

Carly Gordon
Returned at Counter

2023-005572

Klamath County, Oregon



00316968202300055720040047

07/06/2023 03:37:31 PM

Fee: \$97.00

**RESTRICTIVE COVENANT
Accessory Structure Building Permit**

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 liened 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 6 day of July, 2023.

Record Owner

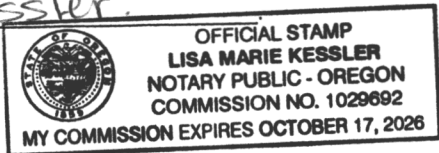
Record Owner

Carly Gordon
Record Owner

James D. Gordon II
Record Owner

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above names Carly Gordon and James D. Gordon II and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 6 day of July, 2023.
By Lisa M. Kessler



Lisa M. Kessler
Notary Public for State of Oregon
My Commission Expires: 10/17/2026

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



THIS SPACE RESERVED FOR

2018-011685

Klamath County, Oregon

09/25/2018 12:07:00 PM

Fee: \$87.00

After recording return to:

James D. Gordon II and Carly Jae Gordon

6329 Dennis Drive

Klamath Falls, OR 97603

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

James D. Gordon II and Carly Jae Gordon

6329 Dennis Drive

Klamath Falls, OR 97603

File No. 259326AM

EX. A

STATUTORY WARRANTY DEED

Kenneth L. Cooper and Kathleen M. Cooper, Trustees of the Cooper Family Living Trust, dated April 2, 2015,

Grantor(s), hereby convey and warrant to

James D. Gordon II and Carly Jae Gordon, 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:

Lot 3 in Block 2 of EASTMOUNT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

A parcel of land being situate in the NE1/4 SW1/4 Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 0° 51' West along the 40 line a distance of 462.3 feet and North 89° 09' East a distance of 262.2 feet and South 46° 09' East a distance of 348.0 feet from the iron axle which marks the Southwest corner of the Northeast quarter Southwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence; continuing South 46° 09' East a distance of 309.8 feet to an iron pin; thence South 89° 13' West a distance of 252.77 feet to the Southeast corner of a tract conveyed to Joseph T. Riker and wife, by description in Parcel No. 1 of Deed recorded July 24, 1958 in Volume 301, page 253, Deed Records of Klamath County, Oregon; thence North 0° 51' West a distance of 217.5 feet, more or less, to the most Northerly corner of said Riker tract; thence North 89° 09' East a distance of 32.32 feet, more or less, to the point of beginning.

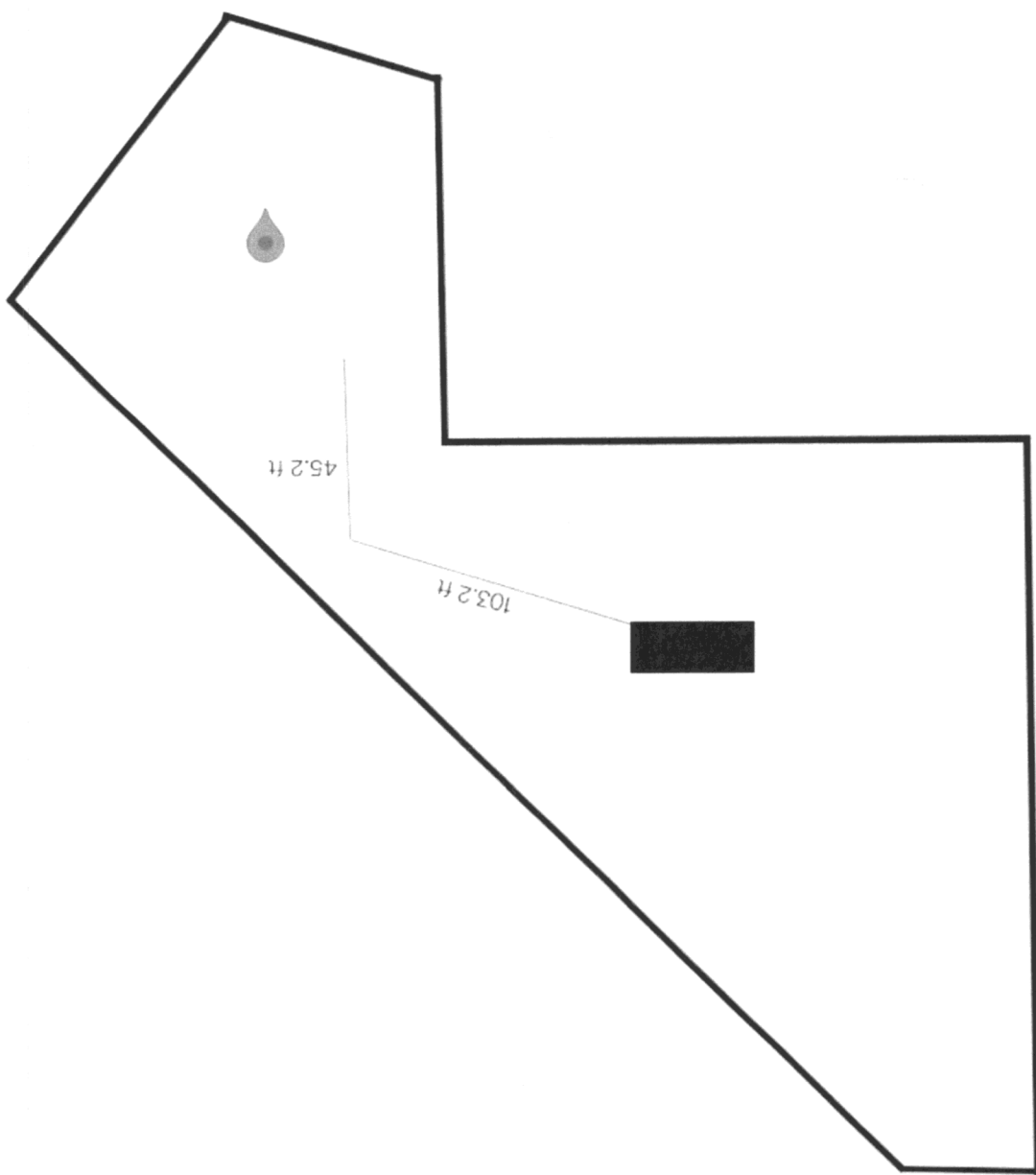
The true and actual consideration for this conveyance is \$307,000.00.

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:

2018-2019 Real Property Taxes, a lien not yet due and payable.

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Dennis Dr.

Dennis Dr.