

AFTER RECORDING, RETURN TO:  
William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601

2007-016889

Klamath County, Oregon



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09/27/2007 08:38:06 AM

Fee: \$21.00

RELEASE OF RECORDED BUILDING RESTRICTIONS AGREEMENT

The undersigned, Clara J. Beber, Successor Trustee of the Marian R. Ziegler Trust Dated March 5, 1992 and successor in interest to the rights of Charles H. Ziegler under the terms of an Agreement dated August 25, 1953 and recorded in Volume 302 at page 489 of the records of the Clerk of Klamath County, Oregon, Grantor, hereby releases and quitclaims unto Larry Viveiros, Kathryn Viveiros, Richard Dabney, and Mary Alice Dabney, Grantees, the following restrictions contained on page 3 of said Agreement:

"Second parties agree that only one dwelling house shall be placed upon said land, that it shall be a single unit, one-storey building containing not less than a minimum of 1,375 square feet, not including garage overhang and patio; that it shall be of good, sound workmanlike construction consisting of exterior walls at least 50% brick faced, and any wooden portion to be painted outside; that the roof shall consist of beam ceiling and built up roofing with gravel surface with a slope of not to exceed 1/6 pitch; that, in the event a garage shall be separately constructed, it shall be of comparable construction; that all buildings shall be set back at least twenty five (25) feet from the property line on the East and North sides of said property, except that the garage may be constructed on the Easterly 25 feet, that said premises shall be landscaped and any trees to be planted on the North and East fifty (50) feet of said lot shall not be allowed to attain a height greater than the height of the roof of the building."

Grantees are the successors in interest to George A. Fawver and Jane Fawver, who are referred to as "parties of the second part" in said Agreement.

This Release is made for valuable consideration, receipt of which is acknowledged by the Grantor.

Dated this 7 day of September, 2007.

Clara J. Beber  
Clara J. Beber, Successor Trustee of the  
Marian R. Ziegler Trust Dated March 5, 1992

STATE OF OREGON, County of Klamath) ss:

This instrument was acknowledged before me this 7th day of September, 2007 by Clara J. Beber in her capacity as Successor Trustee of the Marian R. Ziegler Trust Dated March 5, 1992.

Wendy Young  
Notary Public for Oregon

My Commission Expires: 8.31.11

