

70708

PROTECTIVE COVENANTS FOR THE SUBDIVISION OF  
OLD HOWARD RANCH ESTATES, TRACT NO. 1048

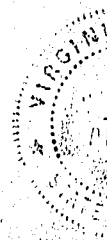
KLAMATH COUNTY, OREGON

KNOW ALL MEN BY THESE PRESENTS: That the undersigned Gary Poole and Kathleen Poole, husband and wife, who are owners of OLD HOWARD RANCH ESTATES, do hereby declare that said property and the whole thereof shall be subject to the following covenants, conditions and restrictions, which shall run with the land and be for the benefit thereof to wit:

1. DWELLING AND SIZE: All building requirements of Klamath County will be complied with pertinent to this type property. All lots are to remain the same size as originally plotted.
2. BUILDING LOCATION: Front Yard. There shall be a front yard having a depth of not less than twenty (20) feet. All side yards and rear yards shall conform to Klamath County Building Department for this type of property. No permanent structure shall be placed less than eighteen (18) inches above the flood plain.
3. SEWAGE AND WATER: Sewer and water installation must be approved by the Klamath County Health Department. No sewage disposal drain field trench shall be less than twenty-four (24) inches above the ground water table. No installation shall be installed within 100 feet of the flood plain.
4. DILIGENCE IN CONSTRUCTION REQUIRED. Any work in constructing and erecting any building or other structure shall be prosecuted diligently from the commencement thereof and the same shall be completed within a reasonable time in accordance with the requirements contained.
5. NUISANCES: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which shall be or may become an annoyance or nuisance to the neighborhood.
6. ACCESS: Purchasers are to assume responsibility for getting to and from the county road. (BEALL ROAD)
7. TERM: These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded, unless an instrument signed by a majority of the owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

Dated this November 27, 1972

Gary Poole  
Kathleen Poole



STATE OF OREGON )  
County of Klamath ) ss.

Subscribed and sworn before me, a Notary Public for Oregon, this 27<sup>th</sup> day of November, 1972.

Virginia B. Bishop  
Notary Public  
My Commission Expires: Sept. 23  
1976

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record 11/27/72

this 27<sup>th</sup> day of NOVEMBER A. D., 1972 at 9:06 o'clock A M., and duly recorded in  
Vol. M 72 of DEEDS on Page 13606

FEE \$ 2.00

WM. D. MILNE, County Clerk  
By Harold Drayton