

After recording return to:

Kristine Ann Sachara

2024-008686

Klamath County, Oregon



00334239202400086860030030

Returned at Counter

**RESTRICTIVE COVENANT
Conditional Use Permit**

10/04/2024 01:24:21 PM

Fee: \$92.00

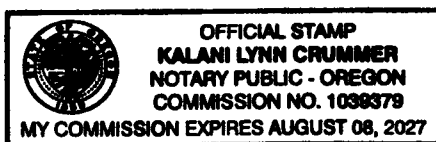
The undersigned, being the record owners of all of the real property described as follows:

MARK T. and Kristine K. Sachara (also known as Kristine Ann Sachara)
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.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 1150 in Township 345 South, Range 7E East, Section 4, 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 04 day of October, 2024.Mark Thomas Sachara
Record Owner MARK Thomas SacharaKristine K. Sachara
Record Owner KRISTINE K. SacharaSTATE OF Oregon)
County of Klamath) ss.Personally appeared the above names Kristine Ann Sachara & Mark T. Sachara and acknowledged the foregoing instrument to be ^{his/her} ~~their~~ voluntary act and deed before me this 4th day of October, 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.

LAND PARTITION 54-23

FOR VALIDATION
SITUATED IN THE SE1/4 OF SECTION 4, TOWNSHIP 34 SOUTH, RANGE 7, EAST OF THE WILLAMETTE MERIDIAN,
CLATSOP COUNTY, OREGON
APRIL 2024

SURVEYOR'S CERTIFICATE

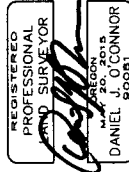
I, DANIEL J. O'CONNOR, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE PARTITIONED, EXPLAINED AND CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS "LAND PARTITION 54-23", SITUATED IN THE SE1/4 OF SECTION 4, TOWNSHIP 34 SOUTH, RANGE 7, EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE N1/2 OF THE S1/2 OF SECTION 4, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, LYING WESTERLY OF THE CENTER THREAD OF SPRING CREEK, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF THE N1/2 OF THE S1/2 OF SAID SECTION 4, 1180 FEET WEST OF THE SOUTHWEST CORNER OF LOT 1, BLOCK 5 (JDLEREST) WHICH POINT IS THE SOUTHEAST CORNER THEREOF, THENCE NORTH 19 DEGREES 40' 00" WEST, 1180 FEET, PARALLEL TO THE SOUTH LINE OF SAID SECTION 4, LESS 1120 FEET, TO THE NORTHWEST CORNER THEREOF, SAID 1120 FEET, PARALLEL TO THE NORTH LINE OF THE N1/2 S1/2 OF SAID SECTION 4, WHICH POINT IS THE NORTHEAST CORNER THEREOF, THENCE SOUTH 719.8 FEET MORE OR LESS, ALONG THE WEST LINE OF THE EASEMENT ROAD TO THE SOUTH LINE OF THE N1/2 OF THE S1/2 OF SAID SECTION 4, WHICH POINT IS THE SOUTHEAST CORNER THEREOF, THENCE WEST, ALONG THE SOUTH LINE OF THE N1/2 OF THE S1/2 OF SAID SECTION 4, 1120 FEET TO THE POINT OF BEGINNING.

EXCEPTING OUT THE WEST 810 FEET.

THIS PARTITION CONTAINS 5.29 ACRES. MORE OR LESS.



RENEWAL DATE: 1/1/25

DANIEL W. CONNOR PLS 9008!

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A LAWFUL UNIT OF LAND AND MONUMENTS FOUND FROM RECORD OF SURVEY 7161 AND BEARINGS FROM RECORD OF SURVEY 4260 WERE HELD TO SURVEY MONUMENT FROM THIS LAND PARTITION. THE CONDITIONS OF THE MONUMENT FROM THIS LAND PARTITION TO BE APPROVAL DID NOT REQUIRE THIS LAND PARTITION TO BE SURVEYED. THE PROPERTY OWNER REQUESTED THE PROPERTY BE SURVEYED AND MONUMENTS BE SET. BECAUSE OF THIS THE MONUMENTS WERE SET ON RECORD OF SURVEY 4260. THE MONUMENTS WERE SET ON 06/11/2024.

2024. 29th. 2024.

