

Returned at Counter
Debbie Niemeyer

2025-005391
Klamath County, Oregon



07/01/2025 09:51:12 AM

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 1 day of July, 2025.

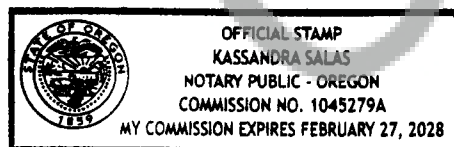
Debbie Niemeyer
Record Owner

Terry Allen Niemeyer
Record Owner

Record Owner

Record Owner

STATE OF OREGON)
County of Klamath) ss.



Personally appeared the above names Debbie Lou Niemeyer, Terry Allen Niemeyer and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 1 day of July, 2025.
By Kassandra Salas

Kassandra Salas
Notary Public for State of Oregon
My Commission Expires: February 27, 2028

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)

MAP 3610-010D0-00800

Code Tax ID 229-32744

Legal Sprague River Village
Block 1 Lot 5

(Property No. 2 legal description)

MAP 3610-010D0-0500

Code Tax ID 022-327471

Legal Desc Sprague River Village
Block 1 Lot 2