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Lumber Company, a Missouri Corporation, granted to The City of Klamath Falls, as contained in instrument recorded December 30, 1954 in Deed Volume 271 at page 319, Deed Records of Klamath County, Oregon

3. Reservations and restrictions, including the terms and provisions thereof, in the dedication of Eldorado as follows:

"(1) The use of the lots designated in said area is restricted to one residence to each lot, such residence to contain not less than 720 square feet of foundation area, excluding garages or storage areas, to be so constructed and of an architectural standard not less than those minimum defined by the National Housing Agency, Federal Housing Administration, Portland, Oregon Office, for properties of one or two living units located in the district covered by the Portland Insuring Office as set out in F.H.A. Form No. 2277, Revised April of 1947; and retail business establishments not engaging in manufacturing and not using outside storage may occupy Blocks 2, 3, 4 and 7; and multiple dwellings constructed in accordance with the above mentioned minimums may occupy Lots 7 to 9 inclusive of Block 1; Lots 11 to 15 also inclusive of Block 4; Lots 7 to 12, inclusive of Block 5, and Lots 1, 2, 3, 33, 34 and 35 of Block 8. (2) No septic tank or cess pools shall be constructed within the area and the undersigned dedicators reserve the right to construct and maintain sewers or other utilities over, in and through the entire area, as may seem to said dedicators necessary or proper for public health, convenience and safety. (3) Each lot shall be subject to its proportionate share, on a foot frontage basis, of all improvements desired by two-thirds of the ownership, on a foot frontage basis of all lots directly affected by an such proposed improvements."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXXXXXX~~

this 5th day of August

A.D. 1977

at 12:38 P

duly recorded in Vol. M 77, of Deeds on Page 14126

Fee \$6.00

W. D. MILNE, County Cl.

By W. D. Milne

