



## SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

2. The lawful consequence of the fact that the West boundary is formed by Klamath Lake.

3. Right of Way, including the terms and provisions thereof,  
Dated: August 21, 1978  
Recorded: September 27, 1978  
Volume: M78, page 21478, Microfilm Records of Klamath County, Oregon  
In favor of: Pacific Power & Light Company  
(Said right of way further described in instrument recorded October 3, 1980 in Volume M80, page 19182, Microfilm Records of Klamath County, Oregon)

4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M81, page 18812, Microfilm Records of Klamath County, Oregon. (Affects Lots 2 through 42, inclusive of Block 1 and Lots 1 through 5, inclusive of Block 2).

Revised Declaration of Protective Covenants & Restrictions recorded January 25, 1983 in Volume M83, page 1299, Microfilm Records of Klamath County, Oregon.

5. Reservations, restrictions and easements as contained in plat dedication, to wit:

"said plat being subject to: (1) All applicable terms set forth in Exhibit B of the special ordinance of the City of Klamath Falls, No. 6267; (2) All easements as shown on the annexed plat; (3) Public access easement as shown on the annexed plat will be developed and maintained by the Homeowners Association for access to the shore line of Upper Klamath Lake from Front Street; (4) An entrance park easement as shown on the annexed plat will be developed and maintained by the Homeowners Association; (5) The maintenance of the canal, including fresh water input will be the responsibility of the Homeowners Association and will be accessible to the public for use, and (6) All easements and reservations of record and additional restrictions as provided in the recorded protective covenants, (Lot 1, Block 1, M81 P 18893 thru P 18811 Instrument No. 5874) and (Lots 2 thru 43 Block 1, Lots 1 thru 5, Block 2 M81 P 18812 thru 18822 Instrument No. 4875)."

6. This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 3rd day of Feb A.D. 1984  
at 12:58 o'clock P M, and duly  
recorded in Vol. M84 of Deeds  
Page 1823

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00