

After recording return to:

TRICIA HILL



00302700202200082430040046

07/06/2022 11:50:53 AM

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,
Clint Hill and Tricia Hill being the owners of record of all of the
real property described as follows; R-4001 - 02700 - 00800

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 1st day of July, 2022.


Record Owner Sign CLINT HILL



Record Owner Sign Triana Hill

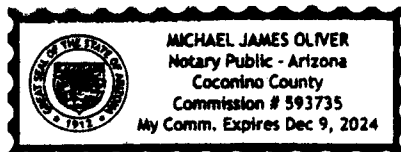
Record Owner Sign


Record Owner Sign

Arizona
STATE OF OREGON)
Coconino) 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 1st day of July, 2022.

By Michael J. Oliver .




Notary Public for State of ~~Oregon~~
Arizona

My Commission Expires:

December 9th, 2024

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



00294417202200009710020029

01/26/2022 12:21:44 PM

Fee: \$87.00

Mark and Doreen Hamlin

143 Walker Rd

Toledo, WA 98591

Grantor's Name and Address

Clint A. Hill and Tricia F. Hill

14889 Anderson Rd

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Clint A. Hill and Tricia F. Hill

14889 Anderson Rd

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

Clint A. Hill and Tricia F. Hill

14889 Anderson Rd

Klamath Falls, OR 97603

Exhibit A

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Mark Hamlin and Doreen Hamlin, as Tenants by the Entirety hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Clint A. Hill and Tricia F. Hill, as Tenants by the Entirety

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

A parcel of land situated in the S1/2 N1/2 of Section 27, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at 5/8-inch iron pin with plastic cap on the north line of the S1/2 N1/2 of said Section 27, from which the W1/4 corner of said Section 27 bears North 89° 49' 13" West 2,266.50 feet and South 00° 06' 04" West 1,321.35 feet; thence South 89° 49' 13" East, along said north line, 3,019.35 feet to the east line of said Section 27; thence South 01° 18' 19" West, along said East line, 657.26 feet; thence North 89° 53' 43" West 3,811.45 feet; thence North 37° 19' 50" East 361.16 feet; thence North 66° 58' 05" East 357.11 feet; thence North 48° 06' 22" East 348.50 feet to the point of beginning, with bearing based on survey No. 3358, as recorded in the Office of the Klamath County Surveyor.

Also known as Parcel 2 of Major Land Partition 3-84 on file in the Office of the Klamath County Engineer

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$95,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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.

Returned at Counter