



00342681202500043360020024

RESTRICTIVE COVENANT
Accessory Structure Building Permit

06/06/2025 03:51:47 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 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.

Returned at Counter Dated this 6 day of June, 2025.

Julie Ohlschwager
Record Owner

Julie Ohlschwager
Record Owner

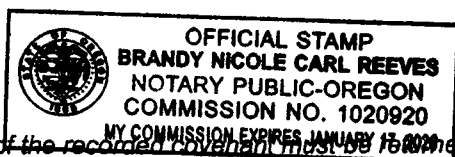
Julie Ohlschwager
Record Owner

Julie Ohlschwager
Record Owner

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above names Julie Ohlschwager and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 6 day of June, 2025.
 By Brandy Nicole Carl Reeves

Brandy Nicole Carl Reeves
Notary Public for State of Oregon
My Commission Expires: January 17, 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)

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 17 in Block 5 Tract 1017, MOUNTAIN LAKE HOMESITES, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

(Property No. 2 legal description)

LOT 20 IN BLOCK 5 OF MOUNTAIN LAKE HOMESITES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. *street address 31214 Harriette Drive Klamath Falls OR 97601*

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: *(none)*

