

After recording return to:
Wendy Lether Collins
22770 Sprague River Road
Chiloquin OR 97624

2024-002444
Klamath County, Oregon



RESTRICTIVE COVENANT
Conditional Use Permit

04/01/2024 04:12:40 PM

Fee: \$87.00

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. ** only Parcel A*

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 306 in Township 38 South, Range 8 East, Section 1522, 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.

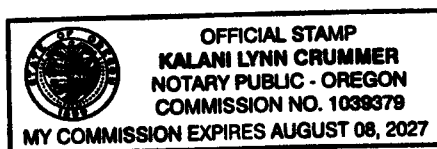
Dated this 1st day of April, 2024.

Wendy Collins
Record Owner

Wendy Collins aka Wendy Lether
Record Owner

STATE OF Oregon)
County of Klamath) ss.

Personally appeared the above names Wendy L. Collins and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 1st day of April, 2024.



Kalani Crummer
Notary Public for State of Oregon
My Commission Expires: Aug 8th 2027

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

EXHIBIT A

LEGAL DESCRIPTION

Page 3 Statutory Warranty Deed
Escrow No. 587257AM

EXHIBIT 'A'

Parcel A:

Parcel 1 of Land Partition 20-19 being a replat of Unsurveyed Parcel 1 of Land Partition 16-11 situate in the SW1/4 of Section 15 and in Section 22, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, recorded March 3, 2020 in Instrument 2020-002672, Records of Klamath County, Oregon.

Parcel B:

Parcel 2 of Land Partition 20-19 being a replat of Unsurveyed Parcel 1 of Land Partition 16-11 situate in the SW1/4 of Section 15 and in Section 22, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, recorded March 3, 2020 in Instrument 2020-002672, Records of Klamath County, Oregon.

Parcel C:

Unsurveyed Parcel 2 of Land Partition 04-11, being a re-plat of Parcel 1 of LP 69-06, situated in the SE1/4 Section 9, The E1/2 Section 16, the NW1/4 and S1/2 Section 15, and the N1/2 of Section 22, Township 38 south, Range 8 east of the Willamette Meridian, Klamath County, Oregon recorded with the County Clerk on June 1, 2011 in Volume 2011-006707, being more particularly described as follows:

A Parcel of land situated in the S1/2 of Section 15 and the N1/2 of Section 22, all in Township 38 South, Range 08 East of the Willamette Meridian. Being more particularly described as follows:

Beginning at the most southerly corner of Running Y Resort, Phase 13, Tract 1429 as recorded at the Klamath County Clerk's Office, thence, South 31°37'42" East, 94.90 feet to the beginning of a curve; thence along a 270.00 foot radius curve to the right, through a central angle of 08°30'13" (the long chord of which bears South 27°22'37" East, 40.04 feet) an arc distance of 40.07 feet; Thence South 23°07'29" East, 189.69 feet to the beginning of a curve; thence along a 1242.00 foot radius curve to the left, through a central angle of 16°55'33" (the long chord of which bears South 31°35'19" East, 365.57 feet) an arc distance of 366.91 feet to a point of reverse curvature; thence along a 958.00 foot radius curve to the right, through a central angle of 11°19'47" (the long chord of which bears South 34°23'10" East, 189.13 feet) an arc distance of 189.44 feet to the beginning of a non-tangential curve; thence along a 730.00 foot radius curve to the left, through a central angle of 17°48'24" (the long chord of which bears South 37°37'31" East, 225.96 feet) an arc distance of 226.88 feet to the beginning of a non-tangential curve; thence along a 1970.00 foot radius curve to the right, through a central angle of 14°58'29" (the long chord of which bears South 39°02'29" East, 513.41 feet) an arc distance of 514.87 feet; Thence, South 31°33'14" East, 165.24 feet to the beginning of a curve; thence along a 184.00 foot radius curve to the right, through a central angle of 58°16'14" (the long chord of which bears South 02°25'06" East, 179.17 feet) an arc distance of 187.13 feet; thence South 26°43'03" West, 162.86 feet to the northerly right-of-way line of Lakeshore Drive; thence along said northerly right-of-way line the following three (3) courses, North 63°16'43" West, 3937.16 feet; thence North 57°53'13" East, 14.92 feet; thence North 57°40'33" West, 167.51 feet; thence leaving said northerly right-of-way line, North 65°00'00" East, 432.22 feet; thence North 45°00'00" West, 197.01 feet; thence North 05°31'22" East, 428.93 feet; thence, North 14°58'50" West, 377.19 feet; thence North 81°01'03" East, 1284.46 feet to the southerly boundary of said Tract 1429, said southerly boundary also being the southwesterly right-of-way line of Parula Road; thence along said southerly boundary and southwesterly right-of-way line the following eight (8) courses, South 45°16'49" East, 97.89 feet to the beginning of a curve; thence along a 180.00 foot radius curve to the left, through a central angle of 32°50'59" (the long chord of which bears South 61°42'18" East, 101.79 feet) an arc distance of 103.20 feet to a point of reverse curvature; thence along a 120.00 foot radius curve to the right, through a central angle of 29°53'26" (the long chord of which bears South 63°11'05" East, 61.90 feet) an arc distance of 62.60; thence, South 48°14'22" East, 732.44 feet to the beginning of a curve; thence along a 270.00 foot radius curve to the right, through a central angle of 14°34'10" (the long chord of which bears South 40°57'17" East, 68.47 feet) an arc distance of 68.66 feet; thence South 33°40'12" East, 532.54 feet to the beginning of a curve; thence along a 1470.00 foot radius curve to the right, through a central angle of 02°02'30" (the long chord of which bears South 32°38'57" East, 52.38 feet) an arc distance of 52.38 feet; thence South 31°37'42" East, 244.85 feet to the point of beginning.