

80319

Vol. 184 Page 18430

KNOW ALL MEN BY THESE PRESENTS, that WILD BILLY LAKE, INC., a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RICO OTTANELLO, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SINESE, Section 2, Township
35 South, Range 12 East of the
Willamette Meridian.

SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of roads and highways; Right of Way for road purposes granted to the United States of America by instrument recorded Nov. 7, 1958, in Misc. Records 13 at page 265; Reservations and restrictions as set forth in deed recorded April 6, 1959, in Deed Vol. 311 at page 286; Reservations as set forth in deed recorded May 25, 1960, in Deed Vol. 321 at page 402, modified by Decree filed Nov. 12, 1969, in Circuit Court Journal M-69 at page 6695; Easement and other rights as disclosed by deed recorded May 25, 1960, in Book 321 at page 402, modification by Decree filed Nov. 12, 1969 in Circuit Court Journal M-69 at page 6695; Right of way for ditches or canals constructed by authority of the United States as disclosed by Indian Deed recorded Feb. 13, 1930, in Deed Vol. 88, page 621; Reservations and restrictions as set forth in Land Status Report, recorded Oct. 28, 1958, in Deed Vol. 305 at page 457; and also subject to utilities, and for railroads and pipe lines, and for any other easements or rights of way of record; and to the following building and use restrictions which grantee assumes and agrees to fully observe and comply with, to-wit:

1. That no person shall ever suffer or permit any unlawful, unsightly or offensive use to be made of said premises, nor will any person suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood.
2. That no lot shall be used for industrial or manufacturing purposes.
3. That no building, except one summer home or residence and the usual and necessary outbuildings thereto, shall ever be erected on any one lot, with a minimum of 600 square feet; the electricity, plumbing and septic tank to comply with State of Oregon regulations.
4. That no building shall ever be erected within 30 feet of any exterior property line.
5. That no tree larger than 4 inches in diameter 24 inches above the ground may be cut, except to clear the land for a permanent structure or driveway.
6. That no hunting shall be permitted on any of said lots, and no firearms may be discharged from any of said lots, except for the owner.

Warranty Deed - Page 1

After Recording, send to

Rico Ottanello
2281 Schaeffer Rd
Sebastopol, Ca, 95472

SECRET

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- 1 7. That garbage must be disposed of in a sanitary manner, and burning must
- 2 be done in a barrel with a cover of 1/2-inch wire mesh screen.
- 3 8. That lot owners may permit guests to camp or pitch tents on their lots
- 4 for a period of not more than two weeks at any one time; provided, however,
- 5 that such camping shall be done in a good and campmanlike manner.
- 6 9. That no temporary housing shall be permitted on any lot, except during
- 7 the period of construction of a permanent residence, and in no event shall
- 8 same be permitted for a period in excess of 90 days; provided, however,
- 9 trailer or mobile homes may be used as permanent dwellings on the premises
- 10 which have a retail cost of not less than \$1,500.00.

11 10. All fires for burning slash shall be done in the properly authorized

12 season, and pursuant to United States Forest Service and/or Klamath Forest

13 Protective Service regulations. Fireplaces in all buildings shall have a

14 heavy mesh screen permanently affixed thereto in the flue fine enough to

15 prevent the passage of sparks. No outdoor fires, other than for the clear-

16 ing of ground, shall be allowed except in permanent fireplaces or firepits,

17 which shall be in the center of an area with a 30-foot cleared radius of

18 all inflammables and which shall have a water hose connection with said

19 area with 100 feet of hose and sufficient water supply and pressure to

20 operate said hose.

21 The true and actual consideration paid for this transfer is \$7,900.00.

22 TO HAVE AND TO HOLD the same unto the said grantee and grantee's heirs, succ-

23 essors and assigns forever.

24 And said grantor hereby covenants to and with said grantee and grantee's

25 heirs, successors and assigns, that grantor is lawfully seized in fee simple of

26 the above granted premises, free from all encumbrances, except those above set

27 forth, and that grantor will warrant and forever defend the above granted premi-

28 ses and every part and parcel thereof against the lawful claims and demands of

29 all persons whomsoever, except those claiming under the above described encumb-

30 rances.

31 In construing this deed and where the context so requires, the singular

32 includes the plural.

33 Done by order of the grantor's board of directors, with its corporate seal

34 affixed this 6th day of February, 1973.

WILD BILLY LAKE, INC.

By Miller Anderson Vice-
President
By Floyd L. Deborn Secretary

February 20, 1973.

35 Personally appeared Miller Anderson and Floyd Deborn who, being duly sworn,

36 each for himself and not one for the other, did say that the former is the Vice-

37 President and that the latter is the Secretary of Wild Billy Lake, Inc., a cor-

38 poration, and that the seal affixed to the foregoing instrument is the corporate

39 seal of said corporation and that said instrument was signed and sealed in be-

40 half of said corporation by authority of its board of directors; and each of them

41 acknowledged said instrument to be its voluntary act and deed.

