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05/26/2022 04:06:28 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 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.

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 1500 in Township 34 South, Range 8 East, Section 20, 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.

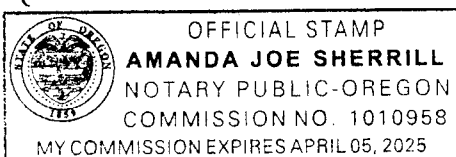
Dated this 26 day of MAY, 2022.

SERGIO GASPARDIS
Record Owner

[Signature]
Record Owner

STATE OF OREGON)
County of KLAMATH) ss.

Personally appeared the above names Sergio Gaspardis and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 26 day of May, 2022



[Signature]
Notary Public for State of Oregon
My Commission Expires: April 05, 2025

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

#4

EXHIBIT "A"
LEGAL DESCRIPTION

UNSURVEYED PARCEL 2 OF LAND PARTITION 27-08:

ALL THAT CERTAIN AND REAL PROPERTY SITUATE IN SE 1/4, SECTION 20, TOWNSHIP 34 SOUTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 SECTION CORNER OF SECTION 20, SAID TOWNSHIP AND RANGE, MONUMENTED WITH A BRASS CAP; THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, NORTH 00° 54' 51" EAST A DISTANCE OF 464.59 FEET, TO A POINT ON A NON-TANGENT CURVE ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SPRAGUE RIVER ROAD, WHICH IS THE TRUE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, NORTH 00° 54' 51" EAST A DISTANCE OF 2169.64 FEET, TO THE CENTER QUARTER CORNER OF SAID SECTION, MONUMENTED WITH A BRASS CAP; THENCE SOUTH 89° 20' 53" EAST A DISTANCE OF 2637.78 FEET, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, TO THE EAST QUARTER SECTION CORNER OF SAID SECTION MONUMENTED WITH A BRASS CAP; THENCE SOUTH 00° 47' 00" WEST A DISTANCE OF 2636.29 FEET, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, TO THE SOUTHEAST CORNER OF SAID SECTION, MONUMENTED WITH A BRASS CAP; THENCE NORTH 89° 18' 11" WEST A DISTANCE OF 1383.37 FEET, TO THE INTERSECTION OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND 100 FEET WIDE SPRAGUE RIVER ROAD RIGHT-OF-WAY EASEMENT AS DESCRIBED IN ALLOTMENT NO. 871, FOUND IN KLAMATH COUNTY ROAD RECORDS; THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 69° 20' 56" WEST A DISTANCE OF 1174.35 FEET, TO THE BEGINNING A CURVE TO THE RIGHT, HAVING A RADIUS OF 1959.86 FEET; THENCE ALONG SAID CURVE 167.50 FEET, THROUGH A CENTRAL ANGLE OF 04° 53' 48", THE CHORD OF WHICH BEARS NORTH 66° 54' 02" WEST A DISTANCE OF 167.45 FEET, TO THE TRUE POINT OF BEGINNING,

SUBJECT TO:

A 100 FEET WIDE RIGHT-OF-WAY EASEMENT PER UNITED STATES DEPARTMENT OF INTERIOR, ALLOTMENT NO. 871, FOUND IN KLAMATH COUNTY ROAD RECORDS.

EXCLUDING THEREFROM:

AN 80 FEET WIDE ROAD RIGHT-OF-WAY DEEDED TO KLAMATH COUNTY IN DEED VOLUME 95, PAGE 615.

ALSO EXCLUDING THEREFROM:

AN 80 FEET WIDE ROAD RIGHT-OF-WAY DEEDED TO KLAMATH COUNTY IN DEED VOLUME M76, PAGE 1808.