

**MASTER DECLARATION OF COVENANTS RUNNING WITH THE
LAND AND CONDITIONS; RESTRICTIONS ON ALIENATION
AND SPECIAL POWER OF ATTORNEY**

THIS MASTER Declaration of Covenants Running with the Land and Conditions; Restrictions on Alienation and Special Power of Attorney, made on this 23rd day of July, 1993 by PLUM VALLEY PROPERTY OWNERS ASSOCIATION, INC., an Oregon nonprofit, mutual benefit corporation (herein after referred to as "Association"), concerning the residential subdivision known as Plum Valley Subdivision Tract 1242, *Klamath County, Oregon located in Sections 28, 29 and 33, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon under the terms and conditions of this Trust Declaration. *and for Plum Valley Tract 1310 located in Sections 19, 20,

29, 30, 31, 32 and 33 in Twp. 27 S. R. 9 and in Sec 24, Twp 37 S.R. 8

1. Subject Matter. Association is an Oregon nonprofit, mutual benefit corporation, chartered to cause the filing and approval of the proposed Plum Valley subdivision as described above. Association has caused the plat to be prepared, which when accepted and recorded as a subdivision plat will result in:

EWM

A. Recognition of the property above described to have been legally subdivided and partitioned from a larger parcel;

B. Property to be assigned an alternate legal description constituting lot number within the subdivision;

C. The vacation of certain County roads more particularly described herein;

D. The dedication of a survey previously made;

E. Adjustment in parcel boundaries, lot lines, and creations of private ways and easements;

F. The creation of a public or private way set forth on the preliminary plat above described, known as Simpson Canyon Road and other roads or easements; and

G. Such a comprehensive plan and zone changes as will result in the property being designated as residential under the comprehensive plan and rural residential under the Klamath County Land Development Code, subject to certain minimum lot sizes.

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Return: Allen Mead
3530 Hope St
Klamath Falls, Or. 97603

8500
2.50

2. Grant to Association. Each individual property owner, as to themselves, their heirs successors and assigns upon the recordation of a memorandum of Covenants Running with the Land and Conditions; Restrictions on Alienation and Special Power of Attorney does grant to the Association the various covenants and restrictions set forth herein and covenant as to themselves, their heirs successors and assigns as to all of the real property described in such conveyance, and every part thereof, that the same shall be held and conveyed subject to the covenants, conditions, restrictions and power of attorney which constitutes this master agreement. It is further provided that the same covenants shall be binding on all parties having any right, title or interest in the described subdivision or any part thereof who shall have similarly have executed the declaration of covenants, conditions and restrictions on alienation and special power of attorney whether prior to or subsequent to each of the other grantors herein; it being expressly agreed that the covenants herein shall burden and benefit so much of the property of the Plum Valley Subdivision as effectively described by the individual covenants.

3. Enforcement of Restrictions. It is expressly understood and agreed that the several restrictive covenants contained in this agreement shall attach to and run with the land.

4. Covenants. Grantors covenant that they shall either individually or through special power of attorney, upon demand of Association:

A. Execute the final plat for recording purpose of the Plum Valley Subdivision, Tract 1242;

B. Execute one or more petitions to vacate those portions of the County road from Linkville via Klamath Agency to Fort Klamath, Oregon, presently known as Old Fort Road, as established by Order in Commissioner Journal I, Page 354, July 6, 1988 lying in Sections 28, 29 and 33, Township 37 South, Range 9 East of the Willamette Meridian between the north line of said Section 29 and the south line of the N 1/2 SE 1/4 of said Section 33; excepting therefrom those portions of said road which lie within the boundaries of the new alignment of Old Fort Road as established during Record of Survey No. 4047 on file in the office of the Klamath County Surveyor. However, said vacation shall be contingent upon approval of the Final Plat for platting of Tract 1242, Plum Valley by the Klamath County Board of County Commissioners;

C. Join in such parcel adjustments, lot line adjustments and conveyances as may be necessary to effect the layout of streets and roads on the preliminary plat of Plum Valley Subdivision, Tract 1242 as now exists; and

D. Join with Association in executing the plat and such other consistent documents as may be required.

5. Power of Attorney. Grantors constitute and appoint Plum Valley Property Owners Association, Inc. as their true and lawful special attorney to:

A. Execute on Grantor's behalf the final plat for recording purposes of the Plum Valley Subdivision, Tract 1242;

B. Execute on Grantor's behalf one or more petitions to vacate those portions of the County road from Linkville via Klamath Agency to Fort Klamath, Oregon, presently known as Old Fort Road, as established by Order in Commissioner Journal I, Page 354, July 6, 1888 lying in Sections 28, 29 and 33, Township 37 South, Range 9 East of the Willamette Meridian between the north line of said Section 29 and the south line of the N 1/2 SE 1/4 of said Section 33; excepting therefrom those portions of said road which lie within the boundaries of the new alignment of Old Fort Road as established during Record of Survey No. 4047 on file in the office of the Klamath County Surveyor. However, said vacation shall be contingent upon approval of the Final Plat for platting of Tract 1242 - Plum Valley by the Klamath County Board of County Commissioners;

C. Join in such parcel adjustments, lot line adjustments and conveyances which may affect Grantor's parcel as displayed in the Preliminary Plat of Plum Valley Subdivision, Tract 1242, Klamath County, Oregon; and

D. Join with Grantee in providing the full authority to execute the plat as specified therein.

E. Giving and granting unto the special attorney in fact, full power and authority to do and perform said act as fully for all intense and purposes as Grantor might or could do if personally present, ratify and confirm all that said attorney should lawfully do or cause to be done by virtue thereof.

6. Term of Covenants and Power of Attorney. The covenants contained herein shall remain in full force and effect until either: (a) approval of the Plum Valley Subdivision Plat, Tract 1242; or (b) June 30, 1995, whichever should first occur.

7. Restriction on Alienation. In order to carry out the terms and provisions of this restrictive covenant and special power of attorney, Grantors covenant that they shall not convey any right, title or interest in and to the subject real property during the term of this covenant without causing all subsequent Grantors to issue Association a special power of attorney in the form as set forth in paragraph 5 above.

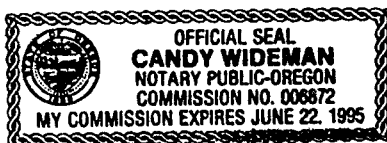
WITNESS WHEREOF the parties of hereto set their hands and seals this 23 day of July, 1993.

PLUM VALLEY PROPERTY OWNERS
ASSOCIATION, INC.

[Signature]
President

[Signature]
Secretary

SUBSCRIBED AND SWORN to before me this 23rd day of July, 1993.



[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: 6-22-95

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Allen Mead the 22nd day
of July A.D., 19 93 at 9:43 o'clock A M., and duly recorded in Vol. M93,
of Deeds on Page 17922.

FEE \$25.00
cc 2.50

Evelyn Biehn County Clerk
By [Signature]

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Allen Mead the 29th day
of June A.D., 19 95 at 3:09 o'clock PM., and duly recorded in Vol. M95,
of Deeds on Page 17922.

FEE \$20.00

Bernetha G. Letsch County Clerk
By [Signature]