



03/09/2007 08:34:40 AM

Fee: \$31.00

after recording ret. to  
448 Mosler St. KF OR 97601  
Rob C. Johnson

# **RESTRICTIVE COVENANT** **Discretionary Land Use Permit – Big Game Winter Range**

The undersigned, being the record owners of all of the real property described as follows; FD# R459658  
LOT # R3811-00310-00700 and further identified by "Exhibit A" attached hereto, do hereby make the following restrictive covenant(s) for the above-described real property, specifying that the covenant(s) shall run with the land and shall be binding on all persons claiming under such land, and that these restrictions shall be for the benefit of and limitation on all future owners of said real property.

In consideration of approval by Klamath County, Oregon of a land use permit to construct a single family dwelling on property designated by the Klamath County Assessor's Office as Tax Lot 700 in Township 38 South, Range 11 East, Section 3C, and located within an identified Goal 5 Big Game Winter Range habitat area, the following restrictive covenant(s) hereafter bind the subject property:

"Declarant and Declarant's heirs, legal representatives, assigns, and lessees hereby acknowledge and agree to accept by the recording of this instrument that the property herein described is subject to Statewide Planning Goal 5 resource habitat protections implemented through the Klamath County Land Development Code, which requires the owner to control free-roaming dogs and prohibits off-road vehicle use on the property herein described during the period of November through April each year."

This covenant shall not be modified or terminated except by the express written consent of the owners of the land at the time, and the Klamath County Community Development Department, as hereafter provided.

KLAMATH COUNTY, a political subdivision of the State of Oregon, shall be considered a party to this covenant and shall have the right, if it so desires, to enforce any or all of the covenant(s) contained herein by judicial or administrative proceeding. This covenant is made pursuant to the provisions of the Klamath County Land Development Code.

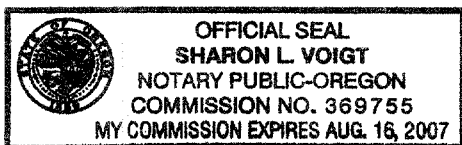
Dated this 8 day of March, 2007.

Rob Johnson  
Record Owner

[Signature]  
Record Owner

STATE OF OREGON     )  
                                  ) ss.  
County of Klamath    )

Personally appeared the above names Rob and Sharyl Johnson and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 8 day of March, 2007



[Signature]  
Notary Public for State of Oregon  
My Commission Expires:

**Note:** A copy of the recorded instrument must be returned to Community Development before permits can be issued.



After recording return to:

Rob C. Johnson403 Nosler St.Klamath Falls, OR 97601

Until a change is requested all  
tax statements shall be sent to  
The following address:

Rob C. Johnson403 Nosler St.Klamath Falls, OR 97601

Escrow No.

MT75839-LW

Title No.

0075839

SWD

2006-015834

Klamath County, Oregon



08/07/2006 03:09:33 PM

Fee: \$21.00

### STATUTORY WARRANTY DEED

**Richard Eldon Johnson and Lois V. Johnson, Trustees of the Johnson Family Trust U.A.D. April 27, 1989, Grantor(s) hereby convey and warrant to Rob C. Johnson and Sharyl A. Johnson, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:**

Lot 23 in Block 65 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66, UNIT PLAT NO. 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3811-003C0-00700-000

Key No: 459658

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is \$40,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 AND 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 ORS 197.352.

Dated this 1 day of August 2006

Richard Eldon Johnson and Lois V. Johnson, Trustees of the Johnson Family Trust U.A.D. April 27, 1989

BY: Richard Eldon Johnson Trustee  
Richard Eldon Johnson, Trustee

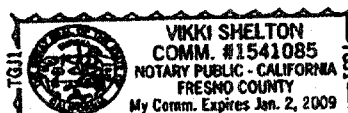
BY: Lois V. Johnson Trustee  
Lois V. Johnson, Trustee

