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LAND USE RESTRICTITONS OF  
PROTECTIVE COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR LAND PARCELS  
1, 2, AND 3 OF PARTITION 51-95

State of Oregon, County of Klamath  
Recorded 01/07/2002 2:57 P m.  
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Linda Smith, County Clerk  
Fee \$ 31<sup>00</sup> # of Pgs 3

TO THE PUBLIC

WHEREAS, Declarant desires to subject said property to certain protective covenants, conditions, restricitions, easements, liens and charges for the benefit of parcel's 1, 2, and 3 of land partition 51-95, and it's present and subsequent owners as hereinafter specified, and will convey in the parcel's 1, 2, and 3 of land partition 51-95 subject thereto. It further being understood that all parcel's 1, 2, and 3 of land partition 51-95 fall within R-1 zone and any development shall conform to those requirements even if not specifically set out below.

NOW THEREFORE, Declarant hereby declares that all of the lots in parcel's 1, 2, and 3 of land partition 51-95 are and must be held and conveyed upon and subject to the easements, conditions, covenants, restricitions, and reservations hereinafter set forth, all of which are for the purpose of enhancing and protecting the value, use desirability and attractiveness of said property; that these easements, covenants, restrictions, conditions and reservations constitute covenants and servitudes to run with the land and are binding on all persons claiming under them and the land; and also that these conditions, covenants, restrictions, easements and reservations inure to the benefit of and are burdens upon all future owners and occupants of parcel's 1, 2, and 3 of land partition 51-95, and interest therein.

**ARTICLE I**  
**DEFINITIONS**

1. "DECLARANT" means the undersigned, and the successors, heirs and assigns of Declarant's interest as developer of parcel's 1, 2, and 3 of land partition 51-95.
2. "LOT" means any numbered plot of land shown on the last recorded plat of parcel 1, 2, and 3 of land partition 51-95.
3. "OWNER" shall means and refers to the record owner.
4. "PROPERTIES" means the real property herein described and such additional property thereto as may hereafter be brought within the jurisdiction of the protective covenants, conditions and restrictions.

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RT: Bill Reddell

## ARTICLE II

### LAND USE RESTRICTIONS

1. DWELLING: Only one single family residence is allowed per lot. The minimum footage for each single family dwelling shall be 1750 square feet of floor space, exclusive of garage, porch, patio, or decking. No building shall exceed two (2) levels. Below ground level basements will not be considered as a level. No modular or trailer house(s) will be allowed. The maximum height of any structure is to be no higher than the residence.

2. SUBDIVIDING: no further subdivision or partitioning of parcel's 1, 2, or 3 of land partition 51-95 is allowed.

3. RECREATIONAL VEHICLES: All recreational vehicles and boats shall be stored and otherwise parked only on the owners property.

4. OUTBUILDINGS: No outbuildings, tent, shack, garage, trailer, motor home, or temporary building of any kind shall be used as a residence, either temporary or permanent.

5. UTILITIES: no above ground utilities shall be used on parcel 1, 2, or 3 of land partition 51-95.

6. TRASH: no part of Parcel 1, 2, or 3 of land partition 51-95 may be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste. No garbage, trash or other waste may be kept or maintained on Parcel 1, 2, or 3 of land partition 51-95 except in a sanitary container. No car parts, appliances immobilized or immobile vehicles shall be placed or stored upon any lot within parcel 1, 2, or 3 or land partition 51-95 or any public or private streets or ways. Any such property so described will be removed after 72 hours at the owners expense.

7. BUSINESS: No business of any kind shall be conducted on parcel's 1, 2, or 3 of land partition 51-95 with the exception of the business of the Declarant and the transferences of Declarant in developing all of the parcel's 1, 2, and 3 provided herein.

8. SIGNS: No sign of any kind shall be displayed to public view on parcel 1, 2, or 3 of partition 51-95, except customary name and address signs and lawn signs of not more than five (5) square feet in size advertising a property for sale.

9. ANIMALS: Household pets are allowed provided that they are not kept, bred or maintained for commercial purpose. A maximum of two (2) farm animals are permitted. Any and all animals are to be confined to the perimeter of the owners property and not be

allowed to run free.

10. WELL: There shall be no more than one single well per parcel 1, 2, or 3 of land partition 51-95.

### ARTICLE III

### MANUFACTURED HOMES

"MANUFACTURED HOME" means a structure constructed off-site, designed for movement on the public highway on it's own wheels and axles, to be placed on real property permanently having sleeping, cooking, electrical and plumbing facilities, and intended for human occupancy and being used for residential purposes.

1. Manufactured homes shall not be allowed within parcel's 1, 2, or 3 or land partition 51-95.

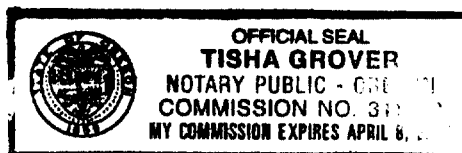
I am the declarant(s) as referred to in Article 1 of the Declaration of Protective, Covenants, Conditions, and Restrictions for the parcel of land partition 51-95.. I agree to all the above protective covenants, conditions, and restrictions for parcel's 1, 2, and 3.

Dated this 13<sup>th</sup> day of December 2001

Carolyn A. Ramirez  
Carolyn A. Ramirez, Declarant

STATE OF OREGON )  
 ) ss.

County of KLAMATH )  
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SUBSCRIBED AND SWORN TO BEFORE ME THIS 13<sup>th</sup> DAY OF December  
2001

Tisha Grover  
Notary Public for Oregon

