VOL 170 PAGE 256

PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS, that we, LAURENCE F. SKENE and ROSA MAE SKENE, husband and wife; JAMES D. GAINER and GENEVA M. GAINER, husband and wife; DANIEL E. WILSON and ARLENE S. WILSON, husband and wife; and MARY E. ELLIOTT, unmarried, owners of the property described and platted as "CHEHALEM TERRACE SUBDIVISION" by surveyor's certificate dedication and plat duly recorded in Yamhill County, Oregon, on July 2, 1953, 1953, in Book 6, Page 12, Record of Plats for said county and state, do hereby establish the following protective covenants for said property:

1. None of said tracts shall be developed for other than residential use.

2. No building shall be erected on any of said tracts having an area of less than 950 square feet, or costing less than $7000.00. Providing, however, that this restriction shall not apply to the building of private garage for not to exceed two automobiles.

3. No building or portion thereof shall be erected on the following lots within the distances hereinafter specified from the line or boundary indicated:

Lot	Distance	Line
1	30 feet	West
2	30 "	West
3	30 "	West
	15 "	South
4	30 "	West
5	20 "	South
6	20 "	South
7	30 "	North
8	20 "	North
9	30 "	North
10	30 "	North
11	20 "	South
	30 "	West
12	20 "	South
13	20 "	South
14	20 "	North

4. Other than the set-back provisions provided in

paragraph 3 hereof, no building or portion thereof shall be erected on any of Lots 1 to 14, inclusive within 5 feet of any boundary thereof.

5. That these protective covenants shall supersede in all respects restrictions contained in deeds from Laurence F. Skene and wife to James D. Gainer and wife and Mary E. Elliott, which deeds cover a portion of the premises included in "Chehalem Terrace Subdivision", and which are of record in Yamhill County, Oregon.

6. No activity or condition shall be conducted or permitted on any of said tracts which is obnoxious, offensive, or harmful to adjoining tracts or the area as a whole.

7. No sign of any kind shall be displayed to the public view on any tract except one sign of not more than 5 square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

8. No animals, livestock or poultry of any kind shall be raised, bred or kept on any tract, except that dogs, cats or other household pets may be kept for other than commercial purposes.

9. No tract shall be used or maintained as a dumping ground for rubbish and trash, garbage or other waste shall not be kept except in sanitary containers, and shall be removed or otherwise disposed of promptly and regularly. All incinerators or other equipment for the storage or disposal of such material shall be kept in clean and sanitary condition.

10. Sewage disposal systems on all of said tracts shall be located, constructed and equipped in accord with standards which equal or exceed minimum requirements as issued by the Federal Housing Administration.

11. These covenants shall run with the land and be binding upon and for the benefit of all property owners in

Chehalem Terrace Subdivision, their heirs, executors, administrators and assigns. Such covenants shall be effective for 20 years from this date, and shall thereafter be automatically extended for successive periods of 10 years each, unless at the expiration of the original 20 years, or any succeeding 10-year period, a change is agreed upon by 75% of the property owners affected, such changes to be provided in writing and duly recorded.

12. Any owner of any of said tracts may institute and prosecute any proceedings at law or in equity against the person or persons violating or threatening to violate any of said covenants.

13. All conveyances or sales hereafter made of any of said tracts shall include specific provisions making them subject to the covenants and restrictions above set forth, either by repeating said covenants or by reference to this recorded instrument.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the 2 day of July, 1953.

Laurence F. Skene (SEAL)

Rosa Mae Skene (SEAL)

James D. Rainer (SEAL)

Geneva M. Rainer (SEAL)

Daniel E. Wilson (SEAL)

Arlene S. Wilson (SEAL)

Mary E. Elliott (SEAL)

STATE OF OREGON }
County of Yamhill } ss.

BE IT REMEMBERED, That on this 2 day of July, 1953, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named LAURENCE F. SKENE and ROSA MAE SKENE, husband and wife; JAMES D. GAINER and GENEVA M. GAINER, husband and wife; DANIEL E. WILSON and ARLENE S. WILSON, husband and wife; and MARY E. ELLIOTT, unmarried, 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.

