

RETURN TO:
Russ + Liz OVGARD
7224 Ruth Dr.
KLAMATH FALLS, OR 97603

2006-016353
Klamath County, Oregon



08/14/2006 03:55:38 PM

Fee: \$26.00

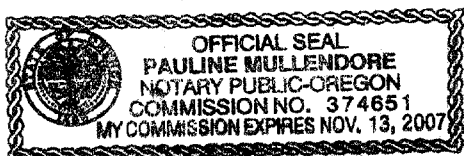
Revision of: **Additional Covenants and Restrictions for Land Partition 3-04,**
Exhibit A, Page 19140 of Deed: Vol M05 Page 19139
(Records of Klamath County)

- Parcel size to be greater than or equal to $\frac{3}{4}$ acre
- Residence construction to be completed within one year of building permit issue date.
- All structures to have a minimum 20' setback from side property lines.
- Residences to have at least 1800 square feet of living space with a minimum two car attached garage. Residences to be site built, no Manufactured Structures
- Multiple story buildings are not to obstruct views of neighboring residences.
- Outbuildings to be consistent with and to compliment house architecture; roof material and paint color to be complimentary. Pole building construction and temporary structures of any type not permitted
- All construction type and quality to be approved by Architectural Control Committee.
- Exterior lighting to be designed and located in a manner not to have a negative or intrusive impact on neighboring property owners.
- Maximum of two large animals per parcel. Braying Equines, hogs and pigs are not permitted. Household pets are allowed provided they are not kept, bred or maintained for commercial purpose. Any and all animals are to be confined by the perimeter of the owner's property and are not to be allowed to run free.
- Home businesses that require customers or clients to travel to the parcel residence or parcel accessory buildings are not permitted.
- Disabled vehicles of any type, trailers of any type, campers, boats and motor homes, all to be stored inside a permanent structure with doors for complete enclosure.
- Construction and maintenance costs of common use access road are to be shared by all property purchasers. This road is to be within the 30 foot right of way created by platted easements
- Landscaping to be completed within one year of residence completion.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Russell K. Ovgard

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on 7-5-06
by Russell K. Ovgard
This instrument was acknowledged before me on _____
by _____
as _____
of _____



Pauline Mullendore
Notary Public for Oregon
My commission expires 11-13-07

26

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Kenneth S. Brassier

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on July 14, 2006
by Kenneth S. Brassier

This instrument was acknowledged before me on _____
by _____
as _____
of _____



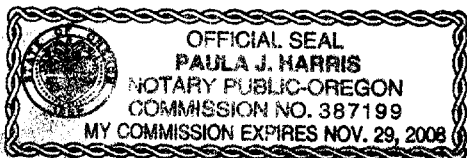
Patricia Janet Thede
Notary Public for Oregon
My commission expires 7-7-10

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Elizabeth K. Orgard

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on July 18, 2006
by Elizabeth Orgard
This instrument was acknowledged before me on _____

by _____
as _____
of _____



Paula J. Harris
Notary Public for Oregon
My commission expires Nov 29, 2008