

2021-014209

Klamath County, Oregon



00287624202100142090030039

09/17/2021 11:06:37 AM

Fee: \$92.00

After recording return to:

Melody Stevens
2835 Sundown Rd.
Medford, OR 97501

RESTRICTIVE EASEMENT & COVENANT
Adjacent Property Sanitary (Septic) System (Same Owners)

Pursuant to Oregon Administrative Rules, 340-071-130(11)(b) and 340-071-150(4)(a) and in consideration for approval of Klamath County, Oregon Land Use Compatibility Statement (LUCS) No 487-20-000-466, and the issuance of an On-Site Sanitary System placement permit on property described as Township, 36 South, Range 6 East, W.M., Section 2, Tax Lot (s) 2400 & 2500, Assessor's Parcel Number(s) APN 3606-003CB-02500, 3606-003CB-02400

The legal description of the real properties, hereby and further referenced as Subject Parcels that are burdened by this Restrictive Covenant

Lot 74 and lot 75, 2nd Addition Sportsman Park Subdivision, Klamath County Oregon.

The common description of the real property is further referenced by the Site Plan Map, and described as:

Attached Exhibit 'A'

The undersigned, being the record owner(s) of all of the real property described above and further identified by "Exhibits A, B, & C" 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.

I (We), Richard C Stevens & Melody Stevens, the undersigned real property owner(s), for ourselves and for our heirs, executors, administrators and assigns, do hereby agree and stipulate to the following conditions:

- (1) Subject Parcels are restricted from independent or individual sale and are joined together for such period as the On-Site Sanitary System placement permit is in effect.
- (2) Subject Parcels shall not be put to any use which would be detrimental to the permitted system or contrary to any law (including an administrative rule) applicable to a permitted system.
- (3) This covenant shall not be modified or terminated except by the express written consent of the owners of the land at the time, the State of Oregon and/or by the State's Agent Klamath County Community Development Department, as hereafter provided.

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

Revised 10/16

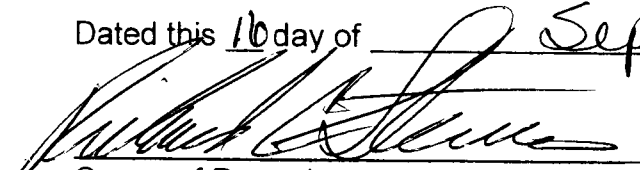
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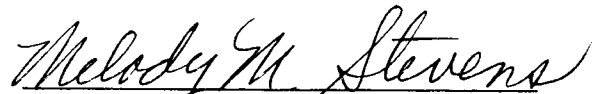
Returned at Counter

I (We), further agree that failure to comply with any provisions of this covenant shall constitute a violation of this covenant. To facilitate the enforcement of this covenant, any violation of this covenant shall constitute a nuisance and may be enjoined, abated or removed by State of Oregon and/or by the State's Agent Klamath County Community Development Department; and, provide irrevocable permission to enter and inspect, including by excavation, the on-site sewage disposal system and all components.

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 16 day of Sept, 2021.



Owner of Record

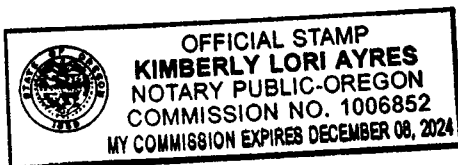

Owner of Record

STATE OF OREGON)
 Jackson ss.
County of Klamath E)