DECLARATION

STATE OF OREGON ss
COUNTY OF KLAMATH

WE, MARK SACHARA AND KRISTINE SACHARA, TRUSTEES OF THE SACHARA LIVING TRUST, BEING DULY SWORN, DEPOSE AND SAY THAT WE ARE THE OWNERS OF "LAND PARTITION 54-23", MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT WE DID CAUSE THE SAME TO BE SURVEYED AND PLATTED AS SHOWN ON THE ANNEXED PLAT.

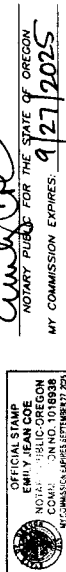
Mark Sachara
MARK SACHARA
(TRUSTEE)

Kristine Sachara
KRISTINE SACHARA
(TRUSTEE)

STATE OF OREGON
COUNTY OF KLAMATH

BE IT REMEMBERED THAT ON THIS 25 DAY OF April, 2024, PERSONALLY APPEARED BEFORE ME, MARK SACHARA AND KRISTINA SACHARA, WHO ARE KNOWN TO ME TO BE THE IDENTICAL PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT, AND WHO ACKNOWLEDGED TO ME THAT THEY FREELY AND VOLUNTARILY AS TRUSTEES OF THE SACHARA LIVING TRUST.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL NOTARIAL SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.



FILED FOR RECORD THIS 09 DAY OF May, 2024.

Wendy By Clerk ~~Deputy~~
Klamath County Clerk

APPROVALS

I HEREBY CERTIFY THAT ALL TAXES, INTEREST, PENALTIES, ASSESSMENTS, FEES OR OTHER CHARGES REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID.

ALABAMA COUNTY TAX COLLECTOR
DATE 5/6/24

APPROVED BY [Signature] DATE 05/03/2024
 KILMATH COUNTY SHERIFF

APPROVED BY JK Hunt KILMATH COUNTY PLANNING DIRECTOR
DATE 5-6-2024

THIS PLAT IS SUBJECT TO THE EXCEPTIONS AS SHOWN ON
AMERITITLE REPORT #620985AM, DATED APRIL 29th, 2024.
COULD NOT BE LOCATED BY DOCUMENT LANGUAGE

AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES OF SET FORTH IN INSTRUMENT: CALIFORNIA OREGON POWER COMPANY, NOW GRANTED TO: CALIFORNIA OREGON PACIFIC POWER & LIGHT COMPANY RECORDED: JUNE 27, 1955 VOLUME: 272, PAGE 37

AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF;
AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES
STATED THEREIN AS SET FORTH IN INSTRUMENT:
GRANTED TO: CALIFORNIA OREGON POWER COMPANY, NOW
PACIFIC POWER & LIGHT COMPANY
RECORDED: MAY 5, 1962
VOLUME: 334, PAGE 586

AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF,
AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES
STATED THEREIN AS RESERVED IN INSTRUMENT:
RECORDED: MARCH 23, 1977
VOLUME: M77 PAGE 4889

I, HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT OF "LAND PARTITION 54-23" AS FILED WITH THIS OFFICE.

BY Rmstrong Clerk ~~Deputy~~
ALAMATH COUNTY CLERK

I, HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT OF "LAND PARTITION 5-223".

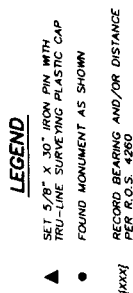

DANIEL J. O'CONNOR PLS 90081

FILED
IN THE OFFICE OF THE KLAMATH
COUNTY SURVEYOR THIS 10 DAY
OF JAN, 1964

TRU-LINE SURVEYING
2333 SUMMERS LANE
KLAMATH FALLS, OREGON 97603
SHEET 1 OF 2

2024-5599

SITUATED IN THE SE1/4 OF SECTION 4, TOWNSHIP 34 SOUTH, RANGE 7, EAST OF THE WILLAMETTE MERIDIAN,
KLAMATH COUNTY, OREGON
FOR VALIDATION
APRIL 2024



I, HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT OF "LAND PARTITION 54-23" AS FILED WITH THIS OFFICE.

KLAMATH COUNTY CLERK
BY Clark DEPUTY

1. HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT OF "LAND PARTITION 5-23".

JAMES J. O'CONNOR PLS 90081

FILED
IN THE OFFICE OF THE KLAMATH
COUNTY SURVEYOR THIS 10 DAY
OF May, 2022

TRU-LINE SURVEYING
2333 SUMMERS LANE
KLAMATH FALLS, OREGON 97603
SHEET 2 OF 2

2024-3599