

16874-67-7040

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.

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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-NESS 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.

Patty 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 this 11 day of September A. D. 19 67

at 2:50 P M. and duly

recorded in Deeds M-67

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Benjamin Rogers, County Clerk

Fee \$3.00

By Maria Hale Deputy

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