

2024-005715

Klamath County, Oregon



07/03/2024 09:34:06 AM

Fee: \$87.00

Returned at Counter
After recording return to:
Desiree Little

**DEED RESTRICTION
TEMPORARY USE PERMIT**

The undersigned, being the record owners of all of the real property described at situs address; 1251 Wiard St
Klamath Falls OR 97603 and further identified by "Exhibit A" attached hereto, 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.

In consideration of approval by Klamath County, Oregon of Temporary Use Permit File Number TUP 07-28 on property
designated by the Klamath County Assessor's Office as Tax Lot _____ in Township _____ South, Range _____ East,
Section _____, the following restrictive covenant(s) hereafter bind the subject property: see exhibit A.

1. A recreational vehicle or manufactured dwelling located on the property identified in Exhibit A is authorized
as a medical hardship dwelling pursuant to Article 42 of the Klamath County Land Development Code. This
second dwelling is temporary in duration and the permit must be renewed as required. Transfer of this
permit to another party is not allowed.
2. Section 42.050(C)(4) of the KCLDC requires the manufactured dwelling or recreational vehicle to be
removed when the hardship conditions ceases. The temporary structure must be removed within 90 days
of the termination of the hardship or upon expiration of this permit, whichever may be first.
3. Pursuant to 42.060(C), the review body may revoke a temporary use permit upon finding that the
temporary nature of the use has expired or that the applicant has not complied with this code or conditions
of approval.

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

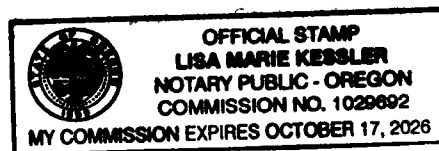
Dated this 3 day of July, 2024.

Desiree Little FKA: Desiree Barber
Record Owner

Record Owner

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above names Desiree Little FKA: Desiree Barber and acknowledged the
foregoing instrument to be his/her voluntary act and deed before me this 3 day of July, 2024.
By _____



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



Exhibit A

2023-004115

Klamath County, Oregon

05/31/2023 08:37:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Desiree Barber

1251 Wiard St

Klamath Falls, OR 97603

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

Desiree Barber

1251 Wiard St

Klamath Falls, OR 97603

File No. 590099AM

STATUTORY WARRANTY DEED

Carol D. Coaty and Daniel D. Coaty, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Desiree Barber,

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:

* **Lot 10 of FAIR ACRES, TRACT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$307,500.00.

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: