

2007-013254

Klamath County, Oregon



00027788200700132540020029

07/26/2007 11:33:19 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; Pinecrest Bks  
Lot 7 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 6700 in Township 36 South, Range 14 East, Section 30D, 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 26 day of July, 2007.

Boyd E Blakeley  
 Record Owner

MA  
 Record Owner

STATE OF OREGON     )  
                                   ) ss.  
 County of Klamath    )

Personally appeared the above names Boyd E. Blakeley and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 26 day of July, 2007



Kristine Say  
 Notary Public for State of Oregon  
 My Commission Expires: Aug. 6 2010

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

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MT78977-DS

After recording return to:

BOYD E. BLAKELEY

c/o Priscilla Johnson

1155 "F" St.

TERREBONNE, OR 97760

Until a change is requested all

tax statements shall be sent to

The following address:

BOYD E. BLAKELEY

c/o Priscilla Johnson

1155 "F" St.

TERREBONNE, OR 97760

Escrow No.

MT78977-DS

Title No.

0078977

SWD

THIS SPACE RESE

2007-007342

Klamath County, Oregon



04/23/2007 03:36:01 PM

Fee: \$21.00

### STATUTORY WARRANTY DEED

**PINECREST ESTATES, INC, an Oregon Corporation**, Grantor(s) hereby convey and warrant to **BOYD E. BLAKELEY**, 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:

Lots 4, 7 and 19 in Block 5 of Tract 1093, PINECREST, 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 **\$33,000.00**.

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 20<sup>th</sup> day of April, 2007

PINECREST ESTATES, INC

BY: Richard S. Jeweler  
Richard S. Jeweler, Vice-President

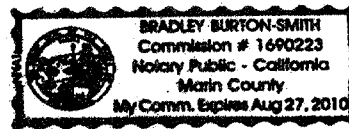
STATE OF CALIFORNIA

COUNTY OF MARIN ss.

On APRIL 20, 2007 before me, BRADLEY BURTON-SMITH personally appeared Richard S. Jeweler, 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 executed the same in authorized capacity(ies), and that by 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 Bradley Burton-Smith



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