

2007-011312
Klamath County, Oregon

DAVID LEE
5935 AUBURN BL #76
CITRUS HTS, CA 95621



06/25/2007 09:43:34 AM

Fee: \$26.00

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; LOT 6 BLK 120, KFFE HIGHWAY 66 UNIT, PLAT No. 4 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 02200 in Township 38 South, Range 11 East, Section 011A0, 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 25 day of JUNE, 2007.

DAVID LEE, TRUSTEE OF D.T.D. DOOR AND DESIGN
Record Owner

Record Owner

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above names David Lee and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 25th day of June, 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.



THIS SPACE RESE

2007-003520
Klamath County, Oregon



00016288200700035200010010

03/01/2007 11:46:23 AM

Fee: \$21.00

MTCT8456-DS

After recording return to:

David Lee

5935 Auburn Blvd., #76

Citrus Heights, CA 95621

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

David Lee

5935 Auburn Blvd., #76

Citrus Heights, CA 95621

Escrow No. MT78456-DS

Title No. 0078456

SWD

STATUTORY WARRANTY DEED

Kelly Crist, Grantor(s) hereby convey and warrant to DAVID LEE, TRUSTEE OF D.T.D. DOOR AND DESIGN, * 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 6 in Block 120, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

*DECLARATION OR IRREVOCABLE TRUST SETTLEMENT

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 \$10,000.00.

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 27 day of February, 2007.

Kelly Crist

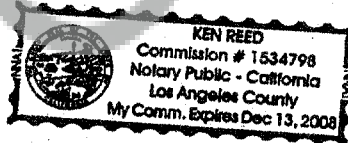
STATE OF CALIFORNIA

COUNTY OF Los Angeles

On February 27, 2007 before me, Ken Reed personally appeared Kelly Crist 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 she executed the same in her authorized capacity(ies), and that by her signature(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



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