Lillian Gunn
Notary Public for Oregon
My Commission expires [illegible]

37137

STATE OF OREGON, }
County of Yamhill, } ss.

I, JACK BEELER, County Clerk in and for said County and State, do hereby certify that the within Instrument of Writing was received and has been by me duly recorded on Page ..... of Volume ..... of the Records of Deeds for said County, on the 2nd day of July A.D. 1953 at 4:30 o'clock P. M.

In testimony whereof, I have hereto subscribed my name and affixed my Official Seal.

JACK BEELER, County Clerk
By [signature] Deputy

Laurence F. Skene
Danielle, Ore

3.00

~~1 of 8~~

After Recording Return to: Bill Pruitt
711 S Willamette St
Newberg, Oregon 97132
503-358-7089
bill@remcproperties.com

AMENDMENT TO PROTECTIVE COVENANTS

The owners of the property described and platted as "Chehalem Terrace Subdivision" by surveyor's certificate dedication and plat duly recorded in Yamhill County, Oregon, on July 2, 1953, Book 6, Page 2, Record of Plats for said county and state, do hereby revoke all protective covenants for said property as recorded in Instrument Recorded July 2, 1953 in Book 170 page 296, except for #8:

"8. No animals, livestock or poultry of any kind, shall be raised, bred or kept on any tract, except that dogs, cats or other household pets may be kept for other than commercial purposes."

OFFICIAL YAMHILL COUNTY RECORDS
REBEKAH STERN DOLL, COUNTY CLERK
200915360

$61.00

00334259200900153600080081

09/23/2009 09:14:51 AM

DMR-MODDMR Cnt=1 Stn=2 ANITA
$40.00 $10.00 $11.00

FIRST AMERICAN TITLE 1462795

Dated this 21st day of September, 2009

Lot 1:
Owner – Shauna Jean Yakich

Shauna Jean Yakich

State of Oregon)
County of Yamhill)ss

This instrument was acknowledged before me on this 21st day of September, 2009 by Shauna Jean Yakich

OFFICIAL SEAL
DARLENE MORRIS
NOTARY PUBLIC - OREGON
COMMISSION NO. 408066
MY COMMISSION EXPIRES JULY 2, 2010

Darlene Morris
Notary Public for Oregon
My Commission Expires: July 2, 2010

1/8

Lot 2:
Owner – Michael R. Sturdevant

Michael R. Sturdevant

State of Oregon)
County of Yamhill)ss

This instrument was acknowledged before me on this 21st day of September, 2009 by Michael R. Sturdevant

OFFICIAL SEAL
DARLENE MORRIS
NOTARY PUBLIC - OREGON
COMMISSION NO. 408066
MY COMMISSION EXPIRES JULY 2, 2010

Darlene Morris
Notary Public for Oregon
My Commission Expires: July 2, 2010

Lot 3:
Owner – Vance B. Lewelling and Julie A. Lewelling

Julie A. Lewelling

State of Oregon)
County of Yamhill)ss

This instrument was acknowledged before me on this 21st day of September, 2009 by Vance B. Lewelling and Julie A. Lewelling

OFFICIAL SEAL
DARLENE MORRIS
NOTARY PUBLIC - OREGON
COMMISSION NO. 408066
MY COMMISSION EXPIRES JULY 2, 2010

Darlene Morris
Notary Public for Oregon
My Commission Expires: July 2, 2010

Lot 4:
Owner – Scott R. Conant and Laurie A. Conant

Scott R. Conant

Laurie A. Conant

State of Oregon)
County of Yamhill)ss

This instrument was acknowledged before me on this 21st day of September, 2009 by Scott R. Conant and Laurie A. Conant

