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07/30/2008 08:45:49 AM

Fee: \$56.00

After recording return to:
Klamath County
Planning Department

John Black

RESTRICTIVE COVENANT Fire Siting Standards

The undersigned, being the record owner of all of the real property described as follows, 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 structures and infrastructure on the property described on Exhibit A, 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.

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 24th day of JUNE, 2008.

Record Owner

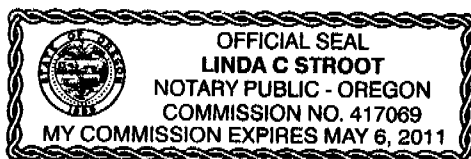
Record Owner

AUTHORIZED SIGNATORY

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above names Quentin Breen and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 24 day of June, 2008

By Linda C. Stroot



Linda C. Stroot
Notary Public for State of Oregon
My Commission Expires: May, 6, 2011

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

SITE DESCRIPTION

The subject parcel is described as:

1. Tax Lot 00602 identified as a 11.90± acre parcel located in Section 20 in Township 34 South, Range 07 East Willamette Meridian, Tax Account R794162
2. Tax Lot 00701 identified as a 4.68± acre parcel located in Section 20 in Township 34 South, Range 07 East Willamette Meridian, Tax Account R705295
3. Tax Lot 00101 identified as a 2.54± acre parcel located in Section 28 in Township 34 South, Range 07 East Willamette Meridian, Tax Account R18028
4. Tax Lot 00301 identified as a 149.03± acre parcel located in Section 28 in Township 34 South, Range 07 East Willamette Meridian, Tax Account R18055
5. Tax Lot 02500 identified as a 16.78± acre parcel located in Section 28D in Township 34 South, Range 07 East Willamette Meridian, Tax Account R196148
6. Tax Lot 00102 identified as a 58.55± acre parcel located in Section 29 in Township 34 South, Range 07 East Willamette Meridian, Tax Account R729769
7. Tax Lot 00401 identified as a 2.50± acre parcel located in Section 29 in Township 34 South, Range 07 East Willamette Meridian, Tax Account R875540
8. Tax Lot 00701 identified as a 105.89± acre parcel located in Section 29 in Township 34 South, Range 07 East Willamette Meridian, Tax Account R17617
9. Tax Lot 00800 identified as a 160.00± acre parcel located in Section 29 in Township 34 South, Range 07 East Willamette Meridian, Tax Account R196415
10. Tax Lot 01100 identified as a 119.49± acre parcel located in Section 29 in Township 34 South, Range 07 East Willamette Meridian, Tax Account R196451
11. Tax Lot 00500 identified as a 19.93± acre parcel located in Section 31D in Township 34 South, Range 07 East Willamette Meridian, Tax Account R872044

12. Tax Lot 00100 identified as a 460.00± acre parcel located in Section 32 in Township 34 South, Range 07 East Willamette Meridian, Tax Account R197076
13. Tax Lot 00200 identified as a 60.00± acre parcel located in Section 32 in Township 34 South, Range 07 East Willamette Meridian, Tax Account R197085
14. Tax Lot 00800 identified as a 10.00± acre parcel located in Section 32 in Township 34 South, Range 07 East Willamette Meridian, Tax Account R197147
15. Tax Lot 00900 identified as a 20.00± acre parcel located in Section 32 in Township 34 South, Range 07 East Willamette Meridian, Tax Account R197156
16. Tax Lot 01000 identified as a 20.00± acre parcel located in Section 32 in Township 34 South, Range 07 East Willamette Meridian, Tax Account R197165
17. Tax Lot 00100 identified as a 17.79± acre parcel located in Section 33 in Township 34 South, Range 07 East Willamette Meridian, Tax Account R197334
18. Tax Lot 00200 identified as a 20.00± acre parcel located in Section 33 in Township 34 South, Range 07 East Willamette Meridian, Tax Account R197343
19. Tax Lot 00300 identified as a 120.00± acre parcel located in Section 33 in Township 34 South, Range 07 East Willamette Meridian, Tax Account R197352
20. Tax Lot 00100 identified as a 84.00± acre parcel located in Section 04 in Township 35 South, Range 07 East Willamette Meridian, Tax Account R223323
21. Tax Lot 00200 identified as a 20.00± acre parcel located in Section 04 in Township 35 South, Range 07 East Willamette Meridian, Tax Account R223332
22. Tax Lot 00300 identified as a 117.24± acre parcel located in Section 04 in Township 35 South, Range 07 East Willamette Meridian, Tax Account R223341



