

Martha Lawrence

Returned at Counter

2023-003383

Klamath County, Oregon



00314402202300033830020026

RESTRICTIVE COVENANT
Accessory Structure Building Permit

05/03/2023 02:43:14 PM

Fee: \$87.00

The undersigned, being the record owners of all of the real property described as follows, and further identified by "Exhibit A" attached hereto, do hereby make the following restrictive covenant for the property, specifying that the covenant shall run with the land and shall be binding on all persons claiming 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 covenants hereafter bind the subject property:

"The accessory structure located on Property No. 1 as described on attached Exhibit A is permitted in conjunction with the primary use located on Property No. 2 as described on attached Exhibit A. Said structure may be used for purposes customarily accessory and subordinate to the primary use of the above referenced parcel."

"Both Property No. 1 and Property No. 2, as described in attached Exhibit A, shall not be transferred, conveyed, leased, mortgaged or otherwise lien separately from each other but only to identical transferees, mortgagees or lien claimants until such time as either a lawful primary use is constructed on the property where the named accessory use is located, OR the accessory use is removed."

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

Dated this 2 day of May, 2023.

DEAN C. LAWRENCE
Record Owner

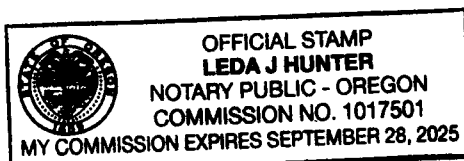
Martha R. Lawrence
Record Owner

[Signature]
Record Owner

[Signature]
Record Owner

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above names Dean C. & Martha R. Lawrence and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 2 day of May, 2023.
By Leda J. Hunter



[Signature]
Notary Public for State of Oregon
My Commission Expires:

Note: A copy of the recorded covenant must be returned to Planning Department before permits can be issued.

EXHIBIT A

(Property No. 1 legal description)

Lot 11, Block 16 Bly First Addition

(Property No. 2 legal description)

Beginning at a point which is North $89^{\circ}52'$ West 1608.35 feet, South $1^{\circ}13'$ West 1055.13 feet, North $88^{\circ}47'$ West 16.58 feet, South $26^{\circ}14'$ West 264.85 feet and North $88^{\circ}47'$ West 173.18 feet from the Northeast corner of section 3, township 37 South, Range 14 East of The Willamette Meridian, thence North $1^{\circ}13'$ East 100 feet, thence North $88^{\circ}47'$ West 50 feet, thence South $1^{\circ}13'$ West 100 feet, thence South $88^{\circ}47'$ East 50 feet to point of beginning, being a portion of Lot 2, Section 3, Township 37 South, Range 14 East of the Willamette Meridian.

Code Area 058 Acct. # 406206

Map # R 3714 0312 08700

Bly Not Platted

Por Lot 2

Sec 3 Twshp 37 Rnge 14.0