KNOW ALL MEN BY THESE PRESENTS, That Jack N. Seabold and Norman M. Sneathen and
Seabold as to an undivided 1/2 interest and A. W. Boyas and Margaret Boyas as
as to an undivided 1/2 interest

in consideration of $4,988.00

which is the true and actual consideration for this conveyance

to them paid by Jerry O. Elder and Donna J. Elder, husband and wife

do hereby grant, bargain, sell and convey unto said Jerry O. Elder and Donna J. Elder, husband and wife,

sales and conveyance all the following real property, with the appurtenances, bonuses and appurtenances situated in the County of

and State of Oregon, bounded and described as follows, to-wit:

Lots 10 and 11, Vista Hill Acres, Yamhill County Oregon

Subject to utility easements and set back lines as disclosed by the plat of Vista Hill Acres, and unrecorded covenants dated 8-5-60, applying to underground wiring

And also subject to the following restrictions and conditions:

1. LAND USE AND BUILDING TYPE: No structure other than one single family dwelling house, a garage and other necessary outbuildings for the use of the owner or tenant of the premises shall be erected upon any lot.

2. BUILDING AND SIZE: The ground floor area of all the houses constructed within Vista Hill Acres, exclusive of porches and garages, shall not be less than 900 square feet. The area requirement for ground floor area is to apply to one and one-half for two story structures also.

3. BUILDING LOCATION: No building shall be located within thirty feet of any exterior boundary of any lot or redivided lot.

4. SUBSEQUENT RESTRICTIONS:

A. No lot shall be redivided into an area less than one acre in size.

B. No structure of a temporary character, such as a tent, tent, shack, garage or trailer shall be used for residence at any time.

C. No animals including poultry shall be raised or kept on any lot or redivided lot, except that dogs, cats and other pets, including riding horses, may be kept providing they are not kept for commercial purposes, and not permitted to cause damage or disturbance.

D. No lot shall be used as a dumping place for garbage, rubbish or other waste. Such garbage, rubbish or other waste shall be kept in sanitary containers.

E. When construction of a house, garage or outbuilding is begun it shall be finished within one year.

F. No nuisance or offensive conditions, or use of the land, shall be permitted.

To Have and to Hold, the above described and granted premises unto the said Jerry O. Elder and Donna J. Elder, husband and wife, their

heirs and assigns forever.

And Jack N. Seabold and Norman M. Sneathen as to an undivided 1/2 interest

and A. W. Boyas and Margaret Boyas as to an undivided 1/2 interest

the greater
date of this document are

and with the above named grantees, their heirs and assigns that

grantees are hereby made to be simple of the above granted premises, that the above granted premises and all appurtenances thereto shall

and that grantees will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whosoever.

Witness our hands and seal this 7th day of August, 1960.

[Signature]

[Signature]
R. R. DUNLAP, NEW ORLEANS, PRESENTS, To: Jack W. Seebold and Helen R. Seebold, as to an undivided 1/2 interest and A. H. Abta and Margaret Abta, as to an undivided 1/2 interest in the sum of $4,188.00 which is the true and actual consideration for this conveyance to them paid by Ray Gill and Judith Gill, husband and wife,

for husband, wife, and assigns, all the following real property, with the appurtenances, burdens and easements and improvements situated in the County of Yamhill

and State of Oregon, bounded and described as follows, to-wit:

Lot 4, Vista Mill Acres, Yamhill County, Oregon

Subject to utility easements and set back lines as disclosed by the plat of Vista Mill Acres, and unrecorded covenants dated 1-25-65, applying to underground wiring

And also subject to the following restrictions and conditions:

1. LAND USE AND CONSTRUCTION: No structure other than one single family dwelling house, a garage and other necessary outbuildings for the use of the owner or tenant of the premises shall be erected upon any lot.

2. EASEMENT AND SIZE: The ground floor area of all the houses constructed within Chehalis Vista, exclusive of porches and garages, shall not be less than 800 square feet. The same requirement for ground floor area is to apply to one and one-half or two story structures also.

3. BUILDING LOCATION: No building shall be located within thirty feet of any exterior boundary of any lot or divided lot.

4. MISCELLANEOUS RESTRICTIONS:

A. No lot shall be divided into an area less than one acre in size.

B. No structure of a temporary character, such as a tent, shack, garage or trailer shall be used as a residence at any time.

C. No animals including poultry shall be raised or kept on any lot or divided lot, except that dogs, cats and other pets, including riding horses, may be kept providing they are not raised for commercial purposes, and not permitted to cause damage or discomfort to neighbors.

D. No lot shall be used as a dumping ground for garbage, ashes or other waste. Such garbage, rubbish or other waste shall be kept in suitable containers.

E. When construction of a horse, barn or other outbuilding is begun it shall be finished within one year.

F. No noxious or offensive condition, on or near the land, shall be permitted.

To have and to hold, the above described and granted premises unto the said Ray Gill and Judith Gill