42 Before me:

(SEAL)

Warranty Deed - Page 2

Notary Public for Oregon

My Commission Expires: 2-5-79

Return to - R. O'Harell
2281 Schaeffer Rd.
Sebastopol, CA, 94922

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STATE OF CALIFORNIA)
County of Contra Costa) SS

February 28, 1973

Personally appeared Floyd Osborn who, being duly sworn, did say that he is the Secretary of Wild Billy Lake, Inc., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and he acknowledged said instrument to be its voluntary act and deed.

Before me:

(SEAL)



Michael E. Winter
Notary Public for California
My Commission Expires: 6-1-73

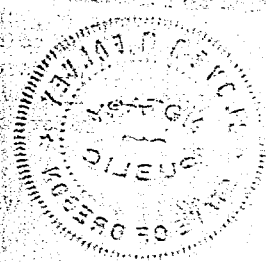
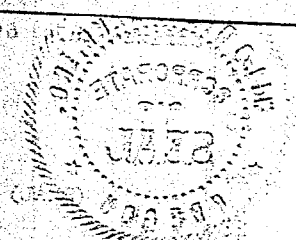
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath First Federal Savings & Loan the 9th day of October A.D., 19 87 at 2:22 o'clock P M., and duly recorded in Vol. M87 of Deeds on Page 18430

FEE \$18.00

Evelyn Biehn, County Clerk

By *Ann Smith*



DISPOSITION: Funeral Service LICENSEE'S NAME AND ADDRESS OF FACILITY: Quhair's Funeral Chapel, Inc., 515 Pine St., Klamath Falls, Ore.

1. I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as the same appears in the files of the Department of Health Services, State of Oregon, and that the same is a true and correct copy of the original as the same appears in the files of the Department of Health Services, State of Oregon.

2. I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as the same appears in the files of the Department of Health Services, State of Oregon, and that the same is a true and correct copy of the original as the same appears in the files of the Department of Health Services, State of Oregon.

3. I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as the same appears in the files of the Department of Health Services, State of Oregon, and that the same is a true and correct copy of the original as the same appears in the files of the Department of Health Services, State of Oregon.

CERTIFIER: John J. Kleckner, M.D. DATE SIGNED (Mo., Day, Year): September 15, 1986 HOUR OF DEATH: 6:48 A.

NAME, TITLE AND ADDRESS OF CERTIFIER (Type of Print): John J. Kleckner, M.D., 1902 Main St., Klamath Falls, Ore. ZIP: 97601

NAME OF ATTENDING PHYSICIAN (Type of Print): John J. Kleckner, M.D.

DATE RECEIVED BY REGISTRAR (Mo., Day, Year): September 15, 1986 REGISTRAR: Robert E. Craven

23. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b) AND (c))

PART (a) Pulmonary Embolism Interval between onset and death: 4 hrs.

PART (b) Concussion of Colon & mets. Interval between onset and death: 2 mos.

PART (c) Other Significant Conditions Interval between onset and death: 2 mos.

24. ACCIDENT (Specify Yes or No): No DATE OF INJURY (Mo., Day, Year): N/A HOUR OF INJURY: N/A DESCRIBE HOW INJURY OCCURRED: N/A

25. PLACE OF WORK (Specify Yes or No): No PLACE OF INJURY (Specify Yes or No): No LOCATION: N/A STREET OR R.F.D. NO.: N/A CITY OR TOWN: N/A STATE: N/A

26. DID HOSPITAL REPRESENTATIVE MAKE REQUEST FOR ANATOMICAL GIFT CONSENT? YES ☐ NO ☒ N/A ☐ WAS GIFT MADE? YES ☐ NO ☒ N/A ☐

RESERVED FOR REGISTRAR'S USE

ORIGINAL-VITAL STATISTICS COPY

45-2 Rev. 1-86

STATE OF OREGON
COUNTY OF KLAMATH

This certifies that the foregoing is a correct and complete transcript of a record of death on file with the Klamath County Department of Health Services.



MARIAN ACKERMAN, Registrar Vital Statistics

By Robert E. Craven, Deputy Registrar

Date September 15, 1986

VOID IF ALTERED

NOT VALID WITHOUT RAISED SEAL OF THE KLAMATH COUNTY DEPARTMENT OF HEALTH SERVICES

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wurtz, Logan & Logan, Attorneys the 9th day of October A.D. 19 87 at 2:22 o'clock P. M., and duly recorded in Vol. M87 of Deeds on Page 18433.

FEE \$5.00

Evelyn Biehn, County Clerk

Return: Wurtz, Logan & Logan, Attorneys Box 66, Springfield, Oregon 97477