

68822

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1 THIRD ADDITION TO VALLEY VIEW

2
3 DECLARATION OF CONDITIONS AND RESTRICTIONS

4 JOSEPH R. GLODOSKI and GERTRUDE N. GLODOSKI, husband
5 and wife, FIRST PARTIES,

6 TO THE PUBLIC:

7 KNOW ALL MEN BY THESE PRESENTS, that FIRST PARTIES
8 are the owners of all of the following described real property,
9 with tenements, hereditaments and appurtenances, situated in the
10 County of Klamath, State of Oregon, bounded and described as
11 follows, to-wit:

12
13 THIRD ADDITION TO VALLEY VIEW, according to the duly
14 recorded plat thereof, and FIRST PARTIES hereby adopt the follow-
15 ing general scheme and plan for improvement, use and restrictions
16 in the use of the land herein described and represented by said
17 plat for the enjoyment and self-benefit of the FIRST PARTIES, as
18 owners of said land, and also for the owners of any part of said
19 land claimed through them, their heirs or assigns, which may,
20 and shall and should be enforced in equity by the owners of each
21 part and parcel of said land:

22 LAND USE AND BUILDING TYPE: Nothing but a single,
23 private, one-story dwelling or residence designed for the occu-
24 pancy of one family, shall be erected on any lot in this subdivision,
25 nor shall said premises be used for any purpose other than resi-
26 dential purposes, and said structure shall have closed garage
27 space for not less than two cars. There shall be no two-story or
28 split-level homes or multi-family dwellings in this subdivision.

29 DWELLING COST, QUALITY AND SIZE: No dwelling shall be
30 permitted on any lot at a cost of less than \$15,000, based upon
31 cost levels prevailing on the date these covenants are recorded;
32 it being the intention and purpose of the covenant to assure that
all dwellings shall be of a quality of workmanship and materials
substantially the same or better than that which can be produced
on the date these covenants are recorded at the minimum cost
stated herein for the minimum permitted dwelling size. The ground
floor area of the main structure, exclusive of open porches and
garages, shall not be less than 1,300 square feet.

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32 DECLARATION OF CONDITIONS AND RESTRICTIONS
(THIRD ADDITION TO VALLEY VIEW)

SEP 20 3 57 PM 1972

DEL PARKS
ATTORNEY AT LAW
PROFESSIONAL CORPORATION
209 BOVIN BUILDING
KLAMATH FALLS, OREGON 97601
TELEPHONE (503) 882-6351

Ch 6.00 T

1 BUILDING LOCATION: No building shall be located on
 2 any lot nearer to the front lot line or nearer to the side street
 3 line than the minimum building setback lines shown on the re-
 4 corded plat. In any event, no building shall be located on any
 5 lot nearer than 20 feet to the front lot line, or nearer than
 6 15 feet to any side street line. No building shall be located
 7 nearer than 5 feet to an interior lot line, except that no
 8 side yard shall be required for a garage or other permitted ac-
 9 cessory building located 30 feet or more from the minimum build-
 10 ing setback line. For the purposes of this covenant, eaves, steps
 11 and open-porches shall not be considered as a part of a building;
 12 provided, however, that this shall not be construed to permit any
 13 portion of a building, on a lot to encroach upon another lot.

14 LOT AREA AND WIDTH: No dwelling shall be erected or
 15 placed on any lot having a width of less than 75 feet at any
 16 minimum building setback line nor shall any dwelling be erected
 17 or placed on any lot having an area of less than 7,500 square feet.

18 EASEMENTS: Easements for installation and maintenance
 19 of utilities and drainage facilities are reserved as shown on
 20 the recorded plat and over the rear five feet of each lot.

21 NUISANCES: No noxious or offensive activity shall
 22 be carried on upon any lot, nor shall anything be done thereon
 23 which may be or may become annoyance or nuisance to the neighbor-
 24 hood.

25 FENCES: Only fences in the back yard are permitted
 26 and must not exceed six feet in height.

27 MISCELLANEOUS: No mobile homes are permitted on any
 28 lot or portion thereof. Except for signs advertising homes or
 29 lots for sale, none are permitted. No hobby-home business activity
 30 is permitted. No livestock, or poultry is permitted; household
 31 pets are allowed but must be kept on owner's premises.

32 GENERAL PROVISIONS

33 TERM: These covenants are to run with the land and
 34 shall be binding on all parties and all persons claiming under
 35 them for a period of 25 years from the date these covenants are
 36 recorded, after which time said covenants shall be automatically
 37 extended for successive periods of 10 years unless an instrument
 38 signed by a majority of the then owners of the lots has been re-
 39 corded, agreeing to change said covenants in whole or in part.

40 ENFORCEMENT: Enforcement shall be by proceedings at
 41 law or in equity against any person or persons violating or attempt-
 42 ing to violate any covenant either to restrain violation or to re-
 43 cover damages.

44 SEVERABILITY: Invalidation of any one of these cove-
 45 nants by judgment or Court Order shall in no wise affect any
 46 of the other provisions which shall remain in full force and effect.

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1 IN WITNESS WHEREOF, the FIRST PARTIES above-named
2 have hereunto caused these presents to be executed this 28
3 day of September, 1972.

4 Joseph R. Glodoski

5
6 Gertrude N. Glodoski

7
8
9 STATE OF OREGON
10 County of Klamath ss.

11 Personally appeared the within-named JOSEPH R. GLODOSKI
12 and GERTRUDE N. GLODOSKI, husband and wife, and acknowledged
13 the foregoing instrument to be their voluntary act and deed.

14 Queen Mary Vogel
15 NOTARY PUBLIC FOR OREGON
16 My Commission expires 3-8-74
17

18
19
20 STATE OF OREGON, COUNTY OF KLAMATH, ss.
21 Filed for record at request of Transamerica Title Ins. Co.
22 this 28th day of Sept. A. D. 1972 at 3:57 clock P. M., and
23 duly recorded in Vol. M72, of Deeds on Page 11040
24 By Wm D. MILNE, County Clerk
25 Fee \$6.00
26
27
28

29 DECLARATION OF CONDITIONS AND RESTRICTIONS
30 (THIRD ADDITION TO VALLEY VIEW)

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