

After Recording Return to:
Brandon Bingham
6417 E Moonlight Pass
Cave Creek, AZ 85331-5637

2025-002924

Klamath County, Oregon



00340977202500029240020026

RESTRICTIVE COVENANT
Accessory Structure Building Permit

04/21/2025 12:27:00 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 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 14TH day of APRIL, 2025.

BRANDON BINGHAM
Record Owner

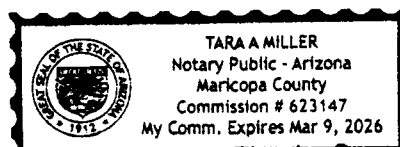
Record Owner

[Signature]
Record Owner

Record Owner

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above names Brandon Bingham and acknowledged
the foregoing instrument to be his/her voluntary act and deed before me this 14th day of April, 2025.
By Tara Miller



Tara Miller
Notary Public for State of Oregon ARIZONA
My Commission Expires:
Mar. 9, 2026

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)

TAX LOT # 3606-01610-04200

LT 11 BK 2 MOUNTAIN LAKES
HOMESITES

(Property No. 2 legal description)

TAX LOT # 3606-01610-07800

LT 15 BK 2 MOUNTAIN LAKES
HOMESITES