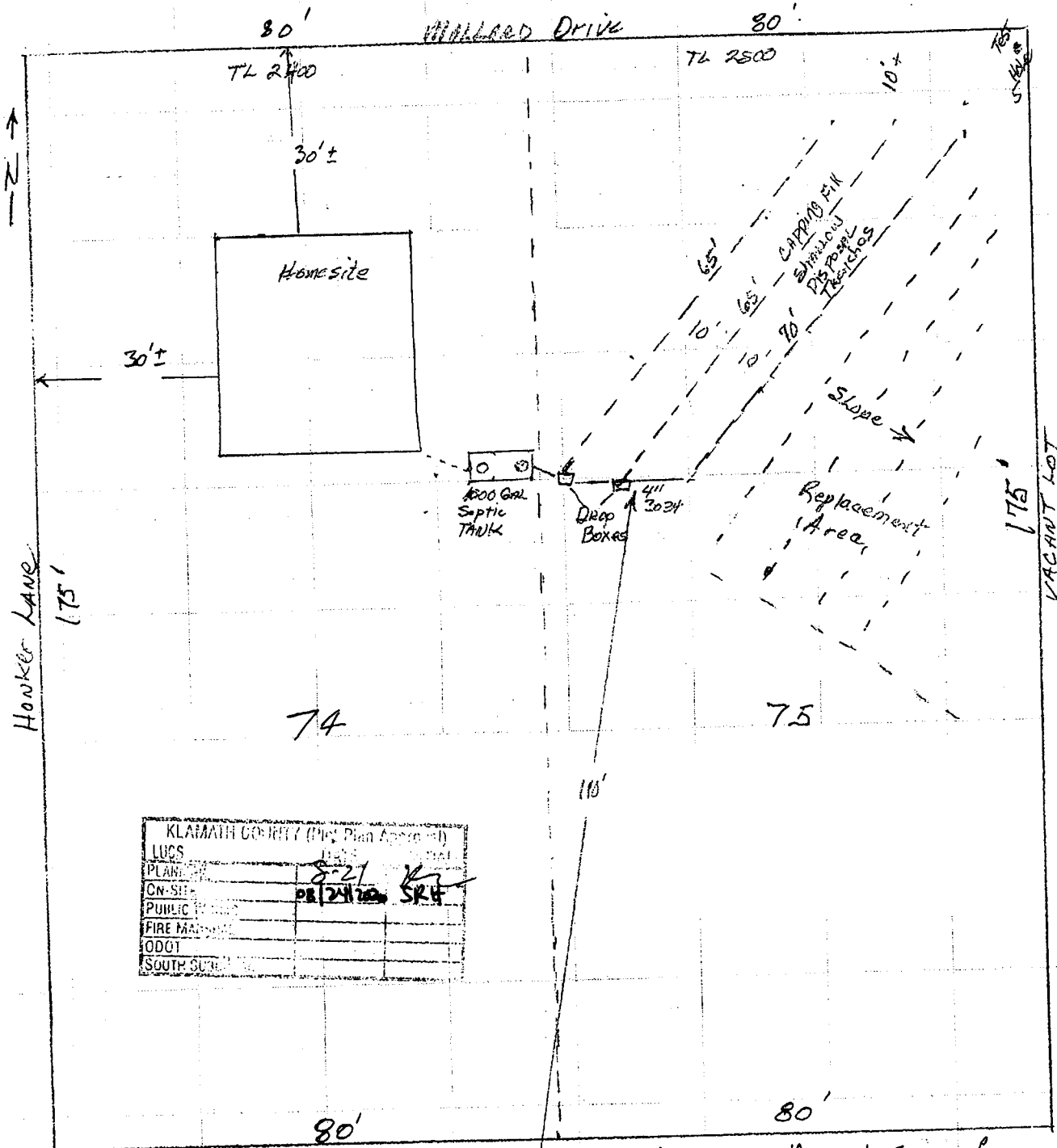
Personally appeared the above names Richard Stevens & Melody M. Stevens and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 16 day of Sept, 2021.

By Kimberly Lori Ayres


Notary Public for State of Oregon
My Commission Expires: 12/8/2024



Site Plan For Richard & Melody Stevens
 Lots 74 & 75 Sportsman Park T36S R06E, Sec 3 CB TL 2400+2500



KLAMATH COUNTY (Preliminary Approval)	
LUCS	
PLAN	8-21 KR
ON-SITE	PR 24120 SRH
PUBLIC	
FIRE MAP	
ODOT	
SOUTH CO	

Scale 1"=20'

Well This well is the water source for
 Lots 74 & 75

Exhibit 'A'