

38071

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DELETED COVENANTS

AMENDMENT

Modification of Declaration of Covenants.

The Declaration here-to-for made and recorded October 7, 1970 at page 3985, microfilm records, Klamath County, Oregon are herewith modified and amended.

ARTICLE II

RESTRICTIONS

Section 1. All lots in the tract shall be known and described as residential lots. No structures or buildings of any kind shall be erected, altered, placed or permitted to remain on any residential building lot other than one detached single-family dwelling for single-family occupancy only, not to exceed two stories in height, and a private garage for not more than three cars, one stall of which may be for a boat or a trailer, and a detached barn or shed can be constructed back of home area only and will conform to the provisions set out in Article III, herein.

Section 2. No building shall be located nearer to the front of the line of the lot nearer to the side street line than the building setback lines as shown on the recorded plat. In any event, no building of any kind shall be located on any residential lot nearer than twenty-five (25) feet to the front lot line, nor nearer than twenty-five (25) feet to any side street line, except that no building of any kind shall be located on any lot nearer than twenty-five (25) feet to the street lot line on the side of the lot where the driveway for such building enters the street; and no building shall be located nearer than fifteen (15) feet to the rear lot line, except a detached garage, barn or shed. No building shall be located nearer than five (5) feet of the side lot line, except where rear lot line abuts a street, in which case the setback of twenty (20) feet shall apply, and except when in conflict with recorded easement.

Section 5. No basement, tent, shack, garage, barn, or other out-buildings erected or placed in the tract shall be used as a residence, except as a temporary residence during the course of construction of a permanent residence and will comply with Article II, Section 7, herein.

Section 6. No dwelling shall be permitted on any lot at a cost of less than \$10,000.00 exclusive of land, based upon cost levels prevailing on the date these restrictions are recorded, it being the intention and purpose of these restrictions to assure that all dwellings shall be of quality of workmanship and materials substantially the same or better than that which can be produced on the date these restrictions are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches, carports and garages, shall be not less than 700 square feet for a one-story dwelling and not less than 600 square feet for the ground floor area of a dwelling of more than one story.

Section 9. Horses or cattle and household pets may be kept in compliance with existing laws and regulations and provided that they are not kept, bred, or maintained for any commercial purpose.

SEP 8 2 03 PM 1972

Handwritten signature/initials

10126

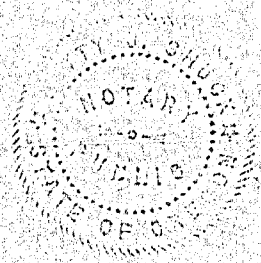
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THE PINE GROVE RANCHETTES

By: Harold M. MalloryBy: Christine W. MallorySTATE OF OREGON)
COUNTY OF KLAMATH) SS

On this 8th day of September, 1972, before me personally appeared Harold M. Mallory to me known to be the Christine W. Mallory of THE PINE GROVE RANCHETTES that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument and that the signatures affixed thereto are the owners of the PINE GROVE RANCHETTES.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



R. J. Shuck
NOTARY PUBLIC in and for the State
of Oregon, residing at

Hammond Falls, Oregon
My Commission Expires 5-3-74

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of CHRISTINE W. MALLORY

this 8th day of SEPTEMBER A. D. 1972 at 2:03 o'clock P.M., and
duly recorded in Vol. M 72 of DEEDS on Page 10125

FEE \$4.00

Wm D. Milne, County Clerk
By: Hazel Brazil