

BUILDING, DEED, AND USE RESTRICTIONS
NO-LAN-SUN LAND COMPANY
DESCHUTES COUNTY, OREGON

We, No-Lan-Sun 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 personal 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 residence.
6. All residences, dwellings and other buildings erected shall be placed on a solid continuous poured concrete or masonry block foundation.

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 1972.

WITNESS:

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: Evelyn Lambright
Notary Public for Oregon
My Commission Expires 2/1/75



GEORGE J. COOK & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS

TOWN & COUNTRY PLAZA, SUITE 100
101 EAST WOODWARD
DETROIT, MICHIGAN 48226
(313) 567-2244

January 22, 1968

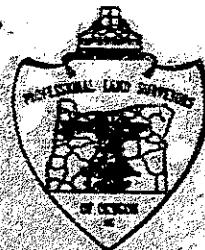
Yo-Lan-Sun
Tract # 1
West of Road

A tract of land located in Section 16, Township 17
South, Range 12 East, W.M., more particularly de-
scribed 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 North $02^{\circ}07'35''$ West, 220.15 feet;
thence West, 905.26 feet;
thence South $10^{\circ}38'39''$ 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 ~~wood~~ canal right-of-way.

"Exhibit A"



GEORGE J. COOK & ASSOCIATES

EXCERPTED PROFESSIONAL LAND SURVEYORS

TOWN & COUNTRY SURVEYORS
301 EAST ASHLAND AVENUE
SUITE 200
SEASIDE, OREGON 97138
PHONE 460-0111 462-2443

January 22, 1969

Vol-Len-Sun
Tract #5
West of Road

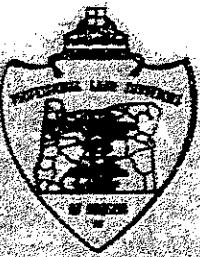
A tract of land located in Section 16, Township 17
South, Range 12 East, W.M., more particularly de-
scribed as follows:

Beginning at a point whence the North-east corner of
said Section 16 bears North $17^{\circ}37'07''$ East, 2070.89
feet;

thence West, 373.41 feet;
thence South $16^{\circ}18'30''$ East, 29.90 feet;
thence South $33^{\circ}57'30''$ West, 253.89 feet;
thence East, 211.69 feet;
thence North $30^{\circ}33'10''$ East, 139.22 feet;
thence around a 200 foot radius curve left, 114.67
feet;
thence North $02^{\circ}07'35''$ West, 11.04 feet to the point
of beginning. Containing 5 acres, more or less.

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

"Exhibit A"



187-747

GEORGE J. COOK & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS

TOWN & COUNTY SURVEYORS
101 EAST PINEWOOD
MILWAUKEE, WIS.
PHONE 386-1211

January 22, 1969

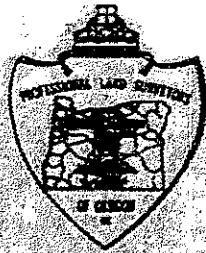
Waukesha
Tract #1
West of road

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

Beginning at a point whence the Northeast corner of
said Section 16 bears North $17^{\circ} 24' 49''$ East, 2981.31
feet;
thence North $07^{\circ} 35' 10''$ West, 113.99 feet;
thence around a 150.00 foot radius curve right, 99.
34 feet;
thence North $30^{\circ} 33' 10''$ East, .12.29 feet;
thence West, 211.86 feet;
thence South $15^{\circ} 57' 30''$ West, 152.41 feet;
thence South $05^{\circ} 26' 30''$ West, 153.46 feet;
thence South $11^{\circ} 19' 20''$ West, 18.06 feet;
thence East, 854.12 feet to the point of beginning.
Containing 6 acres, more or less.

Excluding therefrom the Easterly 30 feet for roadway
and the ~~150~~ 150 foot right-of-way.

"Exhibit A"



GEORGE J. COOK & ASSOCIATES

REGISTERED PROFESSIONAL LAND SURVEYORS

TOWN: A COUNTRY: PLACAS, BIRMANIA
STATE: EAST GREENWOOD
CITY: RIGGON, U.S.A.
PHONE: (403) 362-7442

January 22, 1969

Vo-Lap-Sum
Tract # 10
West of Road

A Grant of land located in Section 16, Township 17
South, Range 12 East, W.M., More particularly de-
scribed as follows:

Beginning at a point whence the Northeast corner of
said Section 16 bears North $16^{\circ} 26' 49''$ East, 291.31
feet;

thence West, 255.42 feet;

thence South $17^{\circ} 10' 20''$ West, 101.91 feet;

thence South $72^{\circ} 32' 00''$ East, 651.61 feet;

thence North $40^{\circ} 47' 15''$ East, 193.30 feet;

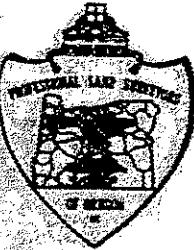
thence around a 100 foot radius curve right, 107.51
feet.

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 Southwesterly 30 feet for road-
ways and the flood canal right-of-way.

" Exhibit A "



va 187 pag 719
GEORGE J. COOK & ASSOCIATES

REGISTERED PROFESSIONAL LAND SURVEYORS

TOWN & COUNTRY PLAZA, SUITE 1
501 EAST 25TH AVENUE
BEND, OREGON 97701
PHONE: (503) 382-2444

January 22, 1969

Vo-Len-Sum
Tract # 12
West of Road

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

Beginning at a point whence the Northeast corner of
said Section 16 bears North $22^{\circ} 47' 31''$ East, 3127.61
feet;

thence North $45^{\circ} 47' 45''$ East, 234.26 feet;
thence North $72^{\circ} 32' 09''$ West, 651.61 feet;
thence South $11^{\circ} 10' 20''$ West, 167.00 feet;
thence South $70^{\circ} 28' 40''$ West, 537.59 feet to the point
of beginning. Containing 2.8 acres, more or less.

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

Sincerely,

"Exhibit A"

7/24/69

STATE OF OREGON

County of Deschutes

Having on file the above above described
marks of corners and recorded in Record

ADDRESS: 22, lot of Aug 5, 1972
as of record check 10, and recorded
in Book 187 on Page 713-Records

Attest:
ROSEMARY PATTERSON
County Clerk
Deputy
Date submitted