23. Tax Lot 00400 identified as a 20.00± acre parcel located in Section 04 in Township 35 South, Range 07 East Willamette Meridian, Tax Account R223412
24. Tax Lot 01200 identified as a 4.60± acre parcel located in Section 04 in Township 35 South, Range 07 East Willamette Meridian, Tax Account R223458
25. Tax Lot 01600 identified as a 6.41± acre parcel located in Section 04 in Township 35 South, Range 07 East Willamette Meridian, Tax Account R223396
26. Tax Lot 01700 identified as a 2.56± acre parcel located in Section 04 in Township 35 South, Range 07 East Willamette Meridian, Tax Account R223403
27. Tax Lot 01800 identified as a 5.00± acre parcel located in Section 04 in Township 35 South, Range 07 East Willamette Meridian, Tax Account R223387
28. Tax Lot 01800 identified as a 1.13± acre parcel located in Section 04 in Township 35 South, Range 07 East Willamette Meridian, Tax Account R599711
29. Tax Lot 02600 identified as a 14.75± acre parcel located in Section 04A in Township 35 South, Range 07 East Willamette Meridian, Tax Account R223733
30. Tax Lot 02800 identified as a 6.39± acre parcel located in Section 04A in Township 35 South, Range 07 East Willamette Meridian, Tax Account R223760
31. Tax Lot 00100 identified as a 22.00± acre parcel located in Section 05 in Township 35 South, Range 07 East Willamette Meridian, Tax Account R218543
32. Tax Lot 00200 identified as a 20.00± acre parcel located in Section 05 in Township 35 South, Range 07 East Willamette Meridian, Tax Account R218552
33. Tax Lot 00300 identified as a 180.25± acre parcel located in Section 05 in Township 35 South, Range 07 East Willamette Meridian, Tax Account R218936

23. Tax Lot 00400 identified as a 20.00± acre parcel located in Section 04 in Township 35 South, Range 07 East Willamette Meridian, Tax Account R223412
24. Tax Lot 01200 identified as a 4.60± acre parcel located in Section 04 in Township 35 South, Range 07 East Willamette Meridian, Tax Account R223458
25. Tax Lot 01600 identified as a 6.41± acre parcel located in Section 04 in Township 35 South, Range 07 East Willamette Meridian, Tax Account R223396
26. Tax Lot 01700 identified as a 2.56± acre parcel located in Section 04 in Township 35 South, Range 07 East Willamette Meridian, Tax Account R223403
27. Tax Lot 01800 identified as a 5.00± acre parcel located in Section 04 in Township 35 South, Range 07 East Willamette Meridian, Tax Account R223387
28. Tax Lot 01800 identified as a 1.13± acre parcel located in Section 04 in Township 35 South, Range 07 East Willamette Meridian, Tax Account R599711
29. Tax Lot 02600 identified as a 14.75± acre parcel located in Section 04A in Township 35 South, Range 07 East Willamette Meridian, Tax Account R223733
30. Tax Lot 02800 identified as a 6.39± acre parcel located in Section 04A in Township 35 South, Range 07 East Willamette Meridian, Tax Account R223760
31. Tax Lot 00100 identified as a 22.00± acre parcel located in Section 05 in Township 35 South, Range 07 East Willamette Meridian, Tax Account R218543
32. Tax Lot 00200 identified as a 20.00± acre parcel located in Section 05 in Township 35 South, Range 07 East Willamette Meridian, Tax Account R218552
33. Tax Lot 00300 identified as a 180.25± acre parcel located in Section 05 in Township 35 South, Range 07 East Willamette Meridian, Tax Account R218936

34. Tax Lot 00400 identified as a 22.40± acre parcel located in Section 05 in Township 35 South, Range 07 East Willamette Meridian, Tax Account R218954
35. Tax Lot 00500 identified as a 18.60± acre parcel located in Section 05 in Township 35 South, Range 07 East Willamette Meridian, Tax Account R218963
36. Tax Lot 00900 identified as a 160.0± acre parcel located in Section 05 in Township 35 South, Range 07 East Willamette Meridian, Tax Account R218561
37. Tax Lot 00100 identified as a 6.49± acre parcel located in Section 06A in Township 35 South, Range 07 East Willamette Meridian, Tax Account R872045
38. Tax Lot 00200 identified as a 0.29± acre parcel located in Section 06A in Township 35 South, Range 07 East Willamette Meridian, Tax Account R787027
39. Tax Lot 00100 identified as a 123.85± acre parcel located in Section 09 in Township 35 South, Range 07 East Willamette Meridian, Tax Account R232073
40. Tax Lot 01600 identified as a 10.39± acre parcel located in Section 09A in Township 35 South, Range 07 East Willamette Meridian, Tax Account R232135
41. Tax Lot 01700 identified as a 8.87± acre parcel located in Section 09A in Township 35 South, Range 07 East Willamette Meridian, Tax Account R231895 & R597615
42. Tax Lot 01800 identified as a 10.47± acre parcel located in Section 09A in Township 35 South, Range 07 East Willamette Meridian, Tax Account R232037
43. Tax Lot 01900 identified as a 02.0± acre parcel located in Section 09A in Township 35 South, Range 07 East Willamette Meridian, Tax Account R232064

Staff Finding No. 2

The subject property is adequately described as required for a Conditional Use Permit.