



00222133201800057950030034

05/11/2018 08:41:10 AM

Fee: \$52.00

After recording return to:

George A. Valdespinatti  
65 Pine Ave #193  
Long Beach, CA 90802

**RESTRICTIVE COVENANT  
Conditional Use Permit**

The undersigned, being the record owners of all of the real property described as follows: a parcel of land situated in SE 1/4 of Section 10, Township 36 South, Range 10 East of the Willamette meridian, Klamath County, Oregon, and further identified by "Exhibit A" attached hereto, do hereby make the following restrictive covenants(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 300 in Township 36 South, Range 10 East, Section 10, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

(see attach)

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

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

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

Personally appeared the above names \_\_\_\_\_ and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public for State of Oregon  
My Commission Expires: \_\_\_\_\_

Please return a copy of the recorded covenant to the Klamath County Planning Department.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in the SE1/4 of Section 10, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at a point 1650 feet West of the quarter section corner common to Sections 10 and 11, Township 36 South, Range 10 East of the Willamette Meridian; thence due South a distance of 1740 feet; thence West a distance of 990 feet, more or less, to the West line of said SE1/4 of said Section 10; thence North along the West line of said SE1/4 1740 feet to the center of said Section 10; thence East along the North line of said SE1/4 of said Section 10, 990 feet, more or less to the place of beginning. EXCEPTING THEREFROM any portion lying Northeasterly of the Sprague River.

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of LOS Angeles )

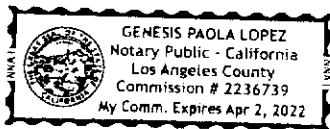
On May 3rd 2018 before me, Genesis Paola Lopez Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared George Valdespino  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_