

2024-004751

Klamath County, Oregon



00329497202400047510080087

06/12/2024 12:51:43 PM

Fee: \$117.00

*1 ms space reserved for use by
Recording Office*

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

After recording return to:

ORS 205.234(1)(c)

MAURICIO PASOS

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

ORS 205.234(1)(a)

Restrictive Easement & Covenant

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

Name(s)

ORS 205.234(1)(b)

MAURICIO PASOS

PASOS Management LLC

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

Name(s)

ORS 205.234(1)(b)

KLAMATH COUNTY

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$

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

PLanning Dept

to correct

TAX LOTS

previously recorded in book 2024 and page 4748, or as fee number

."

Returned at Counter

2024-004748

Klamath County, Oregon



00329492202400047480050057

06/12/2024 12:26:03 PM

Fee: \$102.00

After recording return to:

MAURICIO PASOS

**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 36 South, Range 03 East W.M., Section 03

1200 Tax Lots 00600 and 00501 1300

Assessor Parcel Numbers (APN) 309632 and 309641

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), Pasos Management LLC, 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

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Klamath County, Oregon



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06/12/2024 12:26:03 PM

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MAURICIO PASOS

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Township 36 South, Range 03 East W.M., Section 03,
Tax Lots 1200 and 1300.
Assessor Parcel Numbers (APN) 309632 and 309641.

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See Attached Exhibit 'A' & Exhibit 'B'

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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.

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- (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.

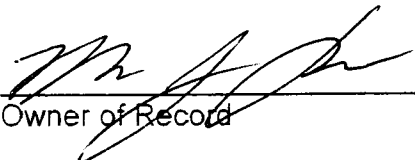
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Revised 8/2021

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 12th day of June, 2024.



Owner of Record

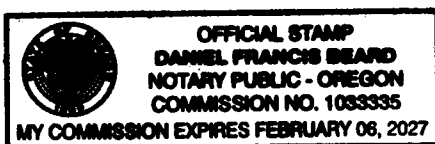
Owner of Record

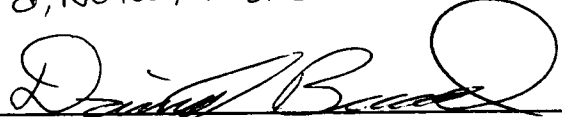
STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above names Mauricio J. Pasos and
acknowledged the foregoing instrument to be his her voluntary act and deed before me
this 12th day of June, 2024

By 

Daniel Francis Beard, Notary Public





Notary Public for State of Oregon

My Commission Expires: Feb. 6, 2027

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Revised 8/2021

EXHIBIT A

SPORTSMAN PARK 3RD ADDITION
LOT - 118

3606-003BD-01200

EXHIBIT B

SPORTSMAN PARK 3RD ADDITION

Lot - 119

3606-003 BD-01300

PASOS 29621 EASY ST.

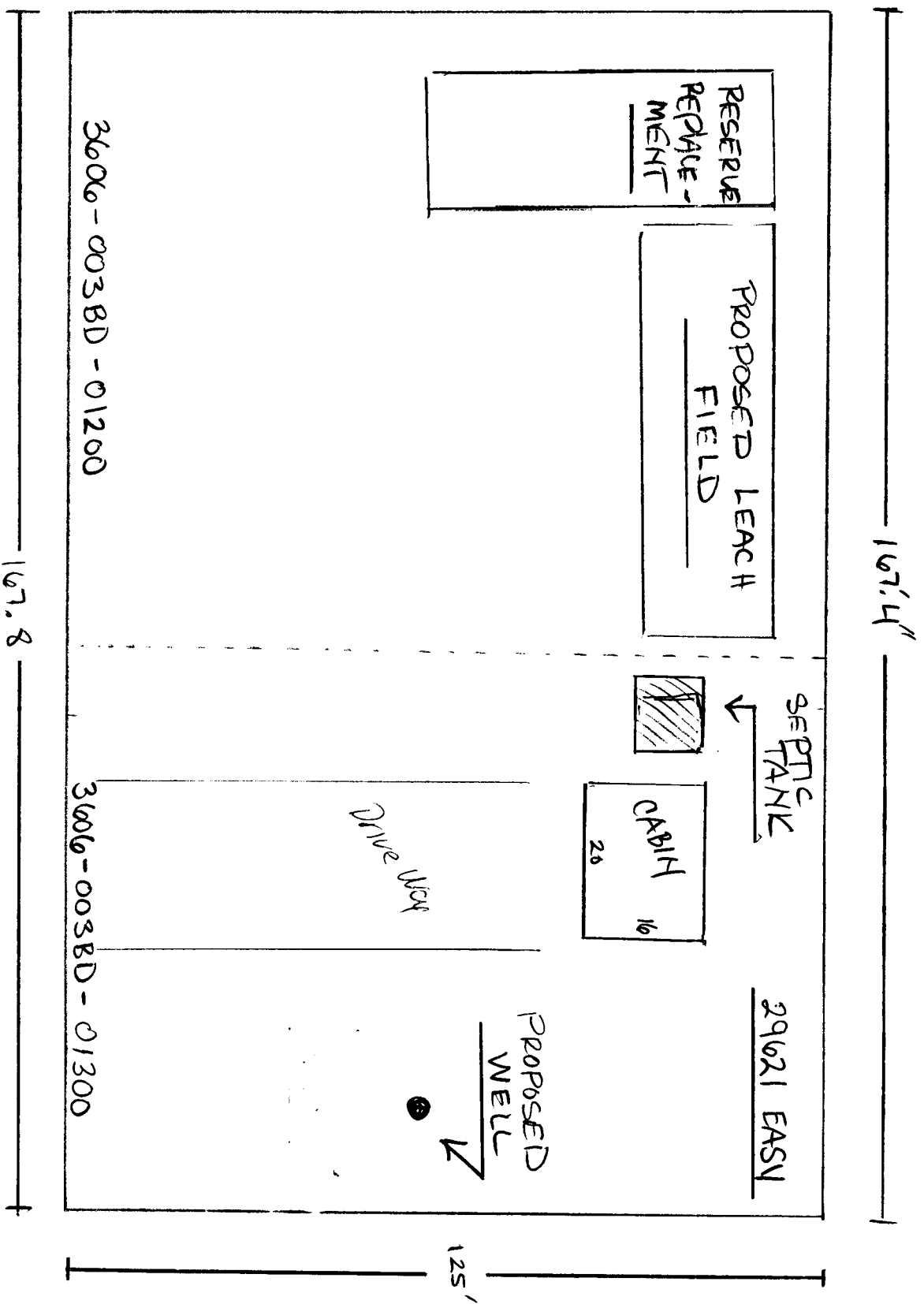


EXHIBIT C

