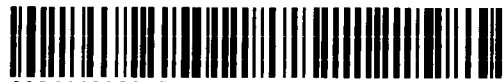


Returned to Counter



00341130202500030600020020

04/25/2025 08:44:15 AM

Fee: \$87.00

After recording return to:

Bob Mitchell
PO Box 549
Albany OR 97321

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 35 South, Range 07 East W.M., Section 18DB,
Tax Lots 7500 and 7600,
Assessor Parcel Numbers (APN) 243604 and 243597.

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'

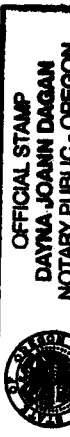
The undersigned, being the record owner(s) of all of the real property described above and further identified by "Exhibits A, B, & C" attached hereto, do hereby make the following restrictive covenant(s) for the above-described real property, specifying that the covenant(s) shall run with the land and 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), Bob & Mitchell, 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 1 day of April, 2025.

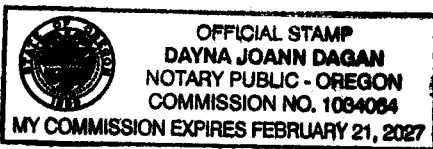
Bobby Gerald Mitchell
Owner of Record

Owner of Record

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above names Bobby Gerald Mitchell and
acknowledged the foregoing instrument to be his/her voluntary act and deed before me
this 1 day of April, 2025.

By Bobby Gerald Mitchell



Dayna Joann Dagan
Notary Public for State of Oregon

My Commission Expires February 21, 2027

3507-018DB-7600

5 - 60' standard leach lines

≥10'

15'

10'

10'

10'

10'

≥5'

1000g
septic
Tank

≥10'

65'

Proposed MFH

1760 sq'

4 Bed 2 Bath

28'

10'

Gravel
Driveway

30'

85'

← TO PLEASANT VIEW RD

3507-018DB-7500

≥25'

36'

360' sq' Backup
Sand Filter Area

210'

≥25'

← Property line

GRAVEL
RV STORAGE

Power

PARKWOOD CT

85'

130'

LUCS# 488-25-000142-TYP1		
KLAMATH COUNTY SITE PLAN APPROVAL		
	DATE	INITIAL
PLANNING	4/11/25	RT
ON-SITE		
PUBLIC WORKS		
FIRE MARSHAL		
DDOT		
SOUTH SUBURBAN		

N