OFFICIAL SEAL
DARLENE MORRIS
NOTARY PUBLIC - OREGON
COMMISSION NO. 408066
MY COMMISSION EXPIRES JULY 2, 2010

Darlene Morris
Notary Public for Oregon
My Commission Expires: July 2, 2010

Lot 5:
Owner – Darryl Reid and Rayne Reid

Darryl Reid

Rayne Reid

State of Oregon)
County of Yamhill)ss

This instrument was acknowledged before me on this 21st day of September, 2009 by Darryl Reid and Rayne Reid

OFFICIAL SEAL
DARLENE MORRIS
NOTARY PUBLIC - OREGON
COMMISSION NO. 408066
MY COMMISSION EXPIRES JULY 2, 2010

Darlene Morris
Notary Public for Oregon
My Commission Expires: July 2, 2010

Lot 6:
Owner – Nicholas J. Morrell and Stacie J. Morrell

State of Oregon)
County of Yamhill)ss

This instrument was acknowledged before me on this 22 day of September, 2009 by Nicholas J. Morrell and Stacie J. Morrell

OFFICIAL SEAL
DARLENE MORRIS
NOTARY PUBLIC - OREGON
COMMISSION NO. 408066
MY COMMISSION EXPIRES JULY 2, 2010

Notary Public for Oregon
My Commission Expires: July 2, 2010

Lot 7:
Owner – Kelly Stockton

State of Oregon)
County of Yamhill)ss

This instrument was acknowledged before me on this 21st day of September, 2009 by Kelly Stockton

OFFICIAL SEAL
DARLENE MORRIS
NOTARY PUBLIC - OREGON
COMMISSION NO. 408066
MY COMMISSION EXPIRES JULY 2, 2010

Notary Public for Oregon
My Commission Expires: July 2, 2010

Lot 8:
Owner – Roy Parker

State of Oregon)
County of Yamhill)ss

This instrument was acknowledged before me on this 22 day of September, 2009 by Roy Parker

OFFICIAL SEAL
DARLENE MORRIS
NOTARY PUBLIC - OREGON
COMMISSION NO. 408066
MY COMMISSION EXPIRES JULY 2, 2010

Notary Public for Oregon
My Commission Expires: July 2, 2010

Lot 8:
Owner –Jim Fisher and Jacqui L Fisher
Jacqui L attorney-in-fact for Jim Fisher

State of Oregon)
County of Yamhill)ss

This instrument was acknowledged before me on this 22nd day of September, 2009 by Jacqui L Fisher

OFFICIAL SEAL
DARLENE MORRIS
NOTARY PUBLIC - OREGON
COMMISSION NO. 408066
MY COMMISSION EXPIRES JULY 2, 2010

Notary Public for Oregon
My Commission Expires: July 2, 2010

On this, the 22nd day of September 2009 personally appeared Jacqui L. Fisher who, being duly sworn (or affirmed), did say that she is the attorney in fact for Jim Fisher and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

OFFICIAL SEAL
DARLENE MORRIS
NOTARY PUBLIC - OREGON
COMMISSION NO. 408066
MY COMMISSION EXPIRES JULY 2, 2010

Notary Public for Oregon

Lot 9:
Owner – Ricky D. Baxter and Nancy M. Baxter

Ricky D Baxter

Nancy M Baxter

State of Oregon)
County of Yamhill)ss

This instrument was acknowledged before me on this 21st day of September, 2009 by Ricky D. Baxter and Nancy M. Baxter

OFFICIAL SEAL
DARLENE MORRIS
NOTARY PUBLIC - OREGON
COMMISSION NO. 408066
MY COMMISSION EXPIRES JULY 2, 2010

Darlene Morris

Notary Public for Oregon
My Commission Expires: July 2, 2010

Lot 10:
Owner – Gene M. Hansen and Patricia K. Hansen

Patricia K. Hansen

Gene Hansen

State of Oregon)
County of Yamhill)ss

This instrument was acknowledged before me on this 21st day of September, 2009 by Gene M. Hansen and Patricia K. Hansen

OFFICIAL SEAL
DARLENE MORRIS
NOTARY PUBLIC - OREGON
COMMISSION NO. 408066
MY COMMISSION EXPIRES JULY 2, 2010

Darlene Morris

Notary Public for Oregon
My Commission Expires: July 2, 2010

Lot 11:
Owner – William Henry Hardt Jr. and Ann Marie Hardt

William H. Hardt Jr.

