

After recording return to:

Deborah Tribble
PO Box 77
Keno OR 97627



00355374202600035000090097

04/21/2026 10:36:02 AM

Fee: \$127.00

**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 39 South, Range 08 East W.M., Section 31D and 31C
Tax Lots 2903 and 0101
Assessor Parcel Numbers (APN) 886445 and 886505

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), Deborah L Tribble, 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:

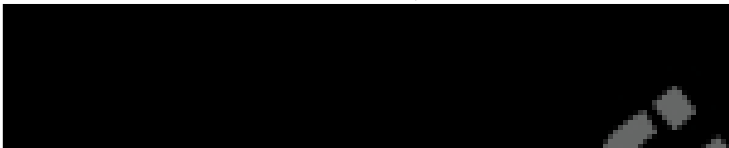
- (1) Subject Parcels are restricted from independent or individual sale and are joined together for such period as the On-Site Sanitary System placement permit is in effect.
- (2) Subject Parcels shall not be put to any use which would be detrimental to the permitted system or contrary to any law (including 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.

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 21 day of April, 2026.

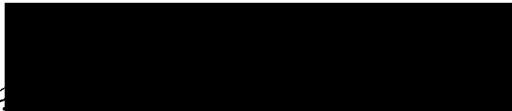


Owner of Record

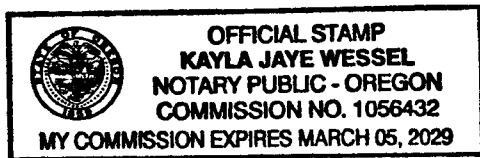
STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above names Deborah L. Tribble and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 21 day of April, 2026.

By Kayla Wessel



Notary Public for State of Oregon



My Commission Expires: 03/05/2029

EXHIBIT A

R-3908-031DO-02903

Unofficial
Copy

Klamath County
2026 Real Property Assessment Report
 Account 886445

Map 3908-031D0-02903
Code - Tax ID 087 - 886445

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr LP
 27-19 POR PAR 1 LESS PLA 1-20

Mailing TRIBBLE DEAN LEE & DEBORAH LYNN
 24629 MOON AVE
 LOMITA CA 90717

Deed Reference # 2020-5738
Sales Date/Price 05-05-2020 / \$85,000
Appraiser

Property Class 551 **MA** **SA** **NH**
RMV Class 551 08 33 009

Site Situs Address	City
14822 HWY 66	KLAMATH FALLS

Value Summary						
Code Area	RMV	MAV	AV	RMV Exception	CPR %	
087	Land	74,890	0	5,605	Land	0
	Impr	15,190	7,320	7,320	Impr	0
Code Area Total		90,080	7,320	12,925		0
Grand Total		90,080	7,320	12,925		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
087					CONVERTED OSD - SA	100			22,000
	2	<input checked="" type="checkbox"/>		EFU-CG	Farm Use Zoned	100	8.64 AC	76.3	13,110
	1	<input checked="" type="checkbox"/>		EFU-CG	Farm Use Zoned	100	2.65 AC	76.4	1,780
	3	<input checked="" type="checkbox"/>		EFU-CG	Rural Site	100	1.00 AC	76.4	38,000
Code Area Total							12.29 AC		74,890

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
087	3	2021	442	MS Double wide	100	1,800		R-902149	67,560
	4		110	Residential Other Improvements	100	0			15,190
Code Area Total						1,800			82,750

Exemptions / Special Assessments / Notations
Notations
■ POT'L ADD'L TAX LIABILITY ADDED 2018

MS Accounts 087 - R-902149
 *** The Real MS value is not included in the total of the real account

Comments LP 27-19 JV 2020-11, PLA 1-20
 30X60 KIT PINEHURST 2021 / 1 ACRE HOMESITE DISQUALIFIED

EXHIBIT B

R-3908-03100-00101

Unofficial
Copy

Klamath County
2026 Real Property Assessment Report
 Account 886505

Map 3908-031C0-00101
Code - Tax ID 021 - 886505

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr LP
 27-19 POR PARCEL 1

Mailing TRIBBLE DEAN LEE & DEBORAH LYNN
 24629 MOON AVE
 LOMITA CA 90717

Deed Reference # 2020-5738
Sales Date/Price 05-05-2020 / \$85,000
Appraiser

Property Class 551 MA SA NH
RMV Class 551 08 35 000

Site	Situs Address	City
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Value Summary						
Code Area	RMV	MAV	AV	RMV Exception	CPR %	
021	Land	4,570	0	504	Land	0
	Impr	17,950	8,660	8,660	Impr	0
Code Area Total		22,520	8,660	9,164		0
Grand Total		22,520	8,660	9,164		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
021	1	<input checked="" type="checkbox"/>		EFU-CG	Farm Use Zoned	100	3.36 AC	76.3	4,570
Code Area Total							3.36 AC		4,570

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
021	1	2021	328	MACHINE SHED	100	0			17,950
Code Area Total							0		17,950

Exemptions / Special Assessments / Notations
Notations
<ul style="list-style-type: none"> ■ POT'L ADD'L TAX LIABILITY ADDED 2018

