

After recording return to:

Frank Morello

00136779201300060750040043

05/30/2013 10:02:35 AM

Fee: \$52.00

**RESTRICTIVE COVENANT  
Fire Siting Standards**

The undersigned, JEFF AND CYNDI BROWNS (insert names) being the owners of record of all of the real property described as follows; R-3107 - 02400 - 00300 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 develop on property designated by the Klamath County Assessor's Office as Tax Lot 00300 in Township 31 South, Range 07 East, Section 02400, the following restrictive covenant(s) hereafter bind the subject property:

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.

- C. The entire legal access way shall be maintained, at all times, as a fuel break free of brush and other flammable material.
  - D. The length of cul-de-sacs shall not exceed 700 feet and have a right-of-way with a 50 foot radius with an improved vehicle turning area not less than 80 feet in diameter.
  - E. Installation of bridges or culverts shall have a minimum load limit of 40,000 lbs (20 ton) and not be narrower than the improved travel surface serving each end.
3. All structures shall be constructed to 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. The siting of a manufactured home shall require fully skirting from the floor-line to the ground-line with vents or openings screened with corrosion-resistant mesh not greater than ¼ inch size.
  - C. All chimneys shall have spark arrest installed with nonflammable, corrosive-resistant material having opening in the mesh no larger than ¼ inch.
4. Property fuel breaks, landscaping and maintenance may be planned in accordance with the following minimum standards:
- A. A Primary Fuel Break shall be created and maintained no less than 30 feet in width extending from the wall line of any structure. Vegetation shall be less than 3 inches high, at all times. All trees within the primary break shall be thinned to 15 feet between tree crowns, and dead limbs near or over-hanging any structure shall be removed at all times.
  - B. A Secondary Fuel Break shall be created and maintained no 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. Live trees and shrubbery shall be pruned to reduce the possibility of fire reaching roofs of structures or the crowns of trees. Low-growing plants and grasses shall be maintained to prevent the buildup of flammable fuels.
  - C. Fences shall be constructed of nonflammable materials and maintained to eliminate the buildup of flammable refuse.
5. Home identification signs shall be posted at the nearest county, state or federal road serving the residence; and, constructed of nonflammable materials with letters at least 3 inches high, ½ inch line width; and, with a reflective color that contrasts sharply with the background of both the sign itself and the surrounding vegetation.

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 Planning 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 28<sup>th</sup> day of May, 2013.

Cyndi Browns  
Record Owner

Jeff Browns  
Record Owner

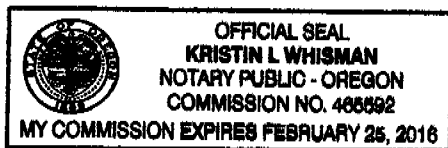
\_\_\_\_\_  
Record Owner

\_\_\_\_\_  
Record Owner

STATE OF OREGON )  
County of Klamath ) ss.  
Jackson

Personally appeared the above named persons and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 28 day of May, 2013.

By Cyndi and Jeff Browns



Kristin L. Whisman  
Notary Public for State of Oregon

My Commission Expires:

2/25/2016

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

EXHIBIT "A"  
LEGAL DESCRIPTION

1:

A tract of land situated in the E1/2 W1/2 of Section 24, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the C-W 1/16 corner of said Section 24; thence North 00° 03' 23" East, along the West line of the E1/2 W1/2 of said Section 24, 1495.37 feet to the centerline of Sand Creek; thence Easterly along said centerline of Sand Creek, to the Westerly right of way line of State Highway No. 97 (Dalles-California Highway); thence South 02° 22' 40" West, along said Westerly right of way line, 2165.04 feet to a 5/8 inch iron pin; thence South 89° 42' 56" West 485.22 feet to a 5/8 inch iron pin on the West line of the E1/2 W1/2 of said Section 24; thence North 00° 07' 04" East 659.04 feet to the point of beginning.

2:

A tract of land situated in the E1/2 W1/2 of Section 24, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of the E1/2 W1/2 of said Section 24, said point marked by a 5/8 inch iron pin being South 00° 07' 04" West 659.04 feet from the C-W 1/16 corner of said Section 24; thence South 00° 07' 04" West along said West line, 671.12 feet to a 5/8 inch iron pin on the Northerly right of way line of Klamath County Road No. 3092 (Easement No. F 2992); thence South 81° 56' 23" East, along said Northerly right of way line, 460.50 feet to a 5/8 inch iron pin on the Westerly right of way of State Highway No. 97 (Dalles-California Highway); thence North 02° 22' 40" East along said Westerly right of way line, 738.73 feet to a 5/8 inch iron pin; thence South 89° 42' 56" West 485.22 feet to the point of beginning, with bearings based on survey No. 1706, as recorded in the office of the Klamath County Surveyor.

Tax Account No: 3107-02400-00400-000

Key No: 79364