

\_\_\_\_\_  
\_\_\_\_\_  
Grantor's Name and Address  
\_\_\_\_\_  
\_\_\_\_\_  
Grantee's Name and Address

Height of this space to be  
at least 2.25" in height to accommodate  
County Assessor recording label

**GRANT OF DEED RESTRICTION - RESTRICTION OF USES  
LIMITED LIVING SPACE – RESOURCE ZONED LAND**

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 a permit to place a TEMPORARY second living area on the described property for the TEMPORARY need for additional living space as shown on the building floor plans herein identified as **Exhibit B**:

1. The second living area located on the real property is authorized pursuant to (Ordinance No.2018-003) & Chapter 19.43 of the Josephine County Code (JCC).
2. The secondary living area is TEMPORARY in duration.
3. The second living area is allowed, by permit, provided: besides the primary home, it is the only other area equipped for living quarter purposes on the property; no dining room, dining table, or conventional oven has been installed until such time as Oregon law has been revised to allow for Accessory Dwelling Units; the living area does not exceed the size or setback locations as prescribed and the JCC; the living area cannot be leased on a short term basis, meaning it cannot be rented for a period of less than thirty (30) days; the living area is serviced by a legal, approved sanitary waste disposal system and potable water.
4. When no longer needed, the living area shall be converted to storage or other accessory use allowed by the JCC. Conversion to an accessory use requires the authorization of permits, and, shall be deemed the removal of all kitchen appliances, fixtures, counters and cupboards; the removal of all bath tubs and showers, including fixtures, inserts, units, and tile surround; and the removal of all beds or accommodations for sleeping purposes.
5. Pursuant to (Ordinance No.2018-003) & the JCC, Grantor(s) hereby grant the Community Development Director, or agents under the authority of the Community Development Director, permission to inspect the property and second living area to determine compliance with the covenants and restrictions contained in this agreement. Inspections shall only occur after the Planning Office provides advance telephone or written notice to the owner or tenant, whoever is in possession. Telephone notice shall be accomplished by personal telephone contact with the owner or tenant, whoever is in possession, at least 48 hours prior to the inspection. Written notice shall be accomplished by mailing to the owner or tenant, whoever 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE COUNTY PLANNING DIVISION TO VERIFY APPROVED USES.

Josephine County

\_\_\_\_\_  
Grantor(s)  
\_\_\_\_\_

\_\_\_\_\_  
Community Development Director - Date

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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 \_\_\_\_\_