

BUILDING, DEED, AND USE RESTRICTIONS
 VO-LAN-SUM LAND COMPANY
 DESCHUTES COUNTY, OREGON

We, Vo-Lan-Sum Land Co., a Co-Partnership, propose to subdivide this
 land:

That portion of Section 16 in Township 17 South, Range 12 E.W.M.
 Deschutes County, Oregon, lying Easterly of the Oregon Trunk
 Railroad Right of Way and Westerly from the Deschutes Reclama-
 tion & Irrigation Company (also called Swalley) Canal.

Also those parcels described in Exhibit "A" attached hereto;

in order to provide for the orderly development of said subdivision, do hereby and
 by these presents subject said subdivision, and the whole thereof, to the follow-
 ing Building, Deed, and Use Restrictions:

1. No building, or other structure of any kind whatsoever shall be
 constructed on said property for use for any other purposes than a
 residence together with such other incidental buildings as may be and
 are ordinarily used in connection with a residence. A private stable
 or barn may be maintained to maintain only horses or cattle for per-
 sonal use. Said stable or barn or other buildings to conform with the
 style and architecture of dwelling.
2. No noxious or offensive trade or activity shall be carried on
 upon any tract, nor shall anything be done thereon which may be or
 become any annoyance or nuisance to the neighborhood.
3. No building shall be erected on any tract, any portion of which
 shall be nearer than twenty-five (25) feet from any boundary.
4. No trailer, basement, tent, shack, garage or other outbuilding
 constructed or placed upon any portion of said tract shall at any
 time be used as a temporary or permanent residence except that a
 mobile home may be used for a period up to twelve (12) months.
5. No residence shall be constructed of less than 800 square feet
 living area, exclusive of garages, porches and outbuildings. The
 value of said residence shall not be less than \$12,000.00 including
 attached garages and porches. Detached garage or stable shall be
 constructed of quality and appearance that will conform to the resi-
 dence.
6. All residences, dwellings and other buildings erected shall be
 placed on a solid continuous poured concrete or masonry block
 foundation.

BEND ABSTRACT CO.
 1050 BOND BEND, OREGON 97701

7. No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage. Waste shall not be kept except in sanitary containers at all times. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

8. Any individual wells shall comply with the regulations of the State Engineer's Office. Individual wells shall be located at least 50 feet from any sewage drainfield.

9. Individual sewage disposal systems shall comply with the regulations of the Oregon State Board of Health and be approved by the Deschutes County Health Department prior to installation.

10. No sewage disposal system shall be installed closer than 100 ft. from any community well, 50 ft. from an individual well, or 50 ft. from an irrigation canal.

11. The restrictions run with the lots and shall be binding with the owners of the said lots through and under them until June 1, 1980, at which time said restrictions shall be automatically extended for periods of ten (10) years unless by vote of majority of the owners, which may change said agreements in whole or in part.

IN WITNESS WHEREOF, Vo-Lan-Sum, Land Company, A CO-Partnership consisting of Howard F. Vogt, Jack N. Vogt, James Lance, and Omer Summers has caused these presents to be signed this 1st day of August 1977.

WITNESS:

Caul Sansworth

Howard F. Vogt
HOWARD F. VOGT

Jack N. Vogt
JACK N. VOGT

James Lance
JAMES LANCE

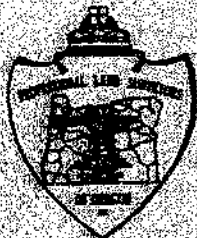
Omer Summers
OMER SUMMERS



STATE OF OREGON)
COUNTY OF DESCHUTES)

Personally appeared the above named Howard F. Vogt, Jack N. Vogt, James Lance, and Omer Summers and acknowledged the foregoing instrument to be their voluntary act and deed.

Before Me: Barbara Ann ...
Notary Public for Oregon
My Commission Expires 2/1/75



GEORGE J. COOK & ASSOCIATES

REGISTERED PROFESSIONAL LAND SURVEYORS

TOWN & COUNTRY PLACE, SUITE 2
531 EAST WASHINGTON
MEMPHIS, MISSISSIPPI 38101
PHONE (901) 326-7444

January 22, 1969

Vo-Lan-Sum
Tract # 7
West of Road

A tract of land located in Section 16, Township 17 South, Range 12 East, W.M., more particularly described as follows:

Beginning at a point whence the Northeast corner of said Section 16 bears North $19^{\circ}37'07''$ East, 2076.96 feet;
thence North $02^{\circ}07'35''$ West, 220.15 feet;
thence West, 905.26 feet;
thence South $10^{\circ}18'30''$ East, 223.61 feet;
thence East, 873.41 feet to the point of beginning.
Containing 5 acres, more or less.

Excepting therefrom the Easterly 30 feet for roadways and the canal right-of-way.

