

2008-008941

Klamath County, Oregon

After recording return to:

JED HART
1300 ROGUE ROAD HWY
GRANTS PASS OR 97827



00048333200800089410060060

06/19/2008 11:35:16 AM

Fee: \$46.00

RESTRICTIVE COVENANT

Fire Siting Standards

The undersigned, being the record owners of all of the real property described as follows;
5404 BUFFLEHEAD 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 2300 in Township 38 South, Range E 11 East,
 Section 16, the following restrictive covenant(s) hereafter bind the subject property:

1. All new dwellings shall comply with the following:

All structural developments shall have a dependable supply of water adequate for normal daily consumption and
 peak emergency needs. The applicant shall provide evidence that the domestic water supply is from a source
 authorized in accordance with OAR 690, Division 10 and OAR 690, Division 20 and that any surface water used
 is not from a Class II stream as defined in OAR 629-24-101 (3).

Individual residences where a permanent source of water with a capacity of 4000 gallons or more at the lowest
 flow such as a stream, pond, or lake exists within 500 feet of the homesite, road access shall be provided to
 within 15 feet of the water's edge. Access to water shall be not less than 15 feet wide, shall be an improved and
 maintained surface and shall have an improved vehicle turning area of sufficient size to accommodate local fire
 protection equipment.

Where residences are supplied with individual water systems without a permanent source of water for fire
 suppression, the following standards shall apply:

At least one 1 inch standpipe shall be provided at least 50 feet from a building and shall have adequate
 protection from freezing weather. A standpipe shall be located no greater than 10 feet from any driveway.

Electrical service to a well pump shall be from independent service drops that do not pass through or onto any
 building.

2. Road access to new dwellings shall, at a minimum, meet the following standards:

A. Maximum grade shall not exceed 10 percent.

B. Road surface must be a minimum of 20 feet wide, all weather surface capable of supporting a fire apparatus
 at 60,000 lbs.

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C. The entire right-of-way shall be maintained as a fuel break free of brush and other flammable material.

D. The length of cul-de-sacs shall not exceed 700 feet.

E. Cul-de-sacs shall have a right-of-way with a 50 foot radius and an improved vehicle turning area not less than 80 feet in diameter.

F. Bridges or culverts shall have a minimum load limit of 40,000 lbs (20 ton) and shall not be narrower than the improved travel surface serving each end.

3. Construction of new dwellings and other structures shall meet the following standards:

A. Roofing materials shall carry a minimum of Class B rating. In areas of extreme fire hazard rating, Class A rated roof shall be required.

B. Manufactured homes shall be fully skirted from the floor-line to the ground-line. Vents or openings in skirting shall be screened with corrosion-resistant mesh with a mesh size not greater than $\frac{1}{4}$ inch.

C. All dwellings shall install a spark arrest on all chimneys. It shall be constructed of nonflammable, corrosive-resistant material. The opening in the mesh shall be no larger than $\frac{1}{4}$ inch.

4. Property fuel breaks, landscaping and maintenance may be planned in accordance with the guidelines found in "Protecting your Home from Wildfire", available from the Planning Department or the Oregon Department of Forestry. The following minimum standards shall apply:

A. Primary Fuel Break: all residences shall create and maintain a primary fuel break not less than 30 feet in width extending from the wall line of the structure. Primary fuel breaks consist of vegetation less than 3 inches high. Isolated landscape trees are acceptable if no branches overhang. Trees shall be thinned to 15 feet between tree crowns, and dead limbs near or over-hanging any structure shall be removed.

B. Secondary Fuel Break: beyond a primary fuel break, residences shall create and maintain a secondary fuel break not less than 70 feet wide on the down-slope side of a residence and 35 feet on all other sides. Extend the fuel break to 100 feet on the downhill side where steep slopes or dense vegetation are present. Secondary fuel breaks consist of live trees and shrubbery pruned to reduce the possibility of fire reaching roofs of structures or the crowns of trees. Low-growing plants and grasses are to be maintained to prevent the buildup of flammable fuels.

C. Wherever practicable, fences shall be constructed of nonflammable materials and maintained to eliminate the buildup of flammable refuse.

D. Outbuildings and accessory structures will meet the same standards as the residence or primary structure in terms of building construction and fuel breaks.

5. Home identification signs shall be posted at the nearest county, state or federal road serving the residence, and shall comply with the Klamath county house numbering system in existence. Home identification signs may be constructed of nonflammable materials with letters at least 3 inches high, ½ inch line width, and a reflective color that contrasts sharply with the background of both the sign itself and the surrounding vegetation.

6. In areas subject to the State Scenic Waterway Program, compliance with the primary and secondary fuel-free building setback requirements of this agreement may be modified to comply with specific siting standards contained in a state approved Scenic Waterway Management Program when such regulations conflict.

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 15th day of June, 2008.

William H. Wagner, Jr.
Record Owner

Carolyn J. Wagner
Record Owner

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above names William H. Wagner, Jr. and Carolyn J. Wagner and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 15th day of June, 2008.



Daneen M. Dail
Notary Public for State of Oregon
My Commission Expires: Sept 26, 2008

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

EXHIBIT A

(attach copy of legal description)



After recording return to:
William H. Wagner and Carolyn J.
Wagner
PO Box 22
Bonanza, OR 97623

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

William H. Wagner and Carolyn J.
Wagner
PO Box 22
Bonanza, OR 97623

File No.: 7021-836923 (DMC)
Date: June 12, 2006

M06-12264

Klamath County, Oregon

06/15/2006 12:04:50 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Lynn A. Graves, Grantor, conveys and warrants to **William H. Wagner and Carolyn J. Wagner as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 25, Block 41, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, in the County of Klamath, State of Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$164,900.00**. (Here comply with requirements of ORS 93.030)

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.

APN: 470779

Statutory Warranty Deed
- continued

File No.: 7021-836923 (DMC)
Date: 06/12/2006

Dated this 15 day of June, 2006.

Lynn A. Graves
Lynn A. Graves

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 15 day of June, 2006
by **Lynn A. Graves.**



Dori Crain
Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009