

John Griffith
4135 Marian Ct
K. Falls on 97603

2007-004858

Klamath County, Oregon



03/20/2007 03:09:22 PM

Fee: \$31.00

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, John Griffith 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 1900 in Township 36 South, Range 11 East, Section 8A, 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 20 day of March, 2007.

Record Owner [Signature]

Record Owner _____

STATE OF OREGON)
) ss.
 County of Klamath)

Personally appeared the above names John Griffith and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 20th day of March, 2007.



Susan Marie Johnson
 Notary Public for State of Oregon
 My Commission Expires: 3-27-2010

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

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After recording return to:
JOHN W. GRIFFITH
4135 MARIAN CT APT D
Klamath Falls, OR 97603

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

JOHN W. GRIFFITH
4135 MARIAN CT APT D
Klamath Falls, OR 97603

Escrow No. MT77757-LW
Title No. 0077757

SWD

READ AND APPROVED AS TO
FORM AND CONTENT

STATUTORY WARRANTY DEED

JOE D. ANDREWS and LONA FAYE ANDREWS, as tenants by the entirety, Grantor(s) hereby convey and warrant to JOHN W. GRIFFITH, 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 155 in Block 31 of FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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:

The true and actual consideration for this conveyance is \$9,000.00.

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 _____ day of _____, _____.

JOE D. ANDREWS

LONA FAYE ANDREWS

STATE OF CALIFORNIA
ss.
COUNTY OF _____

On _____, 2006 before me, _____ personally appeared JOE D. ANDREWS and LONA FAYE ANDREWS 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 _____

36 11 08A

