

AMENDED DECLARATION OF CONDITIONS AND RESTRICTIONS
FIRST ADDITION TO SUNSET VILLAGE

The undersigned, being the record owners and parties in interest of all of the following described real property located in the County of Klamath, State of Oregon:

A tract of land situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 2 inch iron pipe 36 inches long located on the north line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 12, said point being North 89°47' East a distance of 770.72 feet from the west one-fourth corner of said Section 12; thence

South 33.21 feet; thence

East 115.00 feet; thence

South 330.00 feet; thence

South 9°35'28" West 120.58 feet; thence

South 29°28'28" West 117.74 feet; thence

South 49°7'26" West 117.74 feet; thence

South 58°56'55" West 272.83 feet; thence

South 27°55' East 44.91 feet; thence

South 62°5' West 210.00 feet to the northeasterly right-of-way line of the USBR "A" canal; thence

North 27°55' West along said right-of-way line 139.27 feet; thence

continuing along said right-of-way line on the arc of a curve to the left (central angle equal 10°7' and R equal 647.96 feet) 114.41 feet to a point on the southeasterly line of Sunset Village a duly recorded subdivision; thence

along the easterly boundary of said subdivision the following courses and distances: North 51°58' East 210.00 feet; Northwesterly on the arc of a curve to the left (central angle equal 1°37'4" and R equal 857.96 feet) 24.23 feet; North 50°20'56" East 111.76 feet; North 58°56'55" East 190.00 feet; North 280.68 feet; West 47.04 feet; North 122.35 feet to the northeasterly corner of said Sunset Village; thence

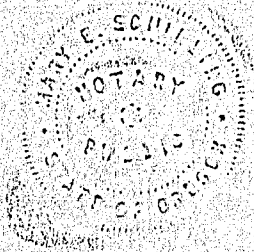
North 89°47' East 225.72 feet to the point of beginning,

283.9

do hereby make the following amendment to the Declaration of Conditions and Restrictions First Addition to Sunset Village dated March 3, 1969, recorded March 4, 1969, in Deed Records M-69 at page 1643, of the records of the Klamath County Clerk, which amendment to Declaration of Conditions and Restrictions shall cover the above-described property for the benefit and limitations upon all future owners of said property.

No dwelling or other building shall be erected within twenty feet (20') of the front lot line or nearer than five feet (5') to any side lot line, except that on lots abutting collection or arterial streets, no buildings shall be located nearer than fifteen feet (15') to such abutting collection or arterial streets.

It is the intent of the undersigned that the original Declaration of Conditions and Restrictions in all respects be binding on all persons claiming under them except in the particular above-mentioned, which shall be the amendment to the original Declaration of Conditions and Restrictions.



Joe L. Keller
Joe L. Keller
Rosie A. Keller
Rosie A. Keller

STATE OF OREGON } ss.
County of Klamath }

April 21, 1969

Personally appeared the above-named JOE L. KELLER and ROSIE A. KELLER, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Mary E. Schilling
Notary Public for Oregon
My Commission Expires: 4/19/70

AMENDED DECLARATION OF CONDITIONS
AND RESTRICTIONS-FIRST ADDITION TO SUNSET VILLAGE
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STATE OF OREGON,
County of Klamath,
Filed for record at request of
Joe Keller

2840

on this 21 day of April A.D. 1969
at 8:56 o'clock A.M. and duly
recorded in Vol. M 69 of Deeds
Page 2840

Wm D. MILNE, County Clerk
By *[Signature]* Deputy
Fee \$4.50

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