KNOW ALL MEN BY THESE PRESENTS, that we, LAURENCE
F. SKINE and ROSA MAY SKINE, husband and wife; JAMES D. GAINER
and GENEVA M. GAINER, husband and wife; DANIEL E. WILSON and
ARINNE S. WILSON, husband and wife; and MARY E. ELLIOTT, un-
married, owners of the property described and platted as
"GUTHMANN TERRACE SUBDIVISION" by surveyor's certificate
dedication and plat duly recorded in Yamhill County, Oregon,
\[\text{July 2, 1953, in Book U, Page 22.}\]
Record of Plat for said county and state, do hereby estab-
lish 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 $7,000.00. 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 speci-
cified from the line or boundary indicated:

<table>
<thead>
<tr>
<th>Lot</th>
<th>Distance</th>
<th>Line</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>30 feet</td>
<td>West</td>
</tr>
<tr>
<td>2</td>
<td>30 &quot;</td>
<td>West</td>
</tr>
<tr>
<td>3</td>
<td>30 &quot;</td>
<td>West</td>
</tr>
<tr>
<td>4</td>
<td>15 &quot;</td>
<td>West</td>
</tr>
<tr>
<td>5</td>
<td>20 &quot;</td>
<td>West</td>
</tr>
<tr>
<td>6</td>
<td></td>
<td>South</td>
</tr>
<tr>
<td>7</td>
<td>20 &quot;</td>
<td>North</td>
</tr>
<tr>
<td>8</td>
<td>20 &quot;</td>
<td>North</td>
</tr>
<tr>
<td>9</td>
<td>20 &quot;</td>
<td>North</td>
</tr>
<tr>
<td>10</td>
<td>20 &quot;</td>
<td>North</td>
</tr>
<tr>
<td>11</td>
<td>20 &quot;</td>
<td>North</td>
</tr>
<tr>
<td>12</td>
<td>20 &quot;</td>
<td>North</td>
</tr>
<tr>
<td>13</td>
<td>20 &quot;</td>
<td>South</td>
</tr>
<tr>
<td>14</td>
<td>20 &quot;</td>
<td>North</td>
</tr>
</tbody>
</table>

4. Other than the set-back provisions provided in
5. That these protective covenants shall supercede all 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 50 square feet or less 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 accood 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 said tracts.
Chehalis Terraces Subdivision, an unincorporated administra-
tion area, and owners, 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 ther
subject to the covenants and restrictions above set forth,
either by repeating said covenants or by reference to this re-
corded instrument.

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

[Signatures]

Page 3 - Protective Covenants
STATE OF OREGON
County of Yamhill

BE IT REMEMBERED, That on this 7th day of July 1953, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named LAURENCE P. GEENE and ROSA MAE GEENE, husband and wife; JAMES D. CALDER and GENEVA M. CALDER, husband and wife; DANIEL E. WILSON and ARLENE S. WILSON, husband and wife; and MARY M. 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 7th day of July 1953.

Lillian Gunn
Notary Public in and for said County and State
By Commission expires 7-21-1956

37137
STATE OF OREGON
County of Yamhill

I, LACK BELLER, County Clerk, do hereby certify that the above instrument of writing was received and has been by me recorded on page 170 of the Book of Deeds for said County and that I have hereunto set my hand and official seal. Given under my official seal this 7th day of July 1953.

Lack Beller, County Clerk

By Lawrence 81 Storen

Yamhill, Ore.

3:00
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 Bont 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.” 

Dated this 21st day of September, 2009  

Lot 1:  
Owner – Shaun Jean Yakich  

Shauna Jean Yakich  

State of Oregon  
County of Yamhill  

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

Darlene Marr  
Notary Public for Oregon  
My Commission Expires:  July 2, 2016
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

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

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

Vance B. 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

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 21\textsuperscript{st} day of September, 2009 by
Scott R. Conant and Laurie A. Conant

[Seal]
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 21\textsuperscript{st} day of September, 2009 by
Darryl Reid and Rayne Reid

[Seal]
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  

This instrument was acknowledged before me on this 20 day of September, 2009 by Nicholas J. Morrell and Stacie J. Morrell

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

Lot 7:
Owner – Kelly Stockton

State of Oregon  
County of Yamhill  

This instrument was acknowledged before me on this 215 day of September, 2009 by Kelly Stockton

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 12th day of September, 2009 by Roy Parker

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

Lot 8:
Owner – Jim Fisher and Jacqui L 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

DARLENE MORRIS
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.

DARLENE MORRIS
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

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

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

__________________________
John M. 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

__________________________
Darlene Morris
Notary Public for Oregon
My Commission Expires: July 2, 2010
Lot 11:
Owner – William Henry Hardt Jr. and Ann Marie Hardt

William Henry Hardt Jr.
Ann M. Hardt

State of Oregon  
County of Yamhill  )ss

This instrument was acknowledged before me on this 27th day of September, 2009 by
William Henry Hardt Jr. and Ann Marie Hardt

[Seal]

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

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

William Henry Hardt Jr.
Ann M. Hardt

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

[Seal]

Darlene Morris
Notary Public for Oregon
My Commission Expires: July 2, 2010
Lot 13:
Owner – TSD Investments, LLC

[Signature]

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

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

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

[Signature]

State of Oregon    )
County of Yamhill   )ss

This instrument was acknowledged before me on this 24th day of September, 2009 by
Robert W. Shumacher and Nancy S. Shumacher