

2007-018743

Klamath County, Oregon

After recording return to:

Jack Tucker  
PO 2831 Grass Valley Ca  
95945



00034372200700187430020024

11/01/2007 08:38:03 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: Lot 8 block 61 Klamath Falls forest estates Hwy 66 plat 2 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 3100 in Township 38 South, Range 11 East, Section 0660, 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.

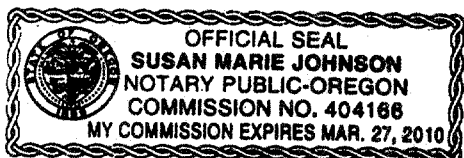
Dated this 1 day of November, 2007.

Record Owner

Record Owner

STATE OF OREGON )  
 ) ss.  
 County of Klamath )

Personally appeared the above names Jack Wm Olat Tucker and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 1st day of November, 2007



Susan Marie Johnson  
 Notary Public for State of Oregon  
 My Commission Expires: 3-27-2010

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

F:\shared\PLANNING\Planning Forms\DLUP - Owner Control of Dogs.doc

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EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS



Michael E. Long, Inc.  
 15731 SW Oberst Ln. PB 1148  
 Sherwood Oregon 97140  
 Grantor's Name and Address  
 Jacob W. & Stephen L. Tucker  
 PB 421  
 Pennvalley CA. 95946  
 Grantee's Name and Address  
 After recording, return to (Name, Address, Zip)  
 JACOB W. & Stephen L. Tucker  
 PB 421  
 Pennvalley CA. 95946  
 Until requested otherwise, send all tax statements to (Name, Address, Zip):  
 Jacob W. & Stephen L. Tucker  
 PB 421  
 Pennvalley CA. 95946

2006-018636

Klamath County, Oregon



00003893200600186360010019

SPACE RESER  
FOR  
REC

09/18/2006 08:50:08 AM

Fee: \$21.00

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Michael E. Long, Inc.

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by  
 Jacob W. Tucker and Stephen L. Tucker  
 hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,  
 that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,  
 situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 8, Block 61, Klamath Falls Forest Estates, Hwy 66, Plat 2

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized  
 in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that  
 grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 14,500.00. However, the  
 actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate  
 which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be  
 made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on 8/10/06; if grantor  
 is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so  
 by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
 THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-  
 LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-  
 PRIATE 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.

x

Michael E. Long

STATE OF OREGON, County of Sherwood, ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on 8/10/06

by

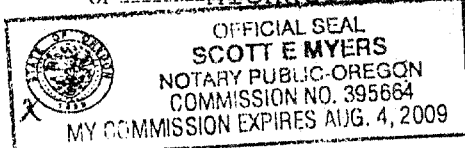
Michael E. Long

as

President

of

Michael E. Long, Inc.



Notary Public for Oregon  
 My commission expires 8-06-04, 2009