Ann M. Hafelt

State of Oregon)
County of Yamhill)ss

This instrument was acknowledged before me on this 21st day of September, 2009 by William Henry Hardt Jr. and Ann Marie Hardt

OFFICIAL SEAL
DARLENE MORRIS
NOTARY PUBLIC - OREGON
COMMISSION NO. 408066
MY COMMISSION EXPIRES JULY 2, 2010

Darlene Morris
Notary Public for Oregon
My Commission Expires: July 2, 2010

Lot 12:
Owner – William Henry Hardt Jr. and Ann Marie Hardt

William H. Hardt Jr.

Ann M. Hafelt

State of Oregon)
County of Yamhill)ss

This instrument was acknowledged before me on this 21st day of September, 2009 by William Henry Hardt Jr. and Ann Marie Hardt

OFFICIAL SEAL
DARLENE MORRIS
NOTARY PUBLIC - OREGON
COMMISSION NO. 408066
MY COMMISSION EXPIRES JULY 2, 2010

Darlene Morris
Notary Public for Oregon
My Commission Expires: July 2, 2010

Lot 13:
Owner – TSD Investments, LLC

State of Oregon)
County of Yamhill)ss

This instrument was acknowledged before me on this 21st day of September, 2009 by Terry L. Davidson and Susan K. Davidson, Members of TSD Investments, LLC

OFFICIAL SEAL
DARLENE MORRIS
NOTARY PUBLIC - OREGON
COMMISSION NO. 408066
MY COMMISSION EXPIRES JULY 2, 2010

Notary Public for Oregon
My Commission Expires: July 2, 2010

Lot 14:
Owner – Robert W. Shumacher and Nancy S. Shumacher

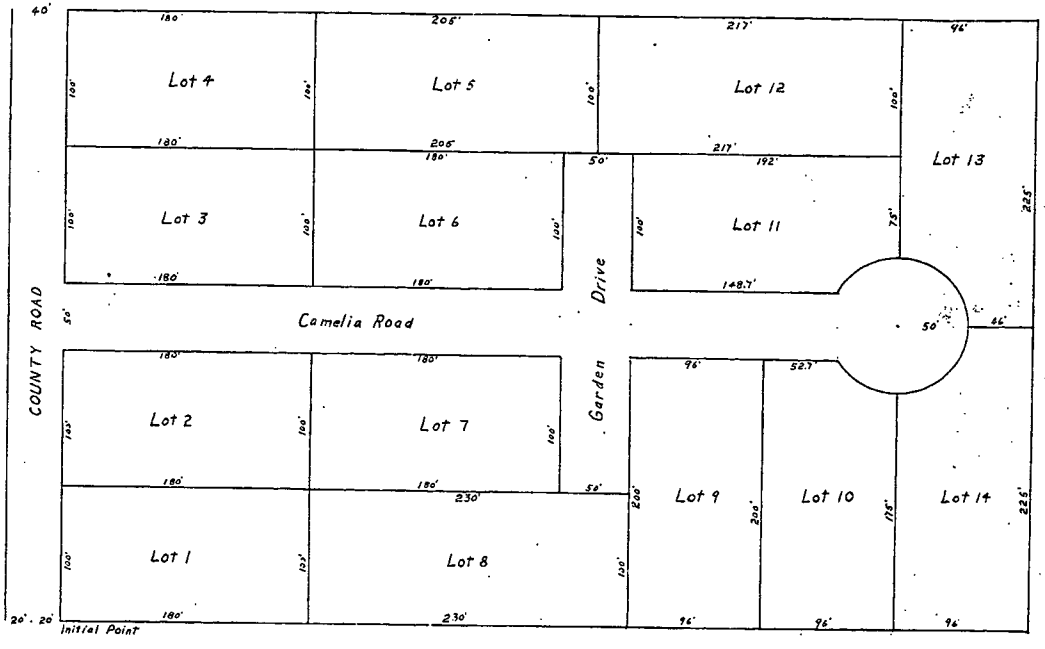
State of Oregon)
County of Yamhill)ss

This instrument was acknowledged before me on this 21st day of September, 2009 by Robert W. Shumacher and Nancy S. Shumacher

