

2025-009640

Klamath County, Oregon

After recording return to:
City Recorder
500 Klamath Avenue
Klamath Falls, OR 97601



00348894202500096400020024

10/28/2025 01:03:25 PM

Fee: \$92.00


DEED RESTRICTION

The undersigned being the record owner of real property legally described as lots 53 and 54 in Tract 1416 - the Woodlands Phase 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County in the instruments referenced as Official Record Number 2025-007808 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(s) hereby declare(s) that all of the real property referenced above and legally described and depicted in the attached Exhibit A shall be held, sold, and conveyed subject to the following conditions and declarations:

Be it known by all that James and Alexandra Wiganowsky, hereby grant 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 A. The intent of this Deed Restriction is to ensure that all parcels described in Exhibit A are "held together by a single property owner," as required by the City of Klamath Falls. The Deed Restriction shall be binding on and inure to the benefit of James and Alexandra Wiganowsky, the City of Klamath Falls, its successors and assigns, and the public.

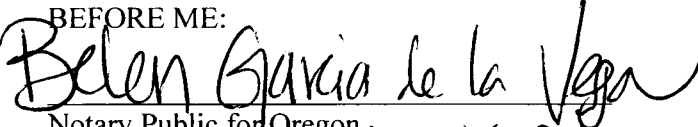

James Wiganowsky

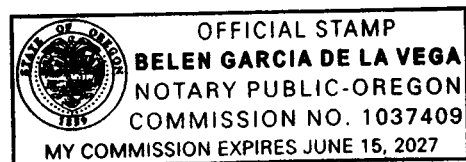

Alexandra Wiganowsky

STATE OF OREGON)
)ss.
County of KLAMATH)

On this 22ND day of OCTOBER 2025, personally appeared the above-named James and Alexandra Wiganowsky, who being sworn, stated that they are the Property Owners and that the foregoing instrument was voluntarily signed on behalf of said property owner and by legal authority of the authorized agent.

BEFORE ME:


Notary Public for Oregon
My Commission Expires June 15, 2027



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500 Klamath Avenue
Klamath Falls, OR 97601

Exhibit A
Legal Description for 1509 and 1415 Red Bud Drive

Addresses:

Property 1: 1509 Red Bud Drive, Klamath Falls, OR 97601
Property 2: 1415 Red Bud Drive, Klamath Falls, OR 97601

Map and Tax Lot:

Property 1: R-3808-036DC-00700
Property 2: R-3808-036DC-00600

Legal Description:

Property 1: The Woodlands Phase 1, Tract 1416, Lot 53
Property 2: The Woodlands Phase 1, Tract 1416, Lot 54

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY
Revised 3/30/25

SW1/4 SE1/4 SEC. 36 T.38S. R.08E. W.M.
KLAMATH COUNTY
1" = 100'

38 08 36DC

