

BUILDING AND USE RESTRICTIONSPINE MEADOWS TRACTSDeschutes County, Oregon

Glenn H. Anderson and Helen Rae Anderson, husband and wife, owners, and Fred L. Mahn, mortgagee, being the sole persons having an interest in the SW $\frac{1}{4}$ SW $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ and E $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ in Section 21, Township 21 South, Range 10, East of the Willamette Meridian, which has been platted and filed as "Pine Meadows Tracts" in Deschutes County, Oregon, do hereby and by these presents subject said subdivision, and the whole thereof, to the following Building and Use Restrictions:

1. All residences, dwellings and other buildings erected shall be placed on a solid poured concrete or pumice foundation.
2. No residence shall be constructed with less than 500 square feet of living area, exclusive of garages, porches and outbuildings.
3. All dwellings shall have an individual sewage disposal system, including septic tanks of an FHA approved type.
4. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
5. All buildings which may be placed or constructed on any portion of the above described tract, excepting the portions or whole thereof constructed of brick or stone, shall be painted or process painted within six months of the date said buildings are completed.
6. No lot shall be resubdivided into building lots of less than one acre each, or used for more than one residence on each lot.
7. These restrictions shall be deemed to be for the protection and benefit of each of the owners or occupants of any portion of the above described subdivision, and it is intended hereby that any person shall have the right to prosecute such proceeding at law or in equity as may be appropriate to enforce the restrictions herein set forth.
8. These restrictions shall run with the land and shall be binding on the owner or tenant of any or all of said land and all persons claiming by, through or under them.

9. Invalidation of any one of these foregoing covenants, restrictions or conditions or any portion thereof by court order, judgment or decree, shall in no way affect any of the other remaining provisions hereof which shall, in such case, continue to remain in full force and effect.

IN WITNESS WHEREOF, we, the undersigned, have affixed our signatures and seals this 8th day of August, 1969.

Glenn H. Anderson (SEAL)
Glenn H. Anderson

Helen Rae Anderson (SEAL)
Helen Rae Anderson

Owners

Fred L. Mahn (SEAL)
Fred L. Mahn

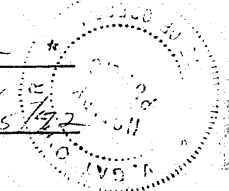
Mortgagee

STATE OF OREGON,
County of Deschutes,
August 8, 1969.

Personally appeared the above-named Glenn H. Anderson and Helen Rae Anderson and acknowledged the foregoing instrument to be their voluntary act. Before me:

J. Ray Baird
Notary Public for Oregon

My Commission expires: 12/15/72

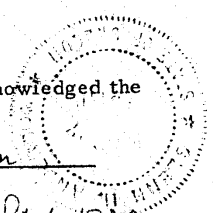


STATE OF OREGON,
County of Deschutes,
August 8, 1969.

Personally appeared the above-named Fred L. Mahn and acknowledged the foregoing instrument to be his voluntary act. Before me:

Glenn H. Anderson
Notary Public for Oregon

My Commission expires: Sept 6 1971



9007

STATE OF OREGON
County of Deschutes

I hereby certify that the within instrument of writing was received for Record the 11th day of Aug, A.D. 1969 at 4:20 o'clock P.M. and recorded in Book 166 on Page 131. Record of Deeds

By Helen M. Baker County Clerk
Agnes Bergman Deputy

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MCKAY, PANNER, JOHNSON, MARCEAU & BERGER
ATTORNEYS AT LAW
BEND, OREGON 97701