

After recording return to:
James M Root
216 Mariposa Terrace
Medford OR 97504



08/17/2007 03:54:08 PM

Fee: \$31.00

RESTRICTIVE COVENANT
Split Zoned Property

The undersigned James Root, representative for Fort Klamath Properties LLC, being the record owner(s) of all of the real property described as follows; Township 34 South, Range 07 East, Section 18CC, Tax Lot 00400, and further identified by "Exhibit A (Meets & Bounds) & Exhibit B (Map)" attached hereto, do hereby make the following restrictive covenant(s) in recognition of conditions of approvals found in Klamath County Planning Files CLUP/ZC 1-07 and CUP 4-07 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.

The following restrictive covenant(s) hereafter bind the subject property:

1. Land Use Zones identified on attached Exhibit A and Exhibit B shall restrict development per Klamath County zoning designation found in Klamath County Land Development code.
2. This covenant shall not be used or identified as instrument for land division.
3. This covenant shall not be changed unless by land use action approved by Klamath County.

The covenant(s) 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 17th day of August, 2007.
James M Root
Record Owner

Record Owner

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above names James Root and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 17th day of August, 2007



Lisa Kessler
Notary Public for State of Oregon
My Commission Expires: Mar. 13, 2011

Exh. 6.7 A

Description of Zone Change Area
for (Planned Residential +
Zoned Residential S)
JIM ROOT

A tract of land situated in Government Lot 4 of Section 18,
T 34 S R 7 E, W.M., Klamath County, Oregon, being more particu-
larly described as follows:

Beginning at the Northwest Corner of said Government Lot
4; thence S 88°56'26" E on the North Line of said Government Lot
4, 413.27 feet to the West Line of Highway 62; thence S 11°39'
58" E on said West Line, 1005.23 feet; thence S 82°18' W, 585.57
feet to the West Line of said Government Lot 4; thence N 01°56'
08" W on last mentioned West Line, 1071.18 feet to the point of
beginning containing 11.81 acres.

Exhibit B

CAUTION
This map is a preliminary design and should not be used for any purpose without the approval of the Klamath County Planning Commission.

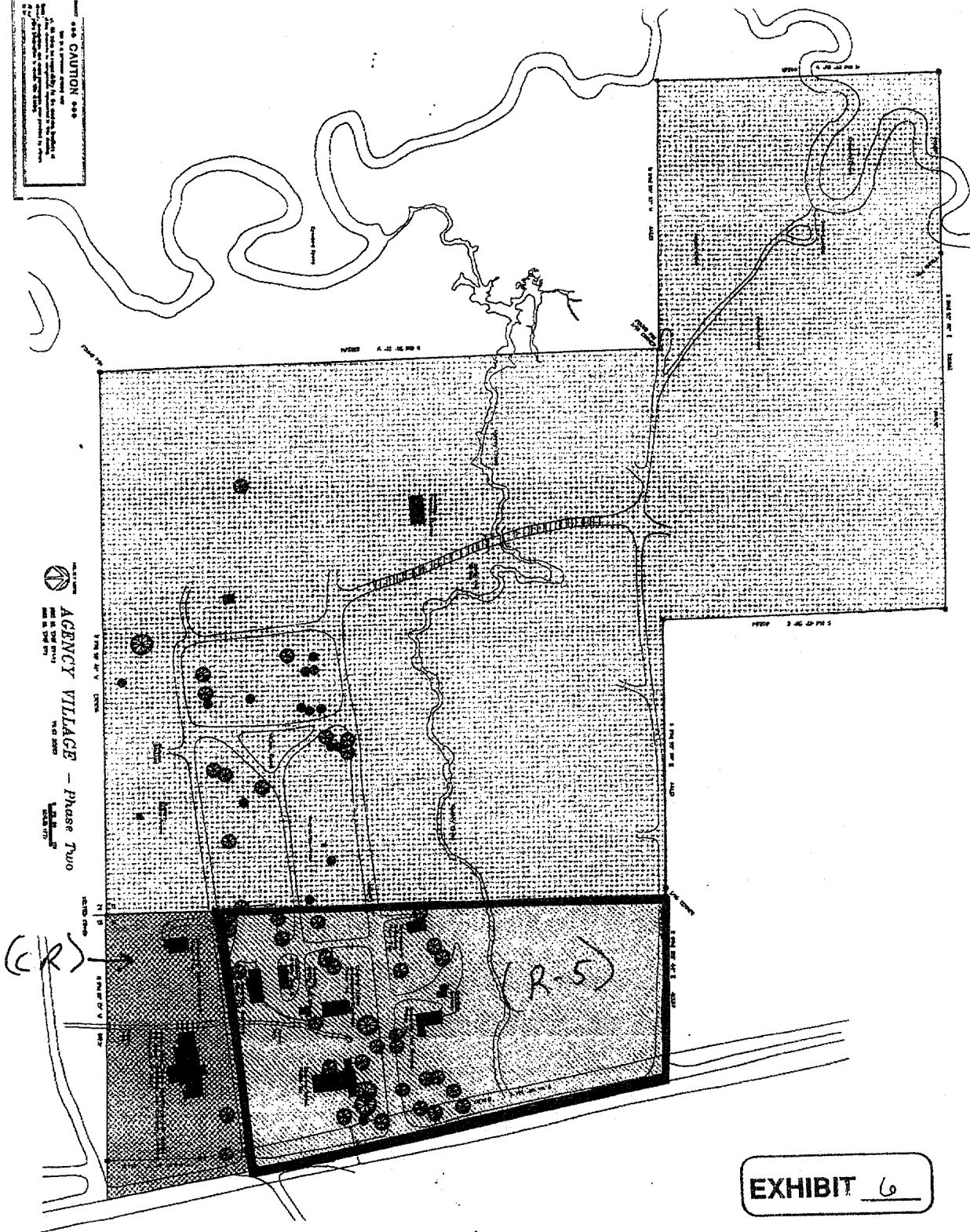





EXHIBIT 6

 Retain Existing Designation	Craig A. Stone and Associates Ltd. 712 Cardley Avenue Medford, Oregon 97504	Proposed Comprehensive Plan Designation: Agency Village Highway 82 Klamath Agency, Oregon
 Proposed Residential Designation		
 Retain Commercial Designation		