

RECORDER'S USE

Grantor's Name and Address

Grantee's Name and Address

GRANT OF DEED RESTRICTION –RESTRICTION OF USES

Grantor(s), _____, and Josephine County, a political subdivision of the State of Oregon, by and through its Community Development Director, on this _____ day of _____, 20_____, do hereby covenant and restrict for good and valuable consideration, including consideration other than money valued at \$1.00, regarding the use of certain real property described in the Assessor's records as T _____, R _____, Sec. _____ -- _____, Tax Lot _____, and as more particularly described in Exhibit A. The following declarations, restrictions and conditions are given and received in exchange for permitting to place a full bathroom in the proposed _____ in the location as indicated on the plot plan (Exhibit B), and shown in more specific detail in the floorplan and elevation view of the structure (Exhibit C).

This Declaration shall inure to the benefit of and be binding upon the successor and assigns of Declarant, and on the heirs, personal representatives, grantees, lessees, successors and assigns of the Owners.

1. The authorized full bathroom is to be comprised of a lavatory, sink with vanity, and either one (1) bathtub, shower, or bathtub shower combination.
2. Section 660-004-0040(7)(f) of the *Oregon Administrative Rules* requires that a local government shall not allow more than one permanent single-family dwelling to be placed on a lot or parcel in a rural residential area. As such, the _____ as proposed cannot be converted or utilized as an additional single-family dwelling or area equipped for living or sleeping quarter purposes.
3. Grantor(s) hereby grants the Community Development Director, or agents under the authority of the Community Development Director, permission to inspect the property and proposed _____ to determine compliance with the restrictions and conditions contained in this agreement. Inspections shall only occur after the planning division office provides advance telephone or written notice to the owner or tenant, whichever is in possession. Telephone notice shall be accomplished by personal telephone contact with the owner or tenant, whichever is in possession, at least 48 hours prior to the inspection. Written notice shall be accomplished by mailing to the owner or tenant, whichever is in possession, at least 7 days prior to the inspection. Written notices shall be mailed to the last known address in the Community Development Director's file, or if an address is not known, to the address shown in the Assessor's records.
4. These declarations, restrictions, and conditions may be removed only and at such time as the property described herein is no longer protected under the statewide planning goals for urbanization or the legislature provides by statute that these declarations, restrictions, and conditions may be removed and the authorized representative of the county or counties in which the property subject to these restrictions are located executes and records a release of the restrictions created by this instrument.

Josephine County

Grantor(s)

Community Development Director

STATE OF OREGON, County of _____ } ss.
On this _____ day of _____, 20_____, _____, personally came before me, a Notary Public for the State of Oregon and the County of Josephine, and executed the above *Grant of Deed Restriction – Restriction of Uses* and acknowledged to me that it was freely and voluntarily done.

NOTARY SEAL

Notary Public of Oregon
My commission expires _____