

2008-012741

Klamath County, Oregon



00053056200800127410020026

09/12/2008 09:47:44 AM

Fee: \$26.00

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After recording return to:

Returned to County  
Rao Threadgill  
7144 Wood Duck  
Kenana OR 97623

## RESTRICTIVE COVENANT ARTICLE 57 RESIDENTIAL DEVELOPMENT STANDARDS

The undersigned, being the record owners of all of the real property described as follows: 7144 Wood Duck 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 02900 in Township 38 South, Range 11 East, Section 00900, 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; and in regard to fencing requires the perimeter of the property, if fenced, to be for livestock control purposes only; that fencing around home sites shall enclose no greater than 1 acre, and where designed to exclude wildlife shall not be placed within critical habitat or a migration corridor as may be identified by the Oregon Department of Fish and Wildlife"

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 12 day of September, 2008.

Record Owner

Record Owner

STATE OF OREGON )  
 ) ss.  
 County of Klamath )

Personally appeared the above names Rao Murray Threadgill and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 12 day of Sept., 2008  
 By Susie Costic



Susie Costic  
 Notary Public for State of Oregon  
 My Commission Expires: 3/13/2010

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

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**EXHIBIT A**  
**(Attach copy of legal description)**

\*

- - Property Data Selection Menu - -

Owner: THREADGLII RAO M  
Prop ID : R464517 (Real Estate) (247416) 2952 GLEN ALBYN  
Map Tax Lot: R-3811-009C0-02900-000 SANTA BARBARA, CA 93105  
Legal : KLAMATH FALLS FOREST ESTATES HWY 66  
PLAT #2, BLOCK 39, LOT 2, DETITLED\*

Situs : 7144 WOOD DUCK DR  
BONANZA, OR 97623

Year Built : 1973  
Living Area: 1344

Name(s) :

Code Area : 220

Sale Info : 04/28/08 \$27,900

Deed Type : 05

Instrument: 08-006887

2007 Tax Status \* No Taxes Due \*

Current Levied Taxes : 78.64

Special Assessments : 56.00

2008-09 SB125 Taxes :

2007 Roll Values

RMV Land	\$	14,100 (+)
RMV Improvements	\$	2,910 (+)
RMV Total	\$	17,010 (=)
Total Exemptions	\$	0
M5 Net Value	\$	17,010
M50 Assd Value	\$	6,240

(AD) Alt Disp  
(G)en Appr

(Y) primary  
(O)wnership

(SE)condary  
(H)istorv

(L)and/Impr  
(.) More

Enter Option from Above or <RET> to Exit: \_\_

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