

2007-014233

Klamath County, Oregon



08/13/2007 02:50:53 PM

Fee: \$26.00

Returned @ Counter

Return to:  
Patricia A Sitz  
P.O. Box 497  
Xeno OR 97627

**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; Cedar Trails Block 1 Lot 20 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 2800 in Township 40 South, Range 09 East, Section 20 D, 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.

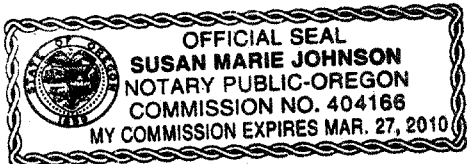
Dated this 13 day of August, 2007.

Patricia A Sitz  
 Record Owner

\_\_\_\_\_  
 Record Owner

STATE OF OREGON     )  
                                   ) ss.  
 County of Klamath    )

Personally appeared the above names Patricia A Sitz and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 13th day of Aug, 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.

26

2082

2001 JAN -4 PM 3:19

mtc 52869-ms  
WARRANTY DEED

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GARY L. MURPHY and JACQUE A. MURPHY, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
GLEN R. SITZ and PATRICIA A. SITZ, husband and wife,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

LOT 20 IN BLOCK 1 OF TRACT 1083, CEDAR TRAILS, ACCORDING TO THE OFFICIAL  
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,  
OREGON

4008-020D0-02800-000  
4008-020D0-02900-000

625130  
625149

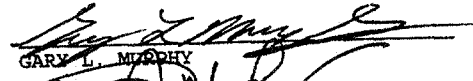
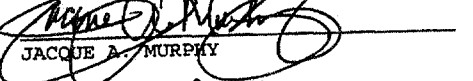
SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL 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.

The true and actual consideration for this conveyance is 23,000.00.

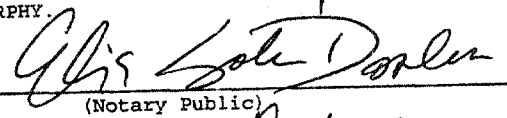
Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. BOX 2152, SAN LEANDRO, CA 94577

Dated this 2nd day of January, 2001.

  
GARY L. MURPHY  
  
JACQUE A. MURPHY

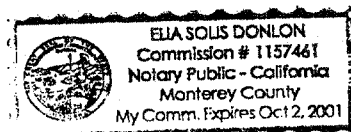
State of CALIFORNIA  
County of MONTEREY

This instrument was acknowledged before me on January 02, 2001 by GARY  
L. MURPHY AND JACQUE A. MURPHY.

  
(Notary Public)  
My commission expires Oct. 2, 2001

ESCROW NO. MT52869-MS

Return to:  
GLEN R. SITZ  
P.O. BOX 2152  
SAN LEANDRO, CA 94577



State of Oregon, County of Klamath  
Recorded 01/04/01, at 3:19 p. m.  
In Vol. M01 Page 402  
Linda Smith,  
County Clerk Fee \$ 21.00

91.00M