, 1992.

PRECISION HOMES, INC.

BY: *Jean E. Rinniger*

STATE OF OREGON, County of KIAMATH) ss.

October 29, 1992

Personally appeared the above named  
*Jean E. Rinniger* as President of Precision Homes, Inc.  
and acknowledged the foregoing instrument  
act and deed.

Before me: *Gene Johnson*  
Notary Public for OREGON

My Commission Expires: SEPTEMBER 28, 1996

STATE OF OREGON: COUNTY OF KIAMATH: ss.

Filed for record at request of Aspen Title Co. the 29th day  
of Oct. A.D. 19 92 at 3:30 o'clock P.M., and duly recorded in Vol. 92  
of Deeds on Page 25561

FEE \$30.00

Evelyn Riehm - County Clerk  
By *Gene Johnson*

