

BUILDING AND USE RESTRICTIONS
SECOND ADDITION TO RIVER PINE ESTATES
KLAMATH COUNTY, OREGON

JUN 23 10 11 AM 1972

1. No building, or other structures of any kind whatsoever shall be constructed on said property for use for any other purpose than a residence together with such other incidental buildings as may be and are ordinarily used in connection with a residence.
2. No residence shall be constructed with less than 400 square feet ground floor living area, exclusive of garages, porches and out buildings.
3. Buildings must be situated for year around use and must be placed on a permanent foundation consisting of concrete, brick, pumice blocks, or stone masonry, excepting foundations and footings designed by registered architects supporting their designed structures. Pitch of the roof and the size and spacing of rafters and ceiling joists must be adequate to withstand heavy snow packs. Chimneys must be constructed from ground level and shall consist of pumice or concrete blocks, bricks or stone masonry, or comparable fire-resistant materials.
4. All buildings constructed on any portion of the above described tract, excepting the portions or whole thereof, constructed of brick, block, or stone, shall be painted or process painted within six months of the date said buildings are completed. All buildings to be exterior completed and roofed with 90% type roofing or better not later than two years from beginning of construction.
5. All residences shall have an individual sewage disposal system including septic tanks of an FHA approved type and all other dwellings requiring sewage disposal that cannot be connected to the resident tank. All septic tanks and drain fields must be 50 feet from any water well. All state and county laws and regulations pertaining to health and sanitation shall be complied with.
6. All animal inclosures shall be 50 feet from existing residences and the keeping or raising of more than two head of domestic livestock will not be permitted on any one lot.
7. No lot shall be re-subdivided into building lots or used for more than one residence.
8. No basement, tent, shack, garage or other outbuilding constructed or placed upon any portion of said tract shall be used as a permanent residence, nor structures of any kind shall be moved onto any lot of a used nature excepting a small structure for use by a builder or owner as his construction shack during the construction period, not to exceed two years.
9. Right of way easement to Midstate Electric Co., as recorded in Deed Volume 17-72 at page 6813, Klamath County, Oregon.
10. Said dedicated roads are Public Roads and are to be maintained by the property owners until such time as the County accepts into their road system, if ever.
11. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
12. These restrictions shall be deemed to be for the protection and benefit of each of the owners or occupants of any portion of the above described subdivision, and it is intended hereby that any such person shall have the right to prosecute such proceeding at law or in equity as may be appropriate to enforce the restrictions herein set forth.
13. These restrictions shall run with the land and shall be binding on the owner or tenant of any or all of said land and all persons claiming by, through or under them.
14. Invalidation of any one of these foregoing covenants, restrictions or conditions or any portion thereof by court order, judgment or decree, shall in no way affect

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 SECOND ADDITION TO RIVER PINE ESTATES
 Klamath County, Oregon

14. (Cont.) any of the other remaining provisions hereof, which shall, in such case, continue to remain in full force and effect.

Betty Ahern
 Betty Ahern

STATE OF OREGON

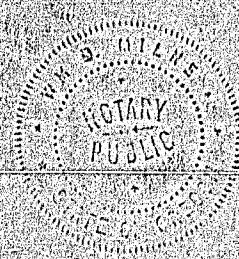
COUNTY OF

Klamath

ss.

BE IT REMEMBERED, That on this the 27 day of JUNE, 1972, before me the undersigned, a Notary Public in and for said County and State, personally appeared the within named BETTY AHERN, who is known to me to be the identical individual described in and who executed the within Building and Use Restrictions for SECOND ADDITION TO RIVER PINE ESTATES, Klamath County, Oregon, and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and Notarial Seal the day and year last above written.



Wm. D. Milne
 Notary Public for Oregon
 My Commission Expires 4-31-73

STATE OF OREGON,
 County of Klamath,
 Filed for record at request of

BETTY AHERN

on this 23 day of JUNE A.D. 19 72
 at 10:11 o'clock A.M. and day
 recorded in Vol. M 72 of DEEDS

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Wm. D. MILNE, County Clerk

By *Wm. D. Milne* Deputy

Fee \$4.00