

DECLARATION OF RESTRICTIVE COVENANTS

COOT CO-OP

Declaration of Restrictive Covenants, conditions and agreements affecting the property known as Coot Co-op in Klamath County, Oregon, for the express purpose of notifying purchaser's and owner's of said real property to be subject to, and enabling them to enjoy the benefits of, the following restrictive covenants and limitations, and the name are hereby made a part of all conveyances of real property consisting of 31 acres of land fronting on Upper Klamath Lake near Modoc Point, OR.

Now, therefore, we the undersigned do hereby declare the above described real property is held, and shall be held, conveyed, released and occupied subject to the following easements, restrictions, covenants, conditions and charges between them and the purchasers of said real property and their heirs, successors and assigns:

1. A maximum of 10 undivided interests may be held or conveyed at any time now and forever.
2. No structures shall be erected, placed, altered or permitted to remain on the property other than one detached house trailer of a minimum size of 12' x 60' or a ranch style house of modest design except that R.V.'s, motor homes or small house trailers, all of which must be self contained, may be parked on the property by the owners so long as the following conditions are met:
 - A. All equipment such as boats, trailers, motor homes, and other vehicles shall have windows, chrome, or any shiny attachments covered with camouflage netting and be parked only in designated area's.
3. Property Owner's shall restrict use of property to Member's of their immediate family during periods of high usage. At other times during the year use should be restricted as to the number of guests permitted each owner. This shall be at the discretion of each owner, so long as he is reasonable in his usage of the property.
4. Transfer of undivided 1/10 interests in the property shall be approved by a majority of the owner's, but permission to transfer property title shall not be unreasonably withheld. Owner's of undivided interests shall have first right of refusal on any interests offered for sale.
5. Owner's shall be assessed for taxes, insurance, and improvements as to the amount to 1/10 interests each own's. No improvements may be added without first being approved by a majority of the owner's.
6. These covenants and conditions shall run with the land and shall be binding on all person's claiming under them until a written

recorded agreement by which the majority of the owners of the said property agree to change, modify or terminate said covenants in whole or in part.

7. Invalidation of any one of these covenants by Judgement or decree or any court of competent jurisdiction shall in no way effect any of the other provision's or covenants enumerated herein and they shall remain in full force and effect.
8. The foregoing restrictions shall bind and inure to the benefit of, and be enforceable by suit for injunction/ for damage by the owner's of any of the described undivided interest's in the described property, their and each of their legal representatives, heirs, successor's, or assigns; and failure of any of the undivided fee simple interest holder's his heirs, successors, or assigns to enforce any of such conditions shall in no event be deemed a waiver of the right to do so thereafter.

All of the property hereinabove made subject to these covenants is recorded in book/reel/Volume No. M79 on page No. 26903 or as document/fee/file/instrument/ microfilm No. 76922 record of mortgages of Klamath County, Oregon. And further described as Lots 12 and 13, Section 16, township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon

IN WITNESS, WHERE OF, we have hereunto set our hands ~~XXXXXXXXXXXXXXXXXXXXXXX~~
15th day of April, 1980.

Russell S. Pangburn
 Russell S. Pangburn

Merlin D. Schwab
 Merlin D. Schwab

Gerald L. Newton
 Gerald L. Newton

Theodore B. Case Ray Johnson

Howard L. Houtz

John Tucker
 John Tucker

Thomas L. Canon
 Thomas L. Canon

Marvin DeBono
 Marvin DeBono

John L. Hales 8-11-1982
 John L. Hales

Cary Gamba
 Cary Gamba

Darrell L. Harr 8-11-1982
 Darrell L. Harr

Return: Russ Pangburn
 2380 So. Pacific Highway
 Medford, Oregon 97501

STATE OF OREGON; COUNTY OF KLAMATH;ss

I hereby certify that the within instrument was received and filed for record on the 12th day of August A.D., 19 82 at 11:09 o'clock A M and duly recorded in Vol M82, of Deeds on page 10503

FEE \$ 8.00

EVELYN BIEHN, COUNTY CLERK
 by Burton A. Retich Deputy