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DECLARATION OF CONDITIONS AND RESTRICTIONS FOR SUN
C-99 COUNTRY ESTATES (TRACT 1352)

The undersigned, being the contract purchaser and party of interest of all of the following described real property located in the County of Klamath, State of Oregon:

Lots 1 through 13, inclusive, of Sun Country Estates, Klamath County, Oregon,

does hereby make the following Declaration of Conditions and Restrictions concerning the above-described real property, specifying that this Declaration shall constitute covenants to run with all of the land and shall be binding on all persons claiming under them. These Conditions and Restrictions shall be for the benefit of and limitations upon all future owners of said real property.

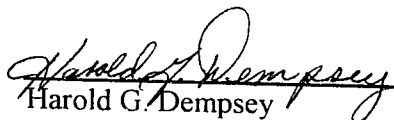
- **Dwelling size:** The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 720 square feet. Manufactured and mobile homes are acceptable.
- **Debris:** No lot shall have debris, litter, junk cars or trucks left on property so as to affect the appearance and value of any lot. If this paragraph is violated, the majority of the then lot owners may remove and owners of lot involved will pay the clean up expense thereof.
- **Completion of Construction:** All buildings shall be completed and the exterior of the building painted within two years from the time construction was commenced.
- **Building Code:** All construction shall comply with the applicable building code of Klamath County and the State of Oregon.
- **Natural Growth:** Native wooded areas shall be preserved and protected in growth condition except as pruning and removal may be necessary for construction and access. No unnecessary tree cutting.
- **Term:** these Covenants are to run with the land and shall be binding on all parties and all persons claiming under therefor a period of twenty-five (25) years from the date these covenants are recorded, after which time these Covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then

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owners of the lots has been recorded, agreeing to change these Covenants in whole or in part.

- **Fire Protection:** As of the date of these Covenants, conditions and Restrictions, owners and or buyers shall acknowledge there is presently limited or no fire protection for structures.
- **Enforcement:** The foregoing conditions and Restrictions shall bind and inure to the benefit of, and be enforceable by suit for injunction or for damages by the owner or owners of any of the above-described lands, their legal representatives, heirs, successors and or assigns; any failure, either by the owners above named or their legal representatives, heirs, successors or assigns, to enforce any of such Conditions or Restrictions shall in no event be deemed a waiver of the right to do so thereafter.
- **Attorney Fees:** Should suit or action be instituted to enforce any of the foregoing Restrictions or Covenants after written demand for the discontinuation of the violation thereof and any failure so to do, then, whether said suit be reduced to decree or not, the owner seeking to enforce or to restrain any such violation shall be entitled to have and recover from such defendant or defendants, in addition to the costs and disbursements allowed by law, such sum as the Court may adjudge reasonable as an attorney fee, in such suit or action.

Dated this 9 day of SEPTEMBER, 1999.


Harold G. Dempsey

See attached for Noraty

see attached Declaration of Conditions dated 9-9-99
STATE OF OREGON,)

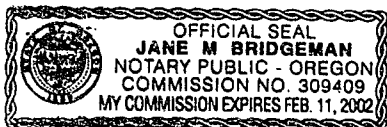
COUNTY OF Marion) SS.

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BE IT REMEMBERED, That on this 9th day of September, 1999
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named
Harold G Dempsey

known to me to be the identical individual who 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



N-65 11-810

Jane M Bridgeman
Notary Public for Oregon
My Commission expires 2-11-00

State of Oregon, County of Klamath
Recorded 9/14/99, at 11:18 a m.
In Vol. M99 Page 36586
Linda Smith,
County Clerk Fee\$ 20⁰⁰