



00336941202400109890030038

12/19/2024 02:10:55 PM

Fee: \$92.00

**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 19 day of December, 2024.

Peter Lusich IV  
Record Owner

\_\_\_\_\_  
Record Owner

Ashley Wendt  
Record Owner

\_\_\_\_\_  
Record Owner

STATE OF OREGON )  
                                  ) ss.  
County of Klamath )

Personally appeared the above names Peter Lusich IV and Ashley Wendt and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 19 day of Dec, 2024.  
By Julie Marie Vanleuven Acknowledgement.



Julie Marie Vanleuven  
Notary Public for State of Oregon  
My Commission Expires: 10.30.2027

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

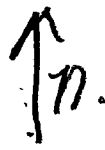
## EXHIBIT A

### (Property No. 1 legal description)

<b>Map</b>	3910-006D0-02700			
<b>Code - Tax ID</b>	162 - 888193			
<b>Legal Descr</b>	VALE HEIGHTS TR 1386 Lot - 6			
<b>Mailing</b>	LUSICH PETER IV & WENDT ASHLEY 2710 VALE RD KLAMATH FALLS OR 97603			
<b>Property Class</b>	401	<b>MA</b>	<b>SA</b>	<b>NH</b>
<b>RMV Class</b>	401	07	27	008

### (Property No. 2 legal description)

<b>Map</b>	3910-006D0-02800			
<b>Code - Tax ID</b>	162 - 888194			
<b>Legal Descr</b>	VALE HEIGHTS TR 1386 Lot - 5			
<b>Mailing</b>	LUSICH PETER IV & WENDT ASHLEY 2710 VALE RD KLAMATH FALLS OR 97603			
<b>Property Class</b>	400	<b>MA</b>	<b>SA</b>	<b>NH</b>
<b>RMV Class</b>	400	07	27	000



PETE LUSICH  
2710 VARE  
KIAMATH FALLS 97603  
DAW KISSMAU 891-5138  
3910-006DS-02700