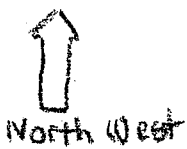
EXHIBIT C

See Map

Unofficial
Copy

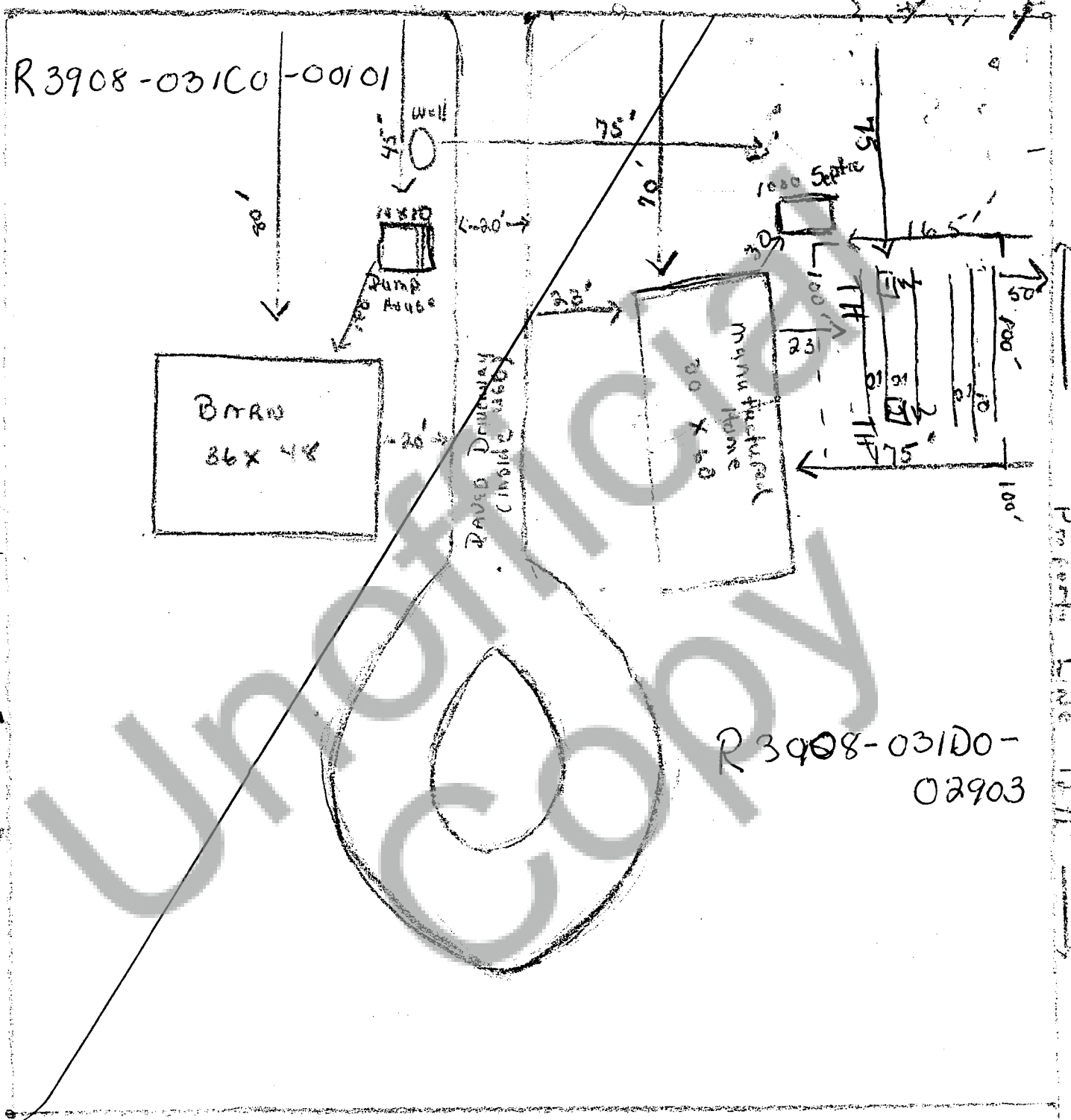
Exhibit C

Highway 66



Property line 658'

