

COVENANTS, CONDITIONS, AND RESTRICTIONS

KENNETH L. DENCER, Trustee of the DENCER FAMILY TRUST dated April 30, 1990, are the Owners of certain lots of real property that are within the designated Townsite of CLINTON, according to the official plat on record with the County of Klamath, State of Oregon, and is more specifically described as follows:

All of Blocks 5, 6, 7, 9, 10, and 11.

For the preservation, enhancement, and protection of the value, desirability, amenities, and attractiveness of the real property, the Owners deem it desirable to provide regulations, conditions and restrictions for the use and improvement of the real property. Therefore, the Owners do hereby declare that the following regulations, conditions and restrictions shall become, and hereby are made a part of all conveyances, leases, encumbrances and rentals of all of the property within said real property and that the following covenants, conditions, restrictions, easements, liens and charges shall run with the real property and shall be binding on all parties having or acquiring any right, title or interest in the described properties or any part thereof and shall inure to the benefit of each owner thereof:

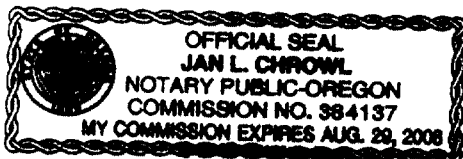
No dwelling other than a single family residence may be constructed on any lot within the Townsite. Any dwelling to be constructed must be site-built and can have no less in size than one thousand five hundred square feet (1500') of dedicated living area, which does not include any garage or facility used primarily to store vehicles.

DATED this 1st day of MAY, 2006.

Kenneth L. Dencer

STATE OF OREGON, County of Klamath) s.

The foregoing instrument was acknowledged before me this 1st day of May, 2006, by KENNETH L. DENCER.



Jan L. Chrowl
Notary Public for Oregon
My commission expires: 8-29-08

After recording return to: Kenneth L. Dencer