



00300729202200065250020025

05/23/2022 03:47:21 PM

Fee: \$87.00

After Recording Return to and Send Tax Statements to:

Klamath Falls RV Resort, LLC
an Oregon Limited Liability Company
5 Legacy Drive
Goldendale, WA 98620

Document Title: Deed Restriction

Direct Party: Klamath Falls RV Resort, LLC

Indirect Party (Requestor of Action): City of Klamath Falls

True and Actual Consideration: \$0.00

Satisfaction of lien, order, warrant: None

Amount of monetary obligation: \$0.00

Previously recorded document reference: None

**Deed Restriction Limiting Trip Generation for
Parcel 1 of Land Partition 12-18**

Declaration of Deed Restriction affecting the real property described as:

Parcel 1 of Land Partition 12-18, being a replat of Parcels 1 and 2 of Land Partition 20-09 situated in the SE1/4 of Section 18, Township 38 South, Range 09, East of the Willamette Meridian, Klamath County, Oregon, and recorded May 16, 2019 as Instrument No. 2019-005508, Klamath County Records.

Also known as **3809-01800-00707 (Map & Tax Lot)**, with a site address of: **221 DAN O'BRIEN WAY**, (hereinafter referred to as the "property"), for the express purpose of causing the owners of said property to restrict traffic volumes generated by users of the property; and

NOW THEREFORE, the undersigned, **KLAMATH FALLS RV RESORT, LLC**, owners of said property, do hereby declare that they, their heirs, successors and assigns, have agreed with the City of Klamath Falls to a restriction as to the number of trips generated by users of said property, said restriction is a condition of approval for Conditional Use Permit 4-CUP-19 and Zone Change 2-Z-19, City Master File No. 295919.

WHEREAS, the City of Klamath Falls, as a condition to granting CUP and Zone Change approval, and understanding traffic volumes are estimates in accordance with the Traffic Impact Analysis dated October 30, 2019 prepared by Southern Oregon Transportation Engineering (on file at the City of Klamath Falls), is requiring that the agreement for the restriction on the number AM and PM trips when compared to the peak hour of adjacent traffic be put on record with the City of Klamath Falls by recording this document; and

NOW, THEREFORE, KLAMATH FALLS RV RESORT, LLC, owners of said property, does hereby place the following restriction on the above-referenced land in accordance with this agreement with the City of Klamath Falls, which restriction shall run with the land and be binding upon all successors in title:

Trip generation shall be a maximum of 24 total AM peak hour trips and 35 total PM peak-hour trips in accordance with the Traffic Impact Analysis dated October 30, 2019, prepared by Southern Oregon Transportation Engineering.

IN WITNESS WHEREOF, the property owner(s), signed this 19 day of MAY,

2022

CHAD ROSS

(Member Printed Name), Manager Klamath Falls RV Resort, LLC

[Signature]
(Member Signature)

STATE OF Washington)
) ss:
County of Klickitat)

May 19, 2022

Personally appeared, the above-named _____, and acknowledged the foregoing instrument to be a voluntary act.

Before me: Brian Enstad

[Signature]

Notary Public for Washington

My Commission expires: 10/09/2023

