

2007-014457

Klamath County, Oregon

CANDIS DELIONBACK
8607 McLAUGHLIN LN
KLAMATH FALLS, OR 97601



00029257200700144570020025

08/16/2007 10:56:35 AM

Fee: \$26.00

RESTRICTIVE COVENANT
Discretionary Land Use Permit – Big Game Winter Range

TRACT 1084, SIXTH ADDITION TO

The undersigned, being the record owners of all of the real property described as follows; BLK 38, LOT 15
KLAMATH RIVERS ACRES 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 01000 in Township 39 South, Range 07 East, Section 025A0 and located within an identified Goal 5 Big Game Winter Range habitat area, the following restrictive covenant(s) hereafter bind the subject property:

R-3907-025A0-01000-000

"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 16 day of August, 2007.

Madeline Candis Delionback
Record Owner

Record Owner

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above names Madeline Candis Delionback and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 16 day of August, 2007



Emily Coe
Notary Public for State of Oregon
My Commission Expires: April 21, 2008

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

26-

M. CANDIS DELIONBACK

3255 Lapwing Lane

RENO, NV 89509

Escrow No. MT79694-SH

Title No. 0079694

SWD

STATUTORY WARRANTY DEED

TIMOTHY L. MAYNARD and DEBORAH J. MAYNARD, Grantor(s) hereby convey and warrant to **M. CANDIS DELIONBACK**, 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 15, Block 38, Tract No. 1084, SIXTH ADDITION TO KLAMATH RIVER ACRES, 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 **\$63,000.00**.

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 15 day of JUNE, 2007.


TIMOTHY L. MAYNARD


DEBORAH J. MAYNARD

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6-15-, 2007 by TIMOTHY L. MAYNARD and DEBORAH J. MAYNARD.


(Notary Public for Oregon)

My commission expires 9-8-09

