



01730533201600283190010011

I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Christine Walker - County Clerk

DEED DECLARATION Forest Resource, Woodland Resource or Open Space Reserve Districts

The undersigned, being the record owners of all of the real property described in the instrument recorded as 39-2w-23 TL 300/99-61718 (Volume, Page or Official Record number) of the deed records of Jackson County, Oregon, do hereby make the following deed declaration(s) for the above-described real property, specifying that the declaration(s) shall constitute covenants to run with all of the land and shall be binding on all persons claiming under such land and that this declaration(s) shall be for the benefit of and limitation upon all future owners of said real property.

The following deed declaration(s) hereafter bind the subject property:

"Declarant and Declarant's heirs, legal representatives, assigns, and lessees hereby acknowledge and agree to accept by the placement of this covenant or the acceptance and recording of this instrument that the property herein described is situated on or near forest or farm land, and as such may be subject to common, customary, and accepted forest or farm practices which ordinarily and necessarily produce truck and heavy machinery traffic and noise, dust, smoke, and other types of visual, odor, and noise pollution which Declarant accepts as normal and necessary forest or farm management practices, and as part of the risk of purchasing, constructing, or placing a residential structure in a resource area. This covenant also prohibits the Declarant, Declarant heirs, legal representing assigns, lessees, and all future owners from pursuing a claim for relief or cause of action alleging injury from farming of forest practices for which no action or claim is allowed under ORS 30.936 or 30.937. In addition, fire prevention authorities may require curtailment of certain activities during fire season. Jackson County shall be a party to this declaration which cannot be removed or modified without written consent of the County for so long as the subject property or adjoining property is zoned resource land."

The declaration(s) shall not be modified or terminated except by the express written consent of the owners of the land at the time, and Jackson County Development Services, as hereafter provided.

JACKSON COUNTY, a political subdivision of the State of Oregon, shall be considered a party to this deed declaration and shall have the right, if it so desires, to enforce any or all of the declaration(s) contained herein by judicial or administrative proceeding. This declaration is made pursuant to the provisions of the 2004 Jackson County Land Development Ordinance.

Dated this 7 day of July, 2016

Charles B. Thomas, JR.
Record Owner

Charles B. Thomas
Record Owner

Susanna B. Thomas
Record Owner

Susanna B. Thomas
Record Owner

STATE OF OREGON)
County of Jackson) ss.

Personally appeared the above names Charles B. + Susanna B. Thomas and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 7th day of July, 2016.



Wendy Loraine Feeley
Notary Public for State of Oregon
My Commission Expires: May 17, 2019

Note: A copy of the recorded instrument must be returned to Jackson County Development Services (10 S. Oakdale, Room 100, Medford, Oregon) before permits can be issued.

439-15-01678-ZON_NC / 39-2w-23-300

I:\ZONING\2004 LDO-Deed Declarations\FR-WR-OSRDistricts.wpd (03/24/04)



01744294201600405740010015

I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Christine Walker - County Clerk

DEED DECLARATION Accessory Structure

The undersigned, being the record owners of all of the real property described in the instrument recorded as 99-61718 (Volume, Page or Official Record number) of the deed records of Jackson County Oregon, do hereby make the following deed declaration(s) for the above-described real property, specifying that the declaration(s) shall constitute covenants to run with all of the land and shall be binding on all persons claiming under such land and that this declaration(s) shall be for the benefit of and limitation upon all future owners of said real property.

The following deed declaration(s) hereafter bind the subject property:

"The 24 foot by 20 foot (480 square feet total) accessory structure described as a farm kitchen and located on property designated by the Jackson County Assessor's Office as Tax Lot 300 in Township 39 South, Range 2W, Section 23 is not designed for nor intended to be used as a dwelling unit for either year round, seasonal, or occasional use. Said accessory structure does not currently contain, nor may it be remodeled to include provisions for living or sleeping. Said accessory structure may not be remodeled to constitute independent living facilities for one or more persons. Said structure may be used for purposes customarily accessory and subordinate to an allowed use of the above referenced parcel. The structure will be used as a farm kitchen, which is accessory to a pre-existing cabin/dwelling. No portion of the above described structure(s) may be used for commercial or industrial purposes unless the zoning of the property permits such uses and all necessary local, state and federal permits are obtained prior to commencing the use."

The declaration(s) shall not be modified or terminated except by the express written consent of the owners of the land at the time, and Jackson County Development Services, as hereafter provided.

JACKSON COUNTY, a political subdivision of the State of Oregon, shall be considered a party to this deed declaration and shall have the right, if it so desires, to enforce any or all of the declaration(s) contained herein by judicial or administrative proceeding. This declaration is made pursuant to the provisions of the 2004 Jackson County Land Development Ordinance.

Dated this 3RD day of September, 2015.

Charles B Thomas
Record Owner

Susanna B Thomas
Record Owner

Record Owner

Record Owner

STATE OF OREGON }
County of Jackson } ss.

Personally appeared the above names Charles Thomas and Susanna Thomas and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 3rd day of September, 2015.



Kacie S. Ropp
Notary Public for State of Oregon
My Commission Expires: April 19, 2016

Note: A copy of the recorded instrument must be returned to Jackson County Development Services (10 S. Oakdale, Room 100, Medford, Oregon) before permits can be issued.