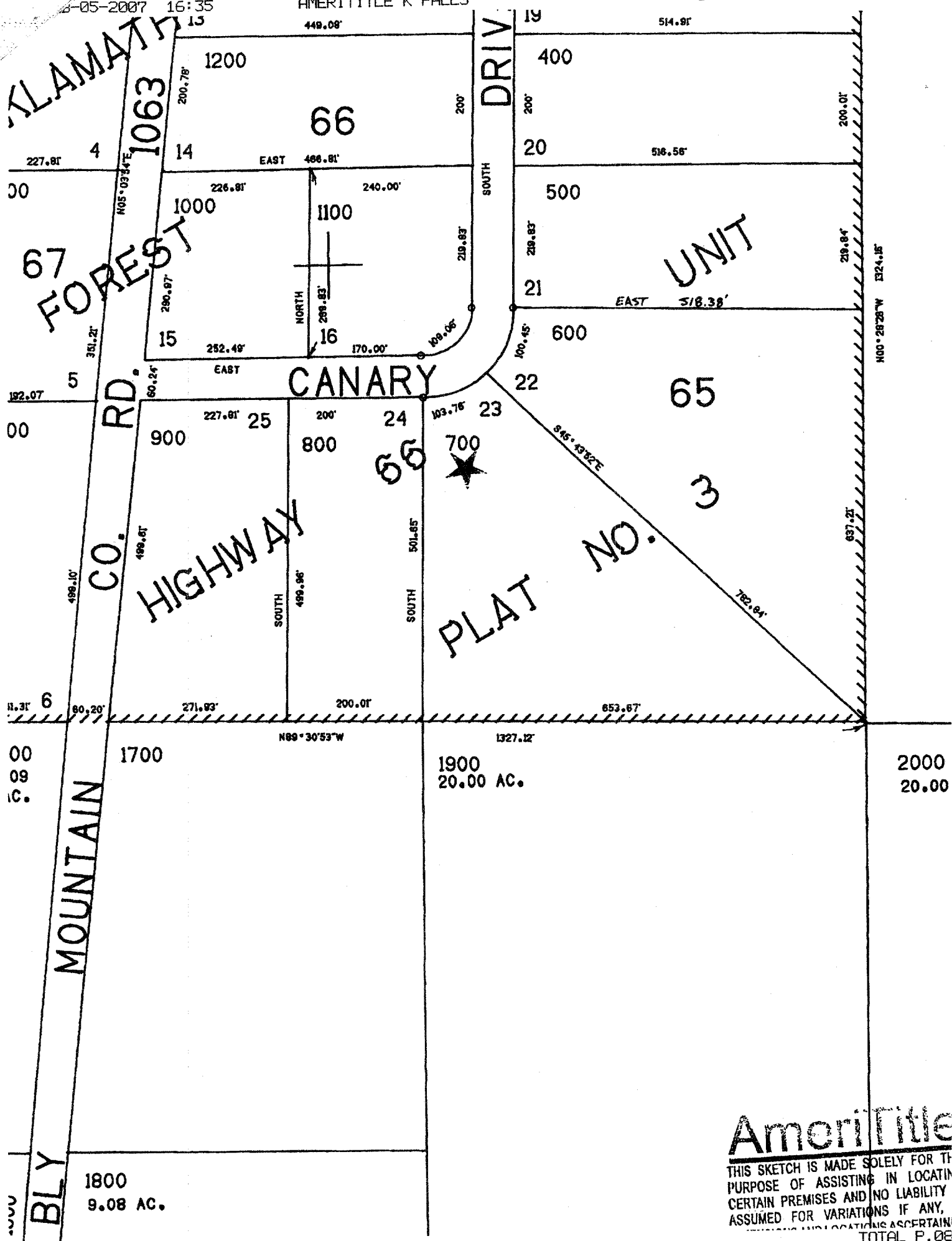
STATE OF CALIFORNIA  
COUNTY OF Fresno

On August 1 2006, 2006 before me, Vikki Shelton personally appeared Richard Eldon Johnson and Lois V. Johnson, Trustees of the Johnson Family Trust U.A.D. April 27, 1989 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Vikki Shelton



# AmeriTitle

THIS SKETCH IS MADE SOLELY FOR THE  
PURPOSE OF ASSISTING IN LOCATING  
CERTAIN PREMISES AND NO LIABILITY  
ASSUMED FOR VARIATIONS IF ANY,  
TOTAL P.08