

2011-012649

Klamath County, Oregon



00110021201100126490020026

11/10/2011 11:47:18 AM

Fee: \$42.00

**RESTRICTIVE COVENANT  
Conditional Use Permit**

The undersigned, being the record owners of all of the real property described as follows; R-3510-01900-01400 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 1400 in Township 35 South, Range 10 East, Section 19, 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.

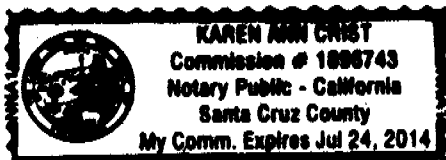
Dated this 4 day of November, 20 11.

Vega Keller  
Record Owner

16th 16th  
Record Owner

STATE OF CALIFORNIA )  
County of SANTA CRUZ ) ss.

Personally appeared the above names VEGA KELLER & KEITA KELLER and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 4 day of November, 20 11.  
By Karen Ann Crist, Notary Public.



Karen Ann Crist  
Notary Public  
My Commission Expires July 24, 2014

**Note:** A copy of the recorded instrument must be returned to Community Development before permits can be issued.  
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APN: R261264

Statutory Warranty Deed  
- continued

File No.: 7021-1619854 (SFK)  
Date: 08/31/2010

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of , State of , described as follows:

**"THE WEST HALF OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER THAT LAYS NORTH OF THE SPRAGUE RIVER HIGHWAY AND THE WEST HALF OF THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER THAT LAYS NORTH OF THE SPRAGUE RIVER HIGHWAY IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 10 EAST, WILLAMETTE MERIDIAN."**

