

Returned at Counter

2024-008838

Klamath County, Oregon

After recording return to:

City Recorder

500 Klamath Avenue

Klamath Falls, OR 97601



00334412202400088380030036

10/10/2024 09:59:01 AM

Fee: \$92.00

DEED RESTRICTION

The undersigned being the record owner of real property legally depicted in Exhibit A and legally described in Exhibit B attached hereto, in the instruments referenced as Official Record Number 2024-003617 of the Klamath County Clerk's records for Klamath County, Oregon, does hereby make the following deed declarations for the above-described real property, specifying that the declarations stated below shall constitute covenants and run with the real property, binding on all persons claiming rights for such land and that these declarations shall be for the benefit of and limitation upon all future owners of the referenced real property.

Property Owner hereby declare that all of the real property legally described in the attached Exhibit B shall be held, sold, and conveyed subject to the following conditions and declarations.

Be it known by all that James E. Walter, hereby grants this Deed Restriction in favor of the City of Klamath Falls, and for the benefit of the public, prohibiting the individual sale of any parcels, or any portion thereof, legally described in Exhibit B. The intent of this Deed Restriction is to ensure that all parcels described in Exhibit B are "held together by a single property owner," as required by the City of Klamath Falls' Development Services Department for approval of a Fence Permit 42-Fence-24 (42-F-24) (official records referenced on file with the City). The Deed Restriction shall be binding on and inure to the benefit of James E. Walter, the City of Klamath Falls, its successors and assigns, and the public. Upon the removal of the fence and proof provided to the City, then this Deed Restriction shall be rescinded and the real property legally depicted in Exhibit A and legally described in Exhibit B may be sold separately.

PROPERTY OWNER

James E. Walter

STATE OF OREGON)

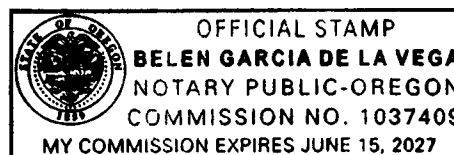
)ss.

County of KLAMATH)

On this 9th day of October 2024, personally appeared the above-named James E. Walter, who being sworn, stated that he is the Property Owner and that the foregoing instrument was voluntarily signed on behalf of said property owner and by legal authority of the authorized agent.

BEFORE ME:

Belen Garcia de la Vega
Notary Public for Oregon
My Commission Expires: June 15, 2027



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Klamath Falls, OR 97601

Exhibit B

Legal Description

Parcel 1:

The Northeasterly 115 feet of Lot 1, Block 71 Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2:

Lot 2, Block 71, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.