S. Cook



GEORGE J. COOK & ASSOCIATES

REGISTERED PROFESSIONAL LAND SURVEYORS

TOWN & COUNTRY PLAZA, SUITE 2
251 EAST GREENWOOD
SEASIDE, OREGON 97138
PHONE: (503) 382-7444

January 22, 1969

Vo-Lan-Sum
Tract # 8
West of Road

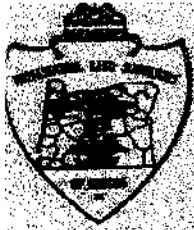
A tract of land located in Section 16, Township 17 South, Range 12 East, W.M., more particularly described as follows:

Beginning at a point whence the Northeast corner of said Section 16 bears North $19^{\circ}37'07''$ East, 2070.95 feet;
thence West, 873.41 feet;
thence South $10^{\circ}18'30''$ East, 29.90 feet;
thence South $37^{\circ}57'30''$ West, 253.89 feet;
thence East, 911.82 feet;
thence North $30^{\circ}33'10''$ East, 139.22 feet;
thence arcuate a 200 foot radius curve left, 114.07 feet;
thence North $02^{\circ}07'35''$ West, 11.01 feet to the point of beginning. Containing 5 acres, more or less.

Excepting therefrom the Easterly 30 feet for roadways and the Arnold canal right-of-way.

Smith

"Exhibit A"



GEORGE J. COOK & ASSOCIATES

REGISTERED SURVEYORS, LAND SURVEYORS

TOWN & COUNTRY PLAZA, SUITE 100
100 EAST DUBLIN ROAD
MOUND, ILLINOIS 61754
PHONE: (312) 383-7333

January 22, 1969

Vo-Lan-Sun
Tract # 4
West of Road

A tract of land located in Section 16, Township 17
South, Range 12 East, W.M., more particularly des-
cribed as follows:

Beginning at a point whence the Northeast corner of
said Section 16 bears North $1^{\circ} 28' 09''$ East, 2541.41
feet;
thence North $0^{\circ} 15' 10''$ West, 113.93 feet;
thence around a 150.00 foot radius curve right, 99.
64 feet;
thence North $30^{\circ} 13' 10''$ East, 12.29 feet;
thence West, 911.59 feet;
thence South $33^{\circ} 57' 30''$ West, 192.63 feet;
thence South $65^{\circ} 24' 50''$ East, 151.23 feet;
thence South $1^{\circ} 10' 20''$ West, 18.01 feet;
thence East, 856.42 feet to the point of beginning.
Containing 5 acres, more or less.

Excepting therefrom the Easement 30 feet for roadways
and the ~~road~~ easement right-of-way.

" EXHIBIT "



GEORGE J. COOK & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS

TOWN & COUNTRY PLAZA, SUITE 100
501 EAST GREENWOOD
BEND, OREGON 97701
PHONE (503) 392-7442

January 22, 1969

Vo-Lan-Sum
Tract # 10
West of Road

A tract of land located in Section 15, Township 17
South, Range 12 East, W.M., more particularly des-
cribed as follows:

Beginning at a point whence the Northeast corner of
said Section 16 bears North $18^{\circ} 26' 49''$ East, 2901.31
feet;

thence west, 856.42 feet;

thence South $11^{\circ} 10' 20''$ West, 101.91 feet;

thence South $72^{\circ} 32' 09''$ East, 651.61 feet;

thence North $40^{\circ} 47' 45''$ East, 193.30 feet;

thence around a 100 foot radius curve right, 107.51
feet;

thence South $77^{\circ} 36' 25''$ East, 49.21 feet;

thence North $07^{\circ} 35' 10''$ West, 128.49 feet to the point
of beginning. Containing 3.8 acres, more or less.

Excepting therefrom the Southeasterly 30 feet for road-
ways and the ~~land~~ canal right-of-way.



GEORGE J. COOK & ASSOCIATES

REGISTERED PROFESSIONAL LAND SURVEYORS

TOWN & COUNTRY PLAZA, SUITE 1
300 EAST GREENWOOD
SEASIDE, OREGON 97138
PHONE (503) 322-7441

January 22, 1969

Vo-Lan-Sum
Tract # 11
West of Road

A tract of land located in Section 16, Township 17
South, Range 12 East, W.M., more particularly des-
cribed as follows:

beginning at a point whence the Northeast corner of
said Section 16 bears North $22^{\circ}17'31''$ East, 3127.61
feet;
thence North $40^{\circ}47'45''$ East, 234.26 feet;
thence North $72^{\circ}32'09''$ West, 651.61 feet;
thence South $11^{\circ}10'20''$ West, 197.00 feet;
thence South $70^{\circ}28'40''$ East, 537.59 feet to the point
of beginning. Containing 2.8 acres, more or less.

excepting therefrom the Easterly 30 feet for roadway
and the Arnold canal right-of-way.

" Exhibit A "

75015

STATE OF OREGON

County of Deschutes
do hereby certify that the within copy
is a true and correct copy of the Record
BOOK 22, page 712, and recorded
in Book 187, page 712, Records
of _____

ROSEMARY BRITTON

County Clerk
By _____ Deputy

3851-4

5102

No. **21695**

STATE OF OREGON
County of Deschutes

I hereby certify that the within instrument of writing was recorded for Record

at Lebanon, A.D. 1936
at 1 o'clock P.M. and No.
of the Book 292
Page 186

Record of
Lebanon
Rosemary Patterson
County Clerk

By Anna K. Williams

No. **271**

STATE OF OREGON
County of Deschutes

I hereby certify that the within instrument of writing was recorded for Record

of the 6
day of July, A.D. 1936
at Lebanon, and No.
of the Book 292
Page 186

Record of
Lebanon
Rosemary Patterson
County Clerk

By Anna K. Williams

1936-1937
1938-1939