

Returned at Counter



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06/05/2024 10:28:05 AM

Fee: \$102.00

After recording return to:

Dowell Sewing & Recovery Inc.

## RESTRICTIVE EASEMENT & COVENANT Adjacent Property Sanitary (Septic) System (Same Owners)

Pursuant to Oregon Administrative Rules, 340-071-130(11)(b) and 340-071-150(4)(a) and in consideration for approval by Klamath County, Oregon and the issuance of an On-Site Sanitary System placement permit on property described as:

Township 28 South, Range 08 East W.M., Section 20,

Tax Lots 3300 and 3700.

Assessor Parcel Numbers (APN) 987890 and R88522.

The legal description of the real properties, hereby and further referenced as Subject Parcels that are burdened by this Restrictive Covenant:

### See Attached Exhibit 'A' & Exhibit 'B'

The common description of the real property, hereby and further referenced as Site Plan Map, and described as:

### See Attached Exhibit 'C'

The undersigned, being the record owner(s) of all of the real property described above and further identified by "Exhibits A, B, & C" 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.

I (We), Mendy Dowell, the undersigned real property owner(s), for ourselves and for our heirs, executors, administrators and assigns, do hereby agree and stipulate to the following conditions:

- (1) Subject Parcels are restricted from independent or individual sale and are joined together for such period as the On-Site Sanitary System placement permit is in effect.
- (2) Subject Parcels shall not be put to any use which would be detrimental to the permitted system or contrary to any law (including an administrative rule) applicable to a permitted system.
- (3) This covenant shall not be modified or terminated except by the express written consent of the owners of the land at the time, the State of Oregon and/or by the State's Agent Klamath County Community Development Department, as hereafter provided.

**Note:** A copy of the recorded instrument must be returned to Community Development before permits can be issued.

Revised 8/2021

I (We), further agree that failure to comply with any provisions of this covenant shall constitute a violation of this covenant. To facilitate the enforcement of this covenant, any violation of this covenant shall constitute a nuisance and may be enjoined, abated or removed by State of Oregon and/or by the State's Agent Klamath County Community Development Department; and, provide irrevocable permission to enter and inspect, including by excavation, the on-site sewage disposal system and all components.

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 3 day of June, 2024.

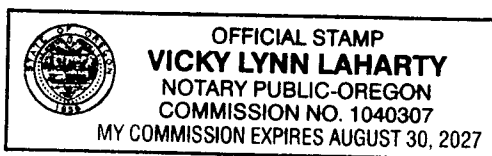
Mendy M Dowell  
Owner of Record

\_\_\_\_\_  
Owner of Record

STATE OF OREGON       )  
                                  ) ss.  
County of ~~Klamath~~ (Lane)

Personally appeared the above names Mendy M Dowell and  
acknowledged the foregoing instrument to be his/her voluntary act and deed before me  
this 3rd day of June, 2024.

By Vicky Lynn Laharty



Vicky Lynn Laharty  
Notary Public for State of Oregon

My Commission Expires: August 30, 2027

EXHIBIT A

Prop ID - R88522

MAP TAX LOT - R-2808-02080-03300-000  
TWP 28 RANGE 8, BLOCK SEC 20 TRACT  
POR W2NW4 LESS HWY R/W, ACRES 0.30

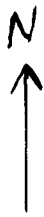
EXHIBIT B

PROP ID - R87890

MAP TAX LOT - R2808 - 020B0 - 03700 - 000

LEGAL - TWP 28 RANGE 4, Block SEC 20, TRACT  
POR NW4, ACRES 0.52

# Exhibit C



Notes: 3200, 3300, 3700 owned  
2760 sq ft Shop with 288 sq ft Office  
1- Bathroom with Sink, Toilet, Shower  
New 15ly Tank Installation and New  
Drain field with perforators.

1" = 40'

5-7-24

David Tröhmack: ~~27-27~~