Footprint



R 3908-03100-00101

BTRW
36 X 48

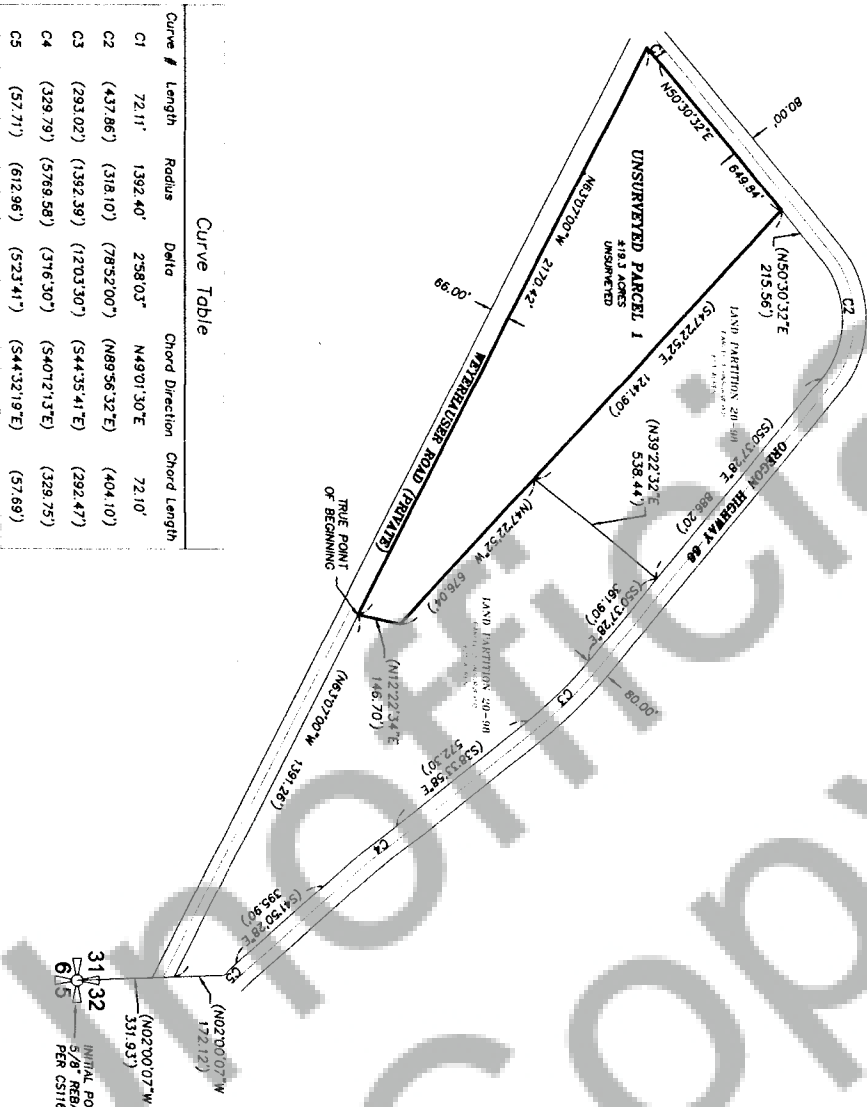
Main structure
30 X 60

R 3908-03100-02903

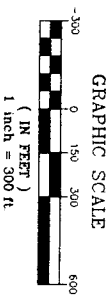
Site Plan

R 3908-03100-00101-000

VALIDATION LAND PARTITION 27-19
 BEING SITUATED IN THE SE1/4 AND THE SW1/4 OF SECTION 31, T39S, R08E W.M.
 KLAMATH COUNTY, OREGON



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	72.11'	1392.40'	2°58'03"	N49°01'30"E	72.10'
C2	(437.86)	(318.10)	(78°52'00")	(N89°56'32"E)	(404.10)
C3	(293.02)	(1392.39)	(12°03'30")	(S44°35'41"E)	(292.47)
C4	(329.79)	(5769.58)	(31°6'30")	(S4°01'21"E)	(329.75)
C5	(57.71)	(612.96)	(5°23'41")	(S44°32'19"E)	(57.69)



LEGEND:
 31°32' SECTION CORNER AS NOTED
 615
 PROPERTY LINE

(XXXX) RECORD INFORMATION PER LAND PARTITION 20-98/UNLESS OTHERWISE NOTED.

NARRATIVE:
 THE PURPOSE OF THIS LAND PARTITION IS TO CREATE A LEGAL PARCEL OF PROPERTY FROM THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE. THE TENTATIVE PLAT WAS APPROVED PER KLAMATH COUNTY PLANNING FINAL ORDER DATED DECEMBER 4, 2019. THIS LAND PARTITION HAS NOT BEEN SURVEYED. THE PARCEL CREATED IS BOUND BY LAND PARTITION 28-9A, WEYERHAEUSER ROAD AND THE RIGHT-OF-WAY LINE OF HIGHWAY 66.

SHEET 2 OF 2

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT OF LAND PARTITION 27-19 AS FILED WITH THIS OFFICE

Rachelle Long
 KLAMATH COUNTY CLERK

BY *Devin Swales*
 DEPUTY

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT OF LAND PARTITION 27-19 AS PARTITIONED AND PLAT'ED

Keith R Rhine
 KEITH R. RHINE, PLS 58985

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Keith R Rhine
 JULY 11, 2000
 KEITH R. RHINE
 RENEWAL DATE: 12-31-20

SURVEY FOR: CHARLES HOY
 13910 HIGHWAY 66
 KLAMATH FALLS, OR 97601

DATE: DECEMBER 2019 PROJECT NO. 1817
R-C RHYNE-CROSS GROUP, LLC
 ENGINEERING - SURVEYING - PLANNING
 112 N 5th ST - SUITE 200 - P.O. BOX 909
 KLAMATH FALLS, OREGON 97601

Phone: (541) 881-9405 Fax: (541) 273-9200 admin@r-c-grp.com