

1. Covenants and Restrictions, as contained in plat dedication to wit:
 - "1. A 25 ft. building set-back line along the front of all lots, as shown on the annexed plat; a 20 ft. building set-back line along all side and back lot lines.
 2. No access to the State Highways on Lots 1 through 8 Block 5 except on established access which exists on Lot 1, Block 5; no access to the State Highway on Lots 1 through 5 of Block 6; no access to the State Highways on Lots 2 through 7 and 10 Block 4; limited access to the State Highway on Lots 11 through 14 of Block 4 and Lot 1 Block 4 as shown on the annexed plat.
 3. A non-exclusive easement for the purpose of egress and ingress into the property immediately North of this plat across Lot 1 of Block 5 as shown on the annexed plat.
 4. A 16 ft. wide public utilities easement centered on all back and side lot lines for the construction and maintenance of public utilities, any construction thereon to be at the owners risk.
 5. All wells and septic tanks to be subject to approval of the County Health Dept.
 6. A 60 ft. wide right-of-way to be reserved centered on the lot line common to Lots 8 and 9 of Block 9 for the purpose of Future Roadway as shown on the annexed plat.
 7. All easements and reservations of record."
2. Reservations and Restrictions, as contained in Deed of Tribal Property recorded in Volume 310, page 175, Records of Klamath County, Oregon, as follows:

"The above described land is subject to a right of way to the Klamath Telephone and Telegraph Company, for telephone and telegraph line, approved by John H. Edwards, Assistant Secretary of the Interior, on May 10, 1927, subject to the provisions of the Act of March 3, 1901 (31 Stat. 1058-1063), Departmental regulations thereunder and subject also to any prior, valid existing right or adverse claim.

Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record."
3. A 25 foot building setback line as shown on dedicated plat.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____

this 22nd day of May A.D. 19 81 at 11:30 o'clock A.M., and

duly recorded in Vol. M81, of Deeds on Page 9135.

Fee \$7.00

EVELYN BIEHN, County Clerk

By Alberta J. Jansz