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Vol. M98 Page 45076

^{98 DEC 17 3:12}
 MTC 46733-KC
 COVENANTS, CONDITIONS AND RESTRICTIONS
 FOR

PARCELS 1 & 2 OF LP 16-96 AND PARCELS 1 & 2 OF LP 17-96;
 KNOWN AS 2733, 2737, 2743, 2747 MONTELIUS STREET.

1. No parcel shall be used except for single-family residential purposes. No trade of business shall be allowed. There can be no re-subdivision of a parcel.
2. No trailer or manufactured home shall be allowed for temporary or permanent shelters.
3. Common Fences: Maintenance of existing common fences will be shared between common property owners.
4. Common Area Drive : The paved area of the easement recorded to subject parcels, being approx. 22 ft. by 120 ft.
 - No parking is allowed on the *Common Area Drive*.
 - Road maintenance, snow removal and paving repairs of the *Common Area Drive* shall be the responsibility of all 4 parcel owners.
5. No parcel shall be used to sell, store or accumulate used cars, parts therefrom or junk of any kind. Rubbish, trash, garbage or any other waste shall not be kept on any parcel except temporarily and all such waste shall be kept in sanitary containers.

These covenants shall be binding upon all property owners and occupants of subject parcels for a period of three years from the date these covenants are filed for record, after which time such covenants shall be automatically extended, unless the owners of record file and record an agreement of change in whole or in part. These covenants are made for the protection of subject parcel owners.

LEGAL DESCRIPTION:

Parcel 1 & 2 of Land Partition 16-96, being Parcel 2 of Land Partition 44-94 and
 Parcel 1 & 2 of Land Partition 17-96, being Parcel 3 of Land Partition 44-94;
 situated in the SW1/4, SW1/4, of Section 20, T38S, R9E, WM, Klamath County, Oregon.

State of OREGON: County of KLAMATH: ss

I hereby certify that this instrument was received and filed for record on the 9th day of Dec,
 1998 at 3:12 o'clock PM, and duly recorded in Vol M98 of deed of records, on page 45076
 of Miscellaneous Records.

Bernetha G. Letsch, Co. Clerk

By Kathleen Ross Deputy

Fee \$5.00