Page _1_ or	•
After recording	return to:
After recording	Larsen

2009-009111 Klamath County, Oregon

	0091110	

07/02/2009 11:12:24 AM

Fee: \$26.00

RESTRICTIVE COVENANT Fire Siting Standards

	1 _	1			
The undersigned,	Joanne	Larsen		(insert names)	
the owners of reco					
and further identifi					
covenant(s) for the	above-described	real property, s	pecifying that the o	covenant(s) shall re	un with
the land and sha					
restrictions shall be	e for the benefit of	and limitation o	n all future owners	of said real prope	rty.
In consideration o	f approval by Klar	nath County, C	regon of a land u	ise permit to deve	elop on
property designate					
<u>40</u> South, R	lange <u>//</u> Ea	st, Section /7,	<u>। ৭, । ৭</u> , the followir	ng restrictive cove	nant(s)
hereafter bind the	subject property:	•	20 2 29		

- 1. All new development shall comply with the following:
 - A. Provide a dependable supply of water adequate for normal daily consumption and peak emergency needs from a source authorized in accordance with Oregon Administrative Rule (OAR) and that any surface water used is not from a Class II stream.
 - B. Provide for and make available a permanent source of water with a capacity of 4000 gallons or more. If a stream, pond, or lake exists within 500 feet of the homesite a 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 and shall be an improved and maintained surface with an improved vehicle turning area of sufficient size to accommodate local fire protection equipment.
 - C. Where residences are supplied with individual water systems without a permanent source of water for fire suppression (e.g., fire hydrants), the following standards shall apply:
 - a. At least one 1 inch hydrant standpipe shall be provided at least 50 feet from a building and no greater distance than 10 feet from the driveway with adequate protection from freezing weather.
 - b. Electrical service to a well pump shall not pass through, under, or onto any non-well protecting structure.
- 2. Road access shall meet the following minimum standards:
 - A. Maximum grade shall not exceed 10 percent.
 - B. Road surface must be a minimum of 20 feet wide with an all weather surface capable of supporting a fire apparatus at 60,000 lbs minimum or as prescribed by the Fire Marshall.

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 2 day of July	, 20 <u>0 9</u> .
Régord Owner	Record Owner
Record Owner	Record Owner
STATE OF OREGON)) ss. County of Klamath)	
Personally appeared the above named persons be his/her voluntary act and deed before me this signed by Joanne H-Larsen. By Lisa Kessler.	and acknowledged the foregoing instrument to, 20, 20
OFFICIAL SEAL LISA KESSLER NOTARY PUBLIC-OREGON COMMISSION NO. 415234 MY COMMISSION EXPIRES MAR. 13, 2011	Notary Public for State of Oregon
	My Commission Expíres:
	Mar. 13, 2011

<u>Note</u>: A copy of the recorded instrument must be returned to Klamath County Planning Department before development permits can be issued.