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SUBJECT TO:

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- 1. Assessments, if any, due to the City of Klamath Falls for water use.
- 2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

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- 3. Sewer and public utility easement over the Northeasterly 10 feet of said Lot as shown on dedicated plat.
- 4. Reservations as contained in plat dedication, to wit:

 "(1) The use of the land platted herein is for residential purposes only and is limited to one residential building per lot. (2) Architectural standards shall be no less than the minimum requirements defined by the National Housing Authority Specifications for one living unit; (3) Minimum foundation areas of residences, not including garage or storage space shall be as follows: One story residence, 1200 square feet; one and one-half or two story residences, 800 square feet. Total height of a building is limited to 18 feet above the top of the foundation; (4) Residences shall not be built closer than thirty feet to the street lines, nor closer than five feet to side lines of the lots; (5) Septic tanks shall conform to specifications for such provided by the State Board of Health; (6) Pets or livestock other than strictly house pets shall not be kept or housed on property; (7) No fences or barricades are ever to be erected between the building setback line and the street."
- 5. A 30 foot building setback line from McClellan Drive.

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.

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EVELYN BIEHN, COUNTY CLERK

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by: Am Amith, Deputy

Fee: \$ 8.00