

After recording return to:  
 Holz Enterprises, LLC  
 John Wood, Manager  
 P.O. Box 181620  
 Coronado, CA 92178



00313528202300026320020028

04/11/2023 12:00:23 PM

Fee: \$87.00

### RESTRICTIVE COVENANT Accessory Structure Building Permit

The undersigned, being the record owners of all of the real property described as follows; Lot 1 and Lot 2 of Land Partition 35-22 situate in the SW1/4 SW1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, 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.

The following restrictive covenant(s) hereafter bind the subject property:

"Ownership Control (defined below) of Lot 1 of Land Partition 35-22 and Lot 2 of Land Partition 35-22, as described above, shall not be transferred, conveyed, leased, mortgaged or otherwise lien separately from each other but only to transferees, mortgagees or lien claimants of identical Ownership Control; unless and until the following conditions have been met:

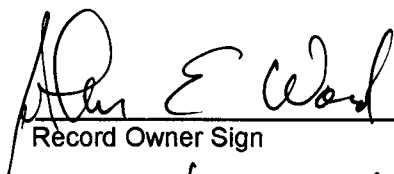
1. a. A permitted dwelling is constructed upon Lot 1 of Land Partition 35-22, or  
 b. the existing Accessory Structure present upon Lot 1 of Land Partition 35-22 is demolished, And,
2. The existing pumphouse located in the northwest corner of Lot 2 of Land Partition 35-22 is relocated or modified in order to comply with Article 62 of the Klamath County Land Development Code as it exists as of the date hereof."

"Ownership Control" means the ownership of 100% of the legal interests in Lot 1 and Lot 2 by either: (i) John E. Wood or Karen D. Wood whether they own directly or indirectly through holding entities; or (ii) another natural person owning either directly or indirectly through holding entities to whom John E. Wood and Karen D. Wood have transferred 100% of the legal interests in Lot 1 and Lot 2.

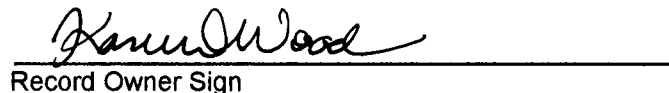
The covenant(s) shall not be modified or terminated except by the express written consent of the owners of the land at the time, and the Klamath County Community Development Department, as hereafter provided.

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 6<sup>th</sup> day of APRIL, 2023.

  
 Record Owner Sign

Print Name: John E. Wood Sr  
 Name: Holz Enterprises, LLC

  
 Record Owner Sign

Print Karen D. Wood for  
Holz Enterprises, LLC

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

On April 06 2023 before me, Oscar Delgado, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared John Eklo Wood

Name(s) of Signer(s)

Karen Diller Wood

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Restrictive Covenant Accessory Structure Building

Document Date: 04/06/2023 Number of Pages: Permit 1

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- ☐ Corporate Officer – Title(s): \_\_\_\_\_  
☐ Partner – ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- ☐ Corporate Officer – Title(s): \_\_\_\_\_  
☐ Partner – ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_