

MTC 13967769  
COVENANTS and RESTRICTIONS

(Parcel 2 and 3 Land Partition #62-95  
Located in Section 31, TWP 34S R 7E WM.  
Klamath County, Oregon

96 APR -3 P3:59

1. UTILITIES: All utility lines shall be installed underground.
2. MOBILE HOMES: No mobile home will be permitted on premises. Also not permitted for use as residences are tents, trailers, garages, out-buildings or any building of temporary nature.
3. DWELLING: Single family dwelling may be frame construction or a manufactured home but shall be a minimum of 1,650 sq.ft. in size excluding porches or garages. Dwellings are limited to single story height.
4. ANIMALS: No livestock, poultry or other animals except domestic dogs, cats and birds shall be raised, bred or kept on any lot. Household pets shall be limited by numbers and type as to not constitute a nuisance to adjoining neighbors or the general public.
5. COMMERCIAL: No commercial venture shall be allowed on the property. Noxious or offensive trade and activities shall be prohibited.
6. CONDITION OF LOTS: Each lot shall be maintained in good clean condition and free of hazards to the adjacent property and residents thereof. No lots shall be used for storage or as a dumping ground for equipment, vehicles, rubbish, garbage or debris. All waste shall be kept in sanitary containers and shall be protected from animals out of view.
7. MATERIAL AND FINISHES: On each individual lot the residence, garage and accessory building must be finished with the same or complimentary exterior materials. Galvanized, sheet metal, tar paper or asphalt composition siding will not be permitted on any building or structure. No bright galvanized metal or other reflective roof surfaces shall be permitted.

The purpose of these restrictions is to limit the use and occupancy of any one single lot to any one single family with their necessary servants and appurtenances. In case the purchaser of any lot leases his premises, the premises must be leased as a whole.

15-2-2001

COVENANT RUNNING WITH THE LAND: The terms, conditions, covenants and restrictions contained herein shall run with the land and be binding upon grantors, grantees, their heirs, successors and assigns. All persons to this agreement, either benefit or burdened thereby, shall have power and standing to enforce any terms or conditions of the covenants herein through use of such legal and equitable remedies as may exist.

IN WITNESS WHEREOF the parties have hereunto set their hand this 2nd day of April 1996

By: Carroll E. Thomas  
Carroll E. Thomas

ATTEST:

STATE OF OREGON, County of Klamath

STATE OF OREGON,

County of Klamath } ss.

FORM No. 22—ACKNOWLEDGMENT,  
Stevens-Ness Law Publishing Co. NL  
Portland, OR 97204 © 1992

BE IT REMEMBERED, That on this 2nd day of April, 1996, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Carroll E. Thomas

known to me to be the identical individual..... described in and who executed the within instrument and acknowledged to me that he.....executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Pamela J. Spencer  
Notary Public for Oregon  
My commission expires 8/18/98

After recording return to:  
Carroll E. Thomas  
39292 Modoc Pt. Rd.  
Chiloquin, OR 97624

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 3rd day of April A.D., 1996 at 3:59 o'clock P. M., and duly recorded in Vol. M96 of Deeds on Page 9442

FEE \$15.00

Bernetha G. Letsch, County Clerk  
By: Bernetha G. Letsch