

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

2023-008988**Klamath County, Oregon**

00321074202300089880040043

10/18/2023 11:54:28 AM

Fee: \$97.00

Recording Office

After recording return to: ORS 205.234(1)(c)

Mike Savage

CSA Planning Ltd.

4497 Brownridge Terr.

Medford, OR 97504

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Deed Declaration - Large Tract with 200 Noncontiguous Acres

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

Fred Robertson and Debra J. Robertson

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$.00

Other:

5. Send tax statements to:

ORS 205.234(1)(e)

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference:**9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of

to correct

previously recorded in book

and page

, or as fee number

."

**DEED DECLARATION
Large Tract with 200 Noncontiguous Acres**

The undersigned, being the record owners of all of the real property described in the instrument recorded as 2022-008092 (Volume, Page or Official Record number) of the deed records of Klamath County, Oregon, do hereby make the following deed declaration(s) for the above-described real property, specifying that the declaration(s) shall constitute covenants to run with all of the land and shall be binding on all persons claiming under such land and that this declaration(s) shall be for the benefit of and limitation upon all future owners of said real property.

Declarant hereby declares that all of the property described on Exhibit A shall be held, sold, and conveyed subject to the following conditions and declarations:

"It is not lawful to use the property described in this instrument for the construction or siting of a dwelling or to use the acreage of the tract to qualify another tract for the construction or siting of a dwelling."

The declaration(s), conditions and restrictions can be removed only and at such time as the property described herein is no longer protected under the statewide planning goals for agricultural and forest lands or the legislature otherwise provides by statute that these declarations, conditions and restrictions may be removed and the authorized representative of the county or counties in which the property subject to these declarations, conditions and restrictions are located executes and records a release of the declarations, conditions and restrictions created by this instrument.

KLAMATH COUNTY, a political subdivision of the State of Oregon, shall be considered a party to this deed declaration and shall have the right, if it so desires, to enforce any or all of the declaration(s) contained herein by judicial or administrative proceeding. This declaration is made pursuant to the provisions of the Jackson County Land Development Ordinance and as a condition of the approval of Jackson County Planning Land Division File 439-22-01973-ZON.

Dated this 13th day of October, 2023

Fred L. Robertson
Record Owner

Debra J. Robertson
Record Owner

STATE OF OREGON)
) ss.
County of Jackson)

Personally appeared the above name(s) Fred L. Robertson and Debra J. Robertson and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 13 day of October, 2023

Loretta Sue Hollis

Notary Public for State of Oregon

My Commission Expires: March 6, 2027



Exhibit A

AFTER RECORDING RETURN TO:

Fred Robertson
PO Box 717
Talent, OR 97540

UNTIL A CHANGE IS REQUESTED, ALL TAX
STATEMENTS SHALL BE SENT TO THE
FOLLOWING ADDRESS:

Fred Robertson
PO Box 717
Talent, OR 97540

2022-008092

Klamath County, Oregon



00302514202200080920020029

06/30/2022 03:13:59 PM

Fee: \$87.00

**BARGAIN AND SALE DEED
Property Line Adjustment
Klamath County File No. PLA 3-22**

FRED ROBERTSON and DEBRA J. ROBERTSON, Grantor, convey to DEBRA J. ROBERTSON, Grantee, the below described real property situate in Klamath County, Oregon, State of Oregon. The actual consideration consists of, or includes, other property or other value given or promised, which value was the whole consideration:

Portions of those properties set forth in Document No. 2020-006097 and 2020-006100, Official Records of ^{Klamath} Jackson County, Oregon described as follows: The Northeast one-quarter (NE 1/4) AND the North 462 feet of the Northwest one-quarter (NW 1/4), as measured at right angles to the North line thereof, of Section 22, Township 38 South, Range 5 East, Willamette Meridian, Klamath County, Oregon. **EXCEPTING** that portion lying within the Keno Access Road. Containing 188 acres, more or less. (Adjusted 3805 TL1501)

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 LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, 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 LAWS 2010.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold in fee simple forever.

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 30 day of

June, 2022.

Fred Robertson
FRED ROBERTSON

Debra J. Robertson
DEBRA J. ROBERTSON

STATE OF OREGON)
)ss
COUNTY OF JACKSON)

The foregoing instrument was acknowledged before me this 30 day of June, 2022, by Fred Robertson and Debra J. Robertson.

Samantha Jeene Gardner
Notary Public of Oregon.

-I- BARGAIN AND SALE DEED



