

After recording return to:

Bonnie Spencer
PO Box 723
Bodega Bay, CA 94923



00301666202200073560040041

06/13/2022 02:02:11 PM

Fee: \$97.00

**RESTRICTIVE COVENANT
Fire Hazard Area Siting Standards**

In consideration of approval by Klamath County, Oregon of a land use permit, the undersigned, Raymond W. Spencer & Bonnie J Spencer being the owners of record of all of the real property described as follows; R- 3607-A1500-00200-000

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.

1. All new development shall comply with the following:

- A. Provide a dependable supply of water adequate for normal daily consumption and peak emergency needs from a source authorized in accordance with Oregon Administrative Rule (OAR) and that any surface water used is not from a Class II stream.
- B. Provide for and make available a permanent source of water with a capacity of 4000 gallons or more. If a stream, pond, or lake exists within 500 feet of the homesite a road access shall be provided to within 15 feet of the water's edge. Access to water shall be not less than 15 feet wide and shall be an improved and maintained surface with an improved vehicle turning area of sufficient size to accommodate local fire protection equipment.
- C. Where residences are supplied with individual water systems without a permanent source of water for fire suppression (e.g., fire hydrants), the following standards shall apply:
 - a. At least one 1 inch hydrant standpipe shall be provided at least 50 feet from a building and no greater distance than 10 feet from the driveway with adequate protection from freezing weather.
 - b. Electrical service to a well pump shall not pass through, under, or onto any non-well protecting structure.

2. Road access shall meet the following minimum standards:

- A. Maximum grade shall not exceed 10 percent.
- B. Road surface must be a minimum of 20 feet wide with an all weather surface capable of supporting a fire apparatus at 60,000 lbs minimum or as prescribed by the Fire Marshall.

- C. The entire legal access way shall be maintained, at all times, as a fuel break free of brush and other flammable material.
 - D. The length of cul-de-sacs shall not exceed 700 feet and have a right-of-way with a 50 foot radius with an improved vehicle turning area not less than 80 feet in diameter.
 - E. Installation of bridges or culverts shall have a minimum load limit of 40,000 lbs (20 ton) and not be narrower than the improved travel surface serving each end.
3. All structures shall be constructed to the following standards:
- A. Roofing materials shall carry a minimum of Class B rating. In areas of extreme fire hazard rating, Class A rated roof shall be required.
 - B. The siting of a manufactured home shall require fully skirting from the floor-line to the ground-line with vents or openings screened with corrosion-resistant mesh not greater than ¼ inch size.
 - C. All chimneys shall have spark arrest installed with nonflammable, corrosive-resistant material having opening in the mesh no larger than ¼ inch.
4. Property fuel breaks, landscaping and maintenance may be planned in accordance with the following minimum standards:
- A. A Primary Fuel Break shall be created and maintained no less than 30 feet in width extending from the wall line of any structure. Vegetation shall be less than 3 inches high, at all times. All trees within the primary break shall be thinned to 15 feet between tree crowns, and dead limbs near or over-hanging any structure shall be removed at all times.
 - B. A Secondary Fuel Break shall be created and maintained no less than 70 feet wide on the down-slope side of a residence and 35 feet on all other sides. Extend the fuel break to 100 feet on the downhill side where steep slopes or dense vegetation are present. Live trees and shrubbery shall be pruned to reduce the possibility of fire reaching roofs of structures or the crowns of trees. Low-growing plants and grasses shall be maintained to prevent the buildup of flammable fuels.
 - C. Fences shall be constructed of nonflammable materials and maintained to eliminate the buildup of flammable refuse.
5. Home identification signs shall be posted at the nearest county, state or federal road serving the residence; and, constructed of nonflammable materials with letters at least 3 inches high, ½ inch line width; and, with a reflective color that contrasts sharply with the background of both the sign itself and the surrounding vegetation.

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 Planning 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 13 day of June, 20 22

Rose Marie Varnum
Record Owner Sign

Bonnie J. Spencer
Record Owner Sign

Record Owner Sign

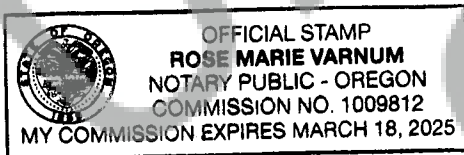
Record Owner Sign

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above named persons and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 13 day of June, 20 25

By Rose Marie Varnum ^{RNV} Raymond W Spencer III
+ Bonnie J. Spencer

Rose Marie Varnum
Notary Public for State of Oregon



My Commission Expires:

March 18, 2025

Note: A copy of the recorded instrument must be returned to Klamath County Planning Department before development permits can be issued.

Exhibit A

2022-001587

Klamath County, Oregon

AFTER RECORDING RETURN TO:
Bonnie Spencer
PO Box 723
Bodega Bay, Ca. 94923-0723



02/07/2022 03:28:26 PM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:
Modoc Point Properties, LLC
24800 Modoc Point Rd.
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS:

The Raymond W. Spencer and Bonnie J. Spencer Family Trust
1800 Bay Flat rd.
PO Box 723
Bodega Bay, Ca. 94923-0723

SEND TAX STATEMENTS TO:

~~Bonnie Spencer~~
~~PO Box 723~~
~~Bodega Bay, Ca. 94923-0723~~ *Same as above*

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Modoc Point Properties, LLC, acting by and through its managing member, William S. Hamilton, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Raymond W. Spencer and Bonnie J. Spencer as the trustees of The Raymond W. Spencer and Bonnie J. Spencer Family Trust, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Parcel 3 of land Partition 50-96, situated in Section 15, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County Oregon according to the official plat on file in the office of the County Clerk, Klamath County Oregon.

To have and to hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$62,500.00 and services rendered.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 7th day of February, 2022; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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

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