



DECLARATIONS OF CONDITIONS AND RESTRICTIONS
FOR
HIGH COUNTRY RANCH
TRACT 1161

We, the undersigned, being the record owners and parties of interest of all of the following described real property, located in the County of Klamath, State of Oregon, to-wit:

HIGH COUNTRY RANCH, Tract 1161, situated in Sections 7, 8, 17 and 18, Township 35 South Range 14 East of the Willamette Meridian, Klamath County, Oregon, on file in the Office of the Klamath County Clerk, Klamath County Courthouse, Klamath Falls, Oregon,

do hereby make the following Declaration of Conditions and Restrictions covering the above described real property, specifying that the Declaration shall constitute covenants to run with all of the land, and shall be binding on all persons claiming under them and that these Conditions and Restrictions shall be for the benefit of and limitations upon all future owners or parties in interest of said real property:

1. No dwelling or other building shall be erected within one hundred (100) feet of any property line.
2. Each lot shall be maintained in good and clean condition and free of hazards to the adjacent property and to the open areas.
3. No lot shall be used or maintained as a dumping ground for rubbish. No activity shall be carried on upon any lot that will be detrimental to the wildlife in the area.
4. No individual sewerage disposal system shall be permitted on any lot, unless the system is designed, located and constructed in accordance with the requirements, standards and recommendations of all controlling public health authorities, including the Department of Environmental Quality.
5. No commercial venture shall be allowed on any of the property herein, except for agriculture or forestry.

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6. Except as to the barbed wire fences already established around the perimeter of said subdivision, no barbed wire fences will be allowed which would destroy the natural setting or interfere with the wildlife.

7. No dogs will be allowed to run at large or to be upon the open spaces unattended, to harrass livestock and wildlife.

8. No motor vehicle travel will be allowed upon the designated open space areas, except upon designated roadways.

9. Not more than one house, one barn, one garage and one corral can be built on a single lot and the exterior paint must be of a color to blend with the surrounding area. All such buildings and improvements shall be kept neat and clean and in good repair and in no event shall the structure or premises create any unsightly or hazardous condition. After commencement of any building, structure or fence permitted hereby, the same shall be prosecuted to completion with reasonable diligence. Further, no dwelling shall be permitted on any lot which does not conform to the specifications and requirements of the Klamath County Building Code and Klamath County Health Department.

10. Each purchaser of a lot or lots shall join and abide by the terms, conditions, rules and regulations of the High Country Ranch Road and Park Association, including but not limited to the payment of any assessments or fees required by said association for the conduct of its affairs.

11. Each and all of the foregoing conditions and restrictions shall continue in full force and effect for a period of twenty (20) years and shall also extend for an indefinite period of time thereafter unless and until two-thirds (2/3) of the then property owners shall, in writing, modify, alter or abrogate said conditions and restrictions. If any owner of any lot in said subdivision or his heirs or assigns shall violate or attempt to violate any of the conditions or restrictions herein, it shall be lawful for any other person or persons owning any other lots in said subdivision

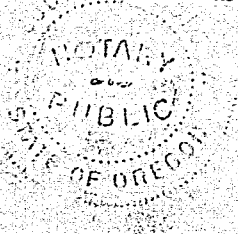
to prosecute any proceedings at law or in equity against any person or persons violating or attempting to violate any such conditions or restrictions and to prevent them from so doing or to recover damages or other dues for such violation, or both. Any invalidation of any one of these conditions or restrictions by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

DATED this 11th day of Sept., 1979.

James B. O'Connor
 JAMES B. O'CONNOR, as Trustee for
 James B. O'Connor, John D. O'Connor,
 Mary O'Connor and Violet Fitzgerald,
 Owner as of this date of all of the
 lots located in the above described
 subdivision.

STATE OF OREGON)
 SS
 COUNTY OF KLAMATH)

On the 11th day of Sept., 1979, personally appeared before me the above named JAMES B. O'CONNOR, Trustee for James B. O'Connor, John D. O'Connor, Mary O'Connor and Violet Fitzgerald, and acknowledged that the foregoing instrument is his voluntary act and deed and did also acknowledge that he was Trustee for James B. O'Connor, John D. O'Connor, Mary O'Connor and Violet Fitzgerald and did also acknowledge that he was the owner of the above described subdivision.



Quay B. Luban
 NOTARY PUBLIC FOR OREGON
 My Commission Expires: 8-23-81

Return to: Frontier Title & Escrow Co.
 2938 S. Sixth St.
 Klamath Falls, Or. 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Frontier Title Co
 this 12th day of September A. D. 1979 at 12:12 clock P.M., and
 duly recorded in Vol. M79, of Deeds on Page 21739

Fee \$10.50

Wm D. MILNE, County Clerk
 By Bernice J. Hulse