

After recording return to:

RYAN BORCHI

2007-019356

Klamath County, Oregon



00035106200700193560020024

11/13/2007 03:46:56 PM

Fee: \$26.00

**RESTRICTIVE COVENANT
Conditional Use Permit**

The undersigned, being the record owners of all of the real property described as follows; R-3911-V1800-00200-000 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 00200 in Township 39 South, Range 11 1/2 East, Section 18, the following restrictive covenant(s) hereafter bind the subject property:

"Declarant and Declarant's heirs, legal representatives, assigns, and lessees hereby recognize(s) the rights of adjacent and nearby landowners to conduct farm and forest operations consistent with accepted farming practices and Forest Practices Act, ORS 30.090 and Rules for uses authorized by this Code."

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.

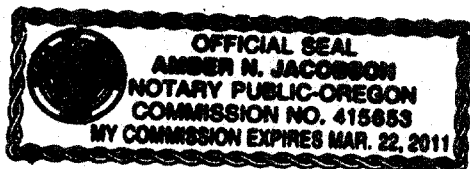
Dated this 13 day of Nov, 2007.

Record Owner

Record Owner

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above names Ryan and Janel Borchi and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 13 day of Nov, 2007.



Amber N. Jacobson
Notary Public for State of Oregon
My Commission Expires: Mar 22 2011

Note: A copy of the recorded instrument must be returned to Community Development before permits can be issued.
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MT6- 06113 SH

Vol M05 Page 01575



State of Oregon, County of Klamath
Recorded 01/07/2005 3:10 P m
Vol M05 Pg 01575
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

THIS SPACE RESERVE

After recording return to:
Ryan Anthony Bocchi
21998 N Poe Valley Road
Klamath Falls, OR 97603

Until a change is requested all
tax statements shall be sent to
The following address:

Ryan Anthony Bocchi
21998 N Poe Valley Road
Klamath Falls, OR 97603

Escrow No. MT66113-SH

STATUTORY WARRANTY DEED

JAMES MERRILEES AND BARBARA J. MERRILEES, AS TRUSTEES OF THE MERRILEES FAMILY TRUST DATED UDA JULY 12, 1998, Grantor(s) hereby convey and warrant to Ryan Anthony Bocchi and Janel Bocchi, as tenants by the entirety, 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:

That portion of the SW1/4 NE1/4 of Section 18 in Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, lying North and East of the North Poe Valley County Road No. 978.

Tax Account No: 3911-V1800-00200-000 Key No: 616293

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 \$30,500.00.

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.

Dated this 7th day of Jan, 2005

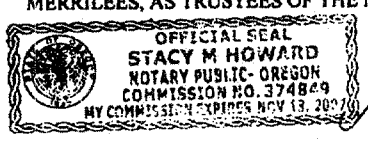
THE MERRILEES FAMILY TRUST DATED UDA JULY 12, 1998

BY: *James Merrilees* Trustee
JAMES MERRILEES, TRUSTEE

BY: *Barbara J. Merrilees* Trustee
BARBARA J. MERRILEES, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Jan 7th, 2005 by JAMES MERRILEES AND BARBARA J. MERRILEES, AS TRUSTEES OF THE MERRILEES FAMILY TRUST DATED UDA JULY 12, 1998.



Stacy M. Howard
(Notary Public)
My commission expires 11/13/2007

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