

Daryl Newbury
Returned at Counter
Page ____ of ____



07/26/2021 04:06:12 PM

Fee: \$87.00

**RESTRICTIVE COVENANT
Conditional Use Permit**

The undersigned, being the record owners of all of the real property described as follows:

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 _____ in Township 34 South, Range 7 East, Section 27, 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.

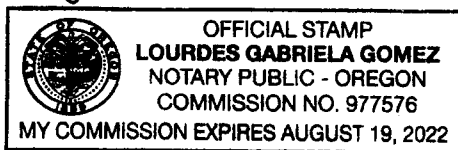
Dated this 26 day of July, 2021.

Daryl Newbury
Record Owner

Frances Ruby
Record Owner

STATE OF Oregon)
County of Klamath) ss.

Personally appeared the above names Daryl R Newbury and Frances Ann Newbury and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 26 day of July, 2021.



[Signature]
Notary Public for State of Oregon
My Commission Expires: 08/19/2022

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

Exhibit "A"

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Mary Ward-Fairfield & Wallace Ward
1762 Aspen Run Ave
Sutherlin, OR 97479

Grantor's Name and Address

Wallace Ward & Mary Ward-Fairfield,
Trustees - 1762 Aspen Run Ave
Sutherlin, OR 97479

Grantee's Name and Address

After recording, return to (Name and Address):

Wallace Ward & Mary Ward-Fairfield
1762 Aspen Run Ave
Sutherlin, OR 97479

Until requested otherwise, send all tax statements to (Name and Address):

Wallace Ward & Mary Ward-Fairfield
1762 Aspen Run Ave
Sutherlin, OR 97479

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM

Wallace Ward and Mary Ward-Fairfield

conveys to Wallace J. Ward and Mary E. Ward-Fairfield, Trustees of the
WARD/WARD-FAIRFIELD FAMILY TRUST dated June 12, 2013

the following real property situated in Klamath County, Oregon:

The E1/2 S1/2 SE1/4 NW1/4 NW1/4 Section 27, Township 34 South, Range 7 East of the
Willamette Meridian, County of Klamath, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$-0- (Here, comply with the requirements of ORS 93.030.)
However, the actual consideration consists of or includes other property or value given
or promised which includes the whole consideration.

DATED 20 February 2018; any signature on behalf of a business or other entity is made with the
authority of that entity.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD
INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND
SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON
LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW
USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS
AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE
TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO
VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS
DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETER-
MINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND
TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300,
195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2
TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

WALLACE WARD

MARY WARD-FAIRFIELD

STATE OF OREGON, County of Douglas

This instrument was acknowledged before me on 20 February 2018
by WALLACE WARD AND MARY WARD-FAIRFIELD

This instrument was acknowledged before me on 20 February 2018

by

as

of



OFFICIAL STAMP
MICHELLE LEA HOFFFLIGER
NOTARY PUBLIC-OREGON
COMMISSION NO. 937932
MY COMMISSION EXPIRES APRIL 06, 2019

Michelle Lea Hoeffliger
Notary Public for Oregon
My commission expires 6 April 2019