

2009-013694

Klamath County, Oregon

After recording return to:

ROBERT MALONEY  
601 SW 2ND AVE #2108  
Portland, Ore 97204



00074347200900136940020020

10/21/2009 01:56:25 PM

Fee: \$42.00

**RESTRICTIVE COVENANT**  
**Conditional Use Permit**

The undersigned, being the record owners of all of the real property described as follows; TAX Lot R00-400 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 R00-400 Township 24S South, Range 9 East, Section 17, 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.

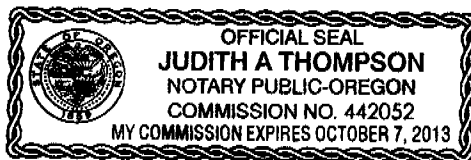
KLAMATH COUNTY, a political subdivision of the State of Oregon, shall be considered a party to this covenant and shall have the right, if it so desires, to enforce any or all of the covenant(s) contained herein by judicial or administrative proceeding. This covenant is made pursuant to the provisions of the Klamath County Land Development Code.

Dated this 14 day of OCTOBER, 2009  
Little Deschutes River Properties LLC  
by Robert E. Maloney Jr.  
 Record Owner

Record Owner

STATE OF OREGON )  
Multnomah ) ss.  
 County of ~~Klamath~~ )

Personally appeared the above names Robert E. Maloney Jr. and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 14<sup>th</sup> day of October, 2009.



Judith A. Thompson  
 Notary Public for State of Oregon  
 My Commission Expires: 10/7/13

**Note:** A copy of the recorded instrument must be returned to Community Development before permits can be issued.  
 \\mady\cdd\shared\PLANNING\Planning Forms\Covenant-CUP.doc

2007-017247

Klamath County, Oregon



00032600200700172470020025



THIS SPACE

10/03/2007 11:42:17 AM

Fee: \$26.00

After recording return to:  
Little Deschutes River Properties, LLC  
601 SW Second Avenue, Suite 2100  
Portland, OR 97204-3158

Until a change is requested all tax statements  
shall be sent to the following address:  
Little Deschutes River Properties, LLC  
601 SW Second Avenue, Suite 2100  
Portland, OR 97204-3158

File No.: 7064-1104336 (MG)  
Date: August 27, 2007

### STATUTORY WARRANTY DEED

**Gary L. June**, Grantor, conveys and warrants to **Little Deschutes River Properties, LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE EAST 1320 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17; THENCE SOUTH 875 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 28° 26' WEST 811 FEET; THENCE SOUTH 28° 49' WEST 373 FEET; THENCE SOUTH 44° 18' WEST 640 FEET; THENCE SOUTH 39° 31' WEST 316 FEET TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER; THENCE EAST AT SAID SOUTHERLY LINE TO THE CENTER THREAD OF THE LITTLE DESCHUTES RIVER; THENCE FOLLOWING THE SAID CENTER THREAD IN A NORTHERLY DIRECTION TO ITS INTERSECTION WITH THE NORTHERLY LINE OF KOKANEE LANE (NOW KNOWN AS HOUSER LANE) IN THE PLAT OF ROBERTS RIVER ACRES, IF SAID LANE WAS EXTENDED NORTHWESTERLY; ALSO INTERSECTING THE SOUTH LINE OF AN INSTRUMENT RECORDED IN BOOK M67, PAGE 6469; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID INSTRUMENT TO THE POINT OF BEGINNING.**

**ALSO AN EASEMENT FOR INGRESS AND EGRESS OVER KOKANEE LANE (NOW KNOWN AS HOUSER LANE) AND INCLUDING CONDITIONAL USE PERMIT PER CASE NO. CUP 51-03 ORDER DATED 12/16/03**

EXHIBIT

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