

Returned at Counter  
SUSAN LUZADER

2022-004432  
Klamath County, Oregon



04/07/2022 09:24:41 AM

Fee: \$97.00

After recording return to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 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 by Klamath County, Oregon and the issuance of an On-Site Sanitary System placement permit on property described as:

Township 34 South, Range 08 East W.M., Section 02200,  
Tax Lots 6 and 7.  
Assessor Parcel Numbers (APN) 10200 and 10300.

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

**See Attached Exhibit 'A' & Exhibit 'B'**

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

**See Attached Exhibit 'C'**

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), SUSAN LUZADER, 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 8/2021

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 7 day of April, 2022.

Susan Luzader  
Owner of Record

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

STATE OF OREGON     )  
                                  ) ss.  
County of Klamath     )

Personally appeared the above names Susan Luzader and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 7<sup>th</sup> day of April, 2022.

By Samantha Gardner (Notary)

Samantha Gardner  
Notary Public for State of Oregon

My Commission Expires: Oct. 20, 2023



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

EXHIBIT A

Lot 6 in Block 4, TRACT NO. 10029

Sprague River Pines

Unofficial  
Copy

EXHIBIT B

Lot 7 in block 4, Tract No. 10029  
Sprague River Pines

Unofficial  
Copy

