

2023-008989

Klamath County, Oregon

Returned at Counter

Knut Klingerman



00321075202300089890020026

RESTRICTIVE COVENANT

Accessory Structure Building Permit

10/18/2023 12:16:47 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 10 day of Oct., 2023.

Knut Klingerman
Record Owner
KNUTE KLINGERMAN

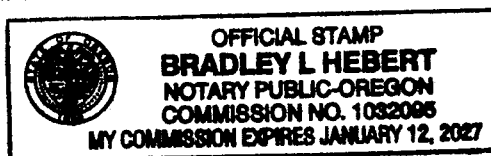
Record Owner

Marie Klingerman
Record Owner
Marie Klingerman

Record Owner

STATE OF OREGON)
County of Klamath) ss.
Bl Jackson

Personally appeared the above names Knut Klingerman, Marie Klingerman and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 10 day of October, 2023
By Bradley L Hebert



Bradley L Hebert
Notary Public for State of Oregon
My Commission Expires: 1/12/2027

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)

KLAMATH

REAL PROPERTY DESCRIPTION

CODE: 072 PCL: 100
MAP: 3606-014CC-01600
ACRES: 0.35
SITUS:
LEGAL:

Lots 9 and 10, Block 3, FOX HOLLOW, according to the
official plat thereof on file in the office of the
County Clerk, Klamath County, Oregon.

(Property No. 2 legal description)

KLAMATH

REAL PROPERTY DESCRIPTION

CODE: 078 PCL: 401
MAP: 3606-014CC-01401
ACRES: 1.08
SITUS: 22826 ELK ST KLAMATH FALLS
LEGAL:

KLINGERMAN KNUTE W & MARIE A
1900 HAZEL ST
MEDFORD OR 97501

Lot Seven (7),

, Grantee, the following described real property:

Lot Six (6), and Eight (8), Block Three (3), FOX HOLLOW, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.