OFFICIAL SEAL
DARLENE MORRIS
NOTARY PUBLIC - OREGON
COMMISSION NO. 408066
MY COMMISSION EXPIRES JULY 2, 2010

Notary Public for Oregon
My Commission Expires: July 2, 2010

PLAT OF CHEHALEM TERRACE SUBDIVISION



SURVEYOR'S CERTIFICATE

I, Oliver Weesner, first duly affirmed depose and say that I have caused to be correctly surveyed and marked with proper monuments the land represented on the plat of Chehalem Terrace Subdivision in Yamhill County, Oregon, as follows:

Beginning at an iron pipe "Initial Point" which is located 80 rods South and 20 feet East of the Northwest corner of the William T. Wallace Donation Land Claim, Notification No. 1477, Claim No. 47, in Sections 7 and 8 of Township 3 South, Range 2 West of the Willamette Meridian, in Yamhill County, Oregon; thence East 698 feet; thence North parallel to the West line of said Claim 450 feet; thence West 698 feet to a point 20 feet East of the West line of said Claim; thence South parallel to the West line of said Claim 450 feet to the place of beginning and subdivided as shown on this plat.

Oliver Weesner
Engineer.

Subscribed and affirmed to before me this 2 day of July 1953.

Lillian Gunn
Notary Public State of Oregon.
My commission expires May 14, 1956

APPROVALS

[illegible] County Judge.
[illegible] County Commissioner.
Chas R Newman County Commissioner.
Fred Muhs County Assessor.
H. W. Herring County Surveyor.
Taxes paid to June 30, 1953
W J Jones County Sheriff.
Filed Fred E Hagan Deputy July 2, 1953
Jack Beeler County Clerk.

DEDICATION

Know all men by these presents: That we; Laurence F. Skene and Rosa Mae Skene, husband and wife; James D. Gainer and Geneva M. Gainer, husband and wife; Daniel E. Wilson and Arlene S. Wilson, husband and wife; Mary E. Elliott, unmarried; the owners in fee simple of the land described in the Surveyor's Certificate of the plat of Chehalem Terrace Subdivision, do hereby, make, execute, and declare that we have laid out lots and roads as shown on this plat of Chehalem Terrace Subdivision, and that the roads as shown are hereby dedicated to the use of the public forever without reservations or restrictions and easements and we certify that all taxes and assessments against said real property have been paid.

In witness whereof we have hereunto set our hands and seals this 2 day of July 1953.

Laurence F. Skene
Rosa Mae Skene
James D Gainer
Geneva M. Gainer
Daniel E. Wilson
Arlene S. Wilson
Mary E. Elliott

N
W E
S
Scale: 1" = 50'

REGISTERED PROFESSIONAL ENGINEER 502 Oliver Weesner OREGON DEC. 8, 1919 OLIVER WEESNER.

ACKNOWLEDGEMENT

State of Oregon County of Yamhill, ss
On this 2 day of July 1953 personally came before me, a notary public, in and for said County and State, the within named Laurence F. Skene and Rosa Mae Skene, husband and wife; James D. Gainer and Geneva M. Gainer, husband and wife; Daniel E. Wilson and Arlene S. Wilson, husband and wife; Mary E. Elliott, unmarried; to me known to be the identical persons described in and who executed the within instrument and acknowledged to me that they executed the same freely for the use and purposes therein named.
Witness my hand and seal this 2 day of July 1953.

Lillian Gunn
Notary Public State of Oregon.
My commission expires May 14, 1956

27136

FILED
JUL 2 1953
11:29 O'CLOCK P M.
JACK BEELER, County Clerk
By [illegible] DEPUTY

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