

2014-006310

Klamath County, Oregon

After recording return to:



00154679201400063100030030

06/13/2014 03:34:29 PM

Fee: \$52.00

RESTRICTIVE COVENANT Conditional Use Permit

The undersigned, being the record owners of all of the real property described as follows; R - 3912-00000-01100 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 CUP 13-13 on property designated by the Klamath County Assessor's Office as Tax Lot 100 in Township 39 South, Range 12 East, Section 07, 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 13th day of June, 2014.

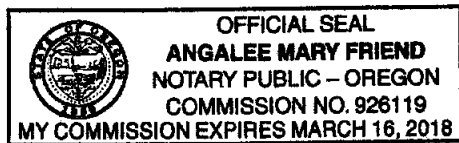
Record Owner

Record Owner

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above names Jamie Jackson and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 13 day of June, 2014.

By Angalee Mary Friend



Angalee Mary Friend
Notary Public for State of Oregon
My Commission Expires: 3/16/18

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

LAND PARTITION 23-13
FOR FOUR A'S RANCH, INC.

Carli
CARL SAUNDYMAN, PRESIDENT

CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

[Signature]

DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY
OF THE ORIGINAL PLAT OF LAND PARTITION 23-13 AS PLATTED.

[Signature]

Linda Smith

1 DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE
ORIGINAL PLAT OF LAND PARTITION 23-13 AS PLATTED WITH THIS OFFICE.

[Signature]

Diana K. Smith

NOTARY PUBLIC FOR THE STATE OF ARIZONA

FILED FOR RECORD THIS 3rd DAY OF January, 2024
Linda Smith
Din Spald

of January, 2004
Lisa Beaulieu

1. HANS ERK PEDERSEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE PARTITIONED, PLATTED, BUT NOT SURVEYED THE LAND SHOWN AS LAND PARTITION 23-11, SITUATED IN SECTIONS 5, 6, 7 AND 8, TOWNSHIP 39 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, CLATSOP COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

MAUS ERIC PETERSON
12/13/15
DATE

THIS PARTITION WAS NOT REQUIRED TO BE SURVEYED AS A CONDITION OF APPROVAL, HOWEVER A SURVEY WAS MADE TO ESTABLISH THE CONTIGUOUS OF THE EASEMENTS CREATED BY THIS DEED. FOR THE EASEMENT SURVEY, THE X COMMON TO SECTIONS 5 AND 6 AND THE SECTION CORNER COMMON TO SECTIONS 5, 6, 7 AND 8 WERE LOCATED AND USED FOR CONTROL TO CORRELATE THE CONTIGUOUS AS SHOWN. BEARINGS AND DISTANCES ON THE PARCEL BOUNDARIES ARE FROM RECORD AS NOTED, WHERE NO RECORD IS NOTED, BEARINGS AND DISTANCES ARE ESTIMATED FROM TAX MAPS.

APPROVED BY: Mark G. Miller 12/20/2013
COUNTY PLANNING DIRECTOR DATE

APPROVED BY: Mick M. Markin DATE: 12/20/2013
COUNTY SUPERVISOR

APPROVED BY: [Signature] DATE: 12/20/2013
COUNTY PUBLIC WORKS DIRECTOR

THIS PLAY IS SUBJECT TO THE FOLLOWING EASEMENTS THAT ARE NOT SPECIFICALLY LOCATABLE FROM RECORD DATA.

1. EASEMENT FOR BRIGATION CANAL AND LATERALS GRANTED TO THE HONESTLY IRRIGATION DISTRICT, RECORDED JUNE 18, 1918 IN VOLUME 49, PAGE 253 DEED RECORD OF KLAMATH COUNTY, OREGON (NO WAY STATED.)
2. 10-FOOT WIDE RIGHT OF WAY EASEMENT FOR POWER LINE GRANTED TO THE CALIFORNIA REGION POWER COMPANY, RECORDED MAY 27, 1942 IN VOLUME 147, PAGE 462, DEED RECORDS OF KLAMATH COUNTY, OREGON.

I, FRANK HAMMERICK, MANAGER OF THE LANDELL VALLEY IRRIGATION DISTRICT, HEREBY CERTIFY THAT LAND PARTITION 23-13 IS INCLUDED WITHIN THE DISTRICT FOR PURPOSES OF RECEIVING SERVICES AND BEING SUBJECT TO THE FEES AND OTHER CHARGES OF THE DISTRICT.

12/20/13
DATE

Frank Hammersch
FRANK HAMMERSCH

I HEREBY CERTIFY THAT ALL TAXES, INTEREST, PENALTIES, ASSESSMENTS, FEES OR OTHER CHARGES REQUIRED BY O.R.S. 82.085 HAVE BEEN PAID.

Andre Paolucci (Superintendent) 11/3/2014
DATE
COUNTY TAX COLLECTOR

- [] RECORD DATA PER C.S. 5471
- () RECORD DATA PER C.S. 7663
- [] RECORD DATA PER C.S. 780
- 3/4" ALUM. CAP PER C.S. 5471
- EASEMENT & ANGLE POINT, NO
- FOUND MOMENT PER C.S. 54

ADKINS

**CONSULTING
ENGINEERING, LLP**
Engineers • Planners • Surveyors
2950 Shamba Way • Marneith Falls, Oregon 97023 • (541) 884-4888 • FAX (541) 884-5335
Oregon • California

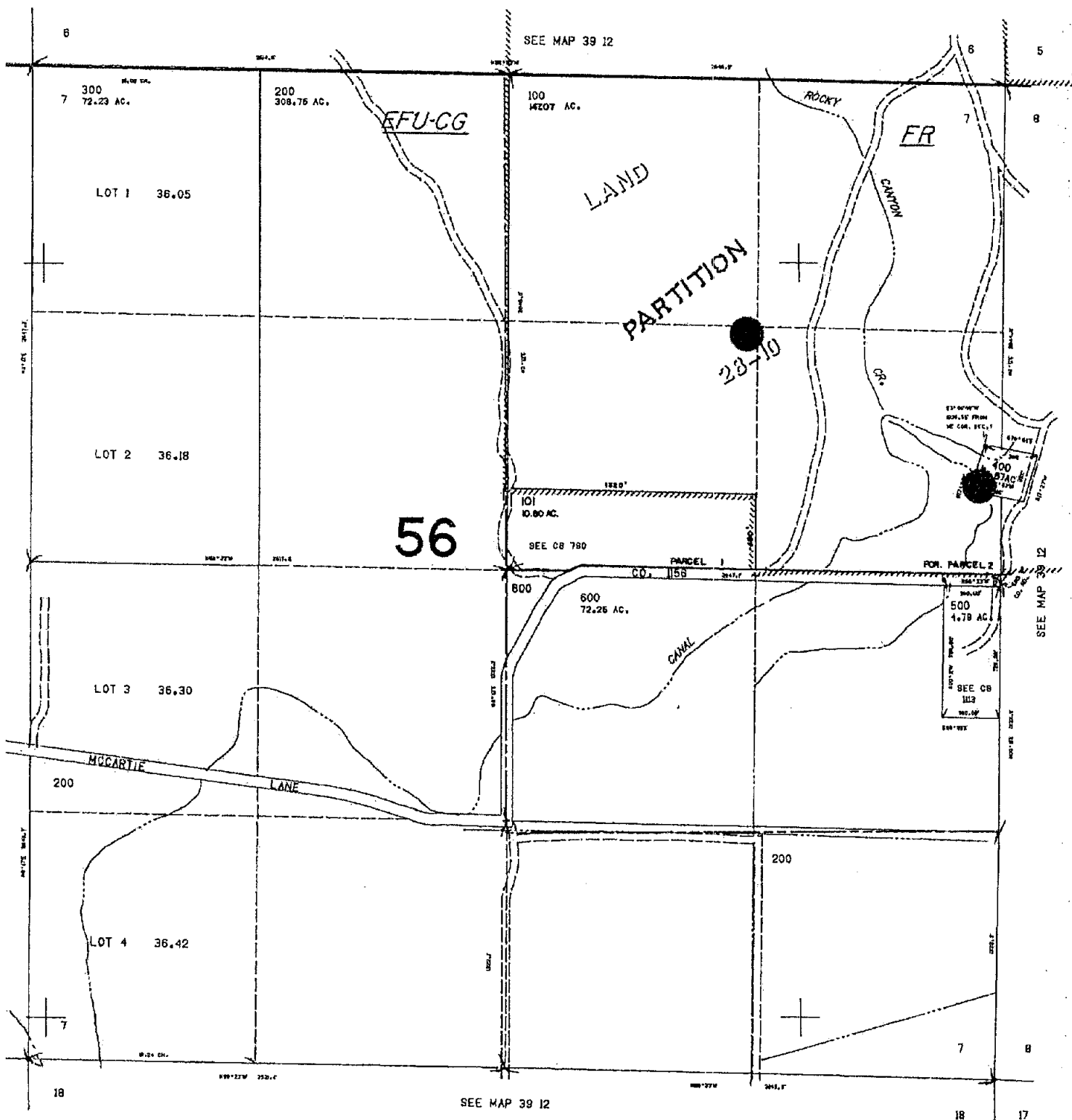
Dragon • California

2014-000054

AAP WAS PREPARED FOR
SSMENT PURPOSE ONLY

SECTION 07 T.39S. R.12E. W.M.
KLAMATH COUNTY

1"=400'



AmeriTitle

THIS SKETCH IS MADE SOLELY FOR THE
PURPOSE OF ASSISTING IN LOCATING
CERTAIN PREMISES AND NO LIABILITY IS
ASSUMED FOR VARIATIONS IF ANY, OF
OWNERS TITLE AND LOCATIONS ASCERTAINED
BY A TOTAL SURVEY.