

After recording return to:

David Fussell

2025-004785

Klamath County, Oregon



00343176202500047850020022

06/20/2025 10:13:12 AM

Fee: \$92.00

**RESTRICTIVE COVENANT
Conditional Use Permit**

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.

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 400 100 in Township 35 South, Range 7 East, Section 29, 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 18th day of June, 2025.

Sandra Hargrave

Record Owner

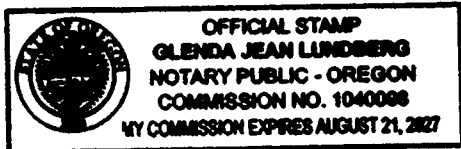
Record Owner

STATE OF Oregon)

County of Klamath)

ss.

Personally appeared the above names Sandra Hargrave and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 18th day of June, 2025.



Glenda Jean Lundberg

Notary Public for State of Oregon

My Commission Expires: August 21, 2027

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

EXHIBIT A
LEGAL DESCRIPTION

PARCEL ONE

The N1/2 of Government Lot 32 in Section 29, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon

TOGETHER WITH an easement for ingress and egress as stipulated by Court Order entered September 14, 1984 in Klamath County Circuit Court Case No. 84000160CV

PARCEL TWO

Those portions of Government Lots 24 and 25 lying Southerly of the C Lateral Irrigation Canal in Section 29, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress as stipulated by Court Order entered September 14, 1984 in Klamath County Circuit Court Case No. 84000160CV