

16870

VOLUME 67 Page 7039

WARRANTY DEED

FRANK JAKUBOWSKI and PEGGYLOU JAKUBOWSKI, husband and wife, hereinafter called grantor, conveys to FREDRICK LOUIS ONG, a single man, all that real property situated in Klamath County, State of Oregon, described as:

A tract of land situated in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the Easterly line of the County Road, said point being South 0°36' West a distance of 669.4 feet, South 89°24' West a distance of 976.90 feet, and North 3°07' West a distance of 146.8 feet from the center $\frac{1}{4}$ corner of said Section 10, said point being the most Westerly corner of that tract of land described in deed Volume 325 at page 8, Klamath County Deed Records; thence North 80°46' East along the property line described in said deed volume a distance of 127.7 feet to an iron pin; thence North 11°51' West a distance of 54.5 feet to an iron pin; thence South 82°50' West a distance of 119.0 feet, more or less to an iron pin on the Easterly line of the County Road; thence South 3°07' East along the Easterly line of the County Road a distance of 59.05 feet more or less to the point of beginning

and covenants that grantor is the owner of the above described property free of all encumbrances except reservations, restrictions, easements and rights of way of record and those apparent upon the land; and the restrictions that no beer shall be kept for sale or sold or meals sold on the premises conveyed hereby unless there should be a cancellation of the license granted by the Oregon Liquor Control Commission upon the property adjoining on the South; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

Dated this 16 day of May, 1967.

Frank Jakubowski

Peggy Lou Jakubowski

STATE OF OREGON
County of Klamath
May 16, 1967

Personally appeared the above named Frank Jakubowski and Peggy Lou Jakubowski, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Sidney F. Tucker
Notary Public for Oregon

My Commission expires: April 9, 1969

Return to

First Federal Savings
540 Main

City

STATE OF OREGON, COUNTY OF KLAMATH, ss.
Filed for record at _____ first Federal Savings and Loan _____

this 11 day of September 1967

duly recorded in Vol-67

Fee 1.50

2:45 PM M. and

7039

LOUISA ROGERS, County Clerk

By *Sidney F. Tucker*

33

1681-201 M-67 7040

Latakomie Shores Sub - Division

Section 7, Township 35 S
Range 7 E W M
Klamath County, Oregon

67-01

Milton F. Van Voorhis
8371 Country Club Drive
Buena Park, California

Conditions, Covenants And Restrictions

1. The floor area of residences shall not be of less than 1000 sq. ft. on lake frontage lots. Lots other than lake frontage lots shall have a floor area of not less than 800 sq. ft. exclusive of carports and garages.
 2. All dwelling owners must comply with the laws of the State of Oregon, County of Klamath, as to fire protection, building constructions, sanitation and public health, and The Klamath County Health and Sanitation requirements.
 3. Buildings must be placed on permanent, continuous foundations, constructed of concrete, brick, pumice blocks or stone masonry. Pitch of roof and size and spacing of rafters and ceiling joists must be adequate to withstand heavy snow packs. Chimneys must be constructed from ground level of fire resistant materials.
 4. The outside finish of all buildings must be of all new materials and construction must be completed within one year from date of beginning.
 5. No structure of a temporary character, basement, shack, garage or other out buildings shall be used on any lot at any time as a residence either temporarily or permanently.
 6. Sewage disposal systems and septic tanks shall be in accordance to the specifications set out by the governing agencies-namely Oregon Board of Health, Klamath County Health Department and the Sub Divider.
 7. No campers, tents, or trailers, shall be allowed for use as a residence except for the use of during the construction of permanent dwelling and must be removed from the premises within six months from date of arrival.
 8. No person shall permit the accumulation of debris or inflammable material on the property, and every person residing on, using or otherwise occupying any of the premises shall observe forestry practices to eliminate fire hazards.
 9. No person shall post upon any lot a sign of any kind. No person shall use or attempt to use any residential lot or part thereof for commercial use of any kind.
 10. No one shall keep or allow any person to keep any livestock, cows, goats pigs or fowl on any portion of the property covered by these conditions and covenants.
 11. No cutting of trees will be permitted except where necessary for construction of buildings and landscaping.
- Applicable Law
- Purchaser's rights under the contract of sale and other documents may be construed in accordance with the laws of the State of Oregon.

Page Two
Latakomie Shores Sub - Division
Conditions, Covenants and Restrictions

7041

IN WITNESS WHEREOF, the undersigned have hereunto set their hands
and seals on this 9th day of September, 1967.

Milton F. Van Voorhis

Mildred F. Van Voorhis

STATE OF OREGON,

County of Klamath

ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NEES LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 9th day of September, 1967,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named MILTON F. VAN VOORHIS and MILDRED F. VAN VOORHIS

known to me to be the identical individuals described in and who executed the within instrument and
acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Taty Jean Sherrill
Notary Public for Oregon.

My Commission expires 6-22-69

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:

Oregon Title Insurance

On 11 September A. D. 19 67
at 2:50 P M. and day

Recorded in Deeds M-67
Page 7040

Donna Rogers, County Clerk

Fee \$3.00

By Marie Hale Deputy

35