

11168

V.1. 76 Page 3417

AMENDMENT TO DECLARATION OF CONDITIONS AND RESTRICTIONS  
EAST HILLS SUBDIVISION TRACT 1103

WHEREAS, Declaration of Conditions and Restrictions of East Hills Subdivision Tract 1103 have heretofore been filed in the office of the County Clerk of the County of Klamath and the State of Oregon, on the 30th day of January, 1976 in Volume M-76, Page 1419; and

WHEREAS, Ronald F. Cunningham and Diane M. Cunningham, husband and wife, Malcolm D. Crawford and Londa L. Crawford, husband and wife, and Basin View Development Company, an Oregon corporation, are the owners of all the lots and blocks in East Hills Subdivision Tract 1103; and

WHEREAS, the parties hereto desire to amend the portions of the Declaration of Conditions and Restrictions regarding the building locations.

NOW, THEREFORE, the above-named Declarants do hereby amend Paragraph 3 of the Declaration of Conditions and Restrictions, to read as follows:

3. BUILDING LOCATIONS. All buildings shall be located to comply with Klamath County Zoning Ordinances and variances granted therefrom. No building shall be located on any lot nearer to the front lot line than 20 feet. No building shall be located nearer than 5 feet to an interior lot line, except that 3 feet side yard shall be required for a garage or other permitted accessory building located 45 feet or more from the minimum building set-back line. No dwelling shall be located on any interior lot nearer than 15 feet to the rear lot line. On corner lots, the direction towards which the dwelling faces shall be the front property line. A side yard of 10 feet or more on the side street will be maintained and may be measured from either the rear or side building line to either the shorter or the longer property line. For the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of the building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon not more than 6 feet into a required yard and not closer than 2 feet to a side setback.

1. AMENDMENT

76 MAR 10 PM 4 03

A-26

eff

STAT

Coun

DIAN

LOND

inst

STAT

Coun

did s  
sworn  
pany,  
behal  
and t  
deed.

3418

All other provisions shall be ratified and be in full force and effect as in the original Declaration of Conditions and Restrictions.

Ronald F. Cunningham  
Diane M. Cunningham  
Malcolm D. Crawford  
Londa L. Crawford

BASIN VIEW DEVELOPMENT COMPANY, an Oregon corporation

By: Melvin R. Stewart Sec

By: W. Alan Bowker

STATE OF OREGON )  
 ) ss. March 10, 1976.  
 County of Klamath )

Personally appeared the above-named RONALD F. CUNNINGHAM and DIANE M. CUNNINGHAM, husband and wife, and MALCOLM D. CRAWFORD and LONDA L. CRAWFORD, husband and wife, and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Ronald E. Wats  
 Notary Public for Oregon  
 My Commission expires: 7/1/76

STATE OF OREGON )  
 ) ss. March 10, 1976.  
 County of Klamath )

Personally appeared MELVIN L. STEWART, who, being duly sworn, did say that he was President, and W. ALAN BOWKER, who, being duly sworn, did say that he was Secretary of Basin View Development Company, an Oregon corporation, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors; and they acknowledged said instrument to be its voluntary act and deed.

Before me:

Ronald E. Wats  
 Notary Public for Oregon  
 My Commission expires: 7/1/76

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at: 4:03  
 this 10th day of MARCH, A. D. 1976 at 4:03 o'clock P.M. in  
 duly recorded in Vol. 76 of DEEDS on Page 3417

PER \$ 6.00

Wm D. MILNE, County Clerk

By: Harold Drazil

Ret. Mel Stewart  
5930 Woodburn Way  
Camellia, Ore.  
97601

2. AMENDMENT

A-26  
 FO  
 CR

90 4 10 01 1976