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ASD-31504

Vol. M88

Page 5869

AMENDED DECLARATION OF CONDITIONS AND RESTRICTIONS  
BELLA VISTA SUBDIVISION TRACT 1235  
KLAMATH FALLS, OREGON

DONALD J. LEGGET and ELIDA LEGGET, husband and wife, as grantors, hereby dedicate the amended conditions and restrictions designated below as covenants running with the land benefitting and burdening the following described real property situate in Klamath County, Oregon, particularly described as:

Government Lots 19, 20, 25 and 26 of Section 7 Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Also known as:

Lots 1 through 42, Block 1; Lots 1 through 4, Block 2; Lot 1, Block 3; Lots 1 through 7, Block 4; Lots 1 through 9, Block 5; and Lots 1 through 7, Block 6; all in BELLA VISTA TRACT 1235, a subdivision of Klamath County, Oregon, according to the official plat thereof.

26. Incorporation by Reference. Except as specifically amended below, those conditions and restrictions dated August 5, 1987, recorded August 14, 1987, in volume M87, page 14651, Klamath County Deed Records are hereby republished in their entirety, and shall remain in full force and effect, except where the provisions below amend or repeal the prior conditions.

27. Mobile Homes. Paragraph 4 of the Declaration of Conditions and Restrictions is hereby repealed. The following is specifically adopted:

Mobile Homes. No mobile homes will be permitted to be placed upon any lot within the subdivision, excepting those mobile homes meeting the following standards:

- A. Mobile homes shall be a minimum 24 feet wide.
- B. All roofs shall be of composition, shingle, shakes or other materials suitable for frame built roofing, provided however that no metal roofs shall be allowed.
- C. Mobile homes shall have wood or lap siding.
- D. Mobile homes shall be painted in earth tones as required by other standards found within the conditions.
- E. Any permitted accessory building shall match the mobile home in siding, roof type and color.

5870

F. Mobile homes shall be set on a permanent foundation and set at ground level-not to exceed 3 inches above the ground.

28. Paragraph 7, Standards of Dwellings, is amended in the first sentence read:

"No single family dwelling shall be less than 850 square feet for the main structure, exclusive of porches and garages."

All of the remainder of paragraph 7 is hereby republished.

IN WITNESS WHEREOF the parties have hereunto set their hands this 15<sup>th</sup> day of January, 1988.

Donald J. Legget  
DONALD J. LEGGET

Elida Legget  
ELIDA LEGGET

STATE OF OREGON )  
: ss.  
County of Klamath )

Personally appeared before me the above named individuals, DONALD J. LEGGET and ELIDA LEGGET, husband and wife, and acknowledged the foregoing to be their voluntary act and deed.

Diana R. Swafford  
NOTARY PUBLIC FOR OREGON  
My commission expires: 8/20/90

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day  
of April A.D. 19 88 at 4:14 o'clock P.M., and duly recorded in Vol. M88,  
April of Deeds on Page 5869.

FEE \$10.00

Evelyn Biehn County Clerk  
By Bernetha A. Letcher