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Latakomie Shores Sub - Division

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

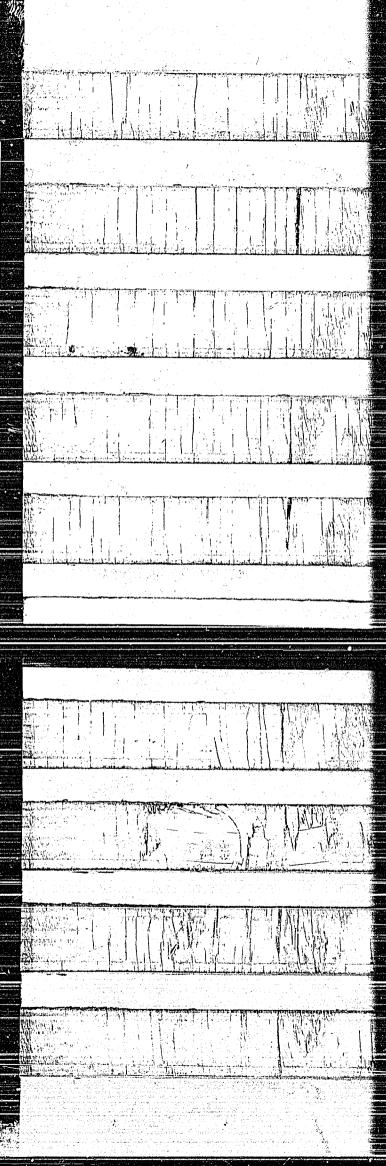
Milton F. Van Voorhis 8371 Country Club Drive Buena Park, California

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.
- 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. Sewege 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
- 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.

34



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 Setember, 1967.

Wilton F. Van Voorhis

STATE OF OREGON,)	FORM NO. 23 — ACKNOWLEDGMEN' BIRVEND-NESS LAW PUB. CO., PORTLAND, 584
	ss.	
County of Klamath		
•	oth	day of September , 19.67
BE IT REMEMBERED,	That on this	day of September , 19.5
before me, the undersigned, a Ne	otary Public in and for said	County and State, personally appeared the with
named MILTON F. VA	N VOORHIS and MIL	RED F. VAN VOORHIS

tnown to me to be the identic	al individual5 described eV executed the same	in and who executed the within instrument an
known to me to be the identic acknowledged to me that	eyexecuted the same	freely and voluntarily.
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known to me to be the identic acknowledged to me that th	eyexecuted the same IN TESTIMONY WE	freely and voluntarily. EREOF, I have hereunto set my hand and affixed ficial seal the day and year last above written. Tatty law Sharrull
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STATE OF BREGIN, } ss Blad for record at request of: Oregon Title Insurance September A. D. 19 67 2;50 Rended in 1.1 Deeds M-67 Paga 7040 . Constitut Regens, County Clerk Fee \$3.00 Cy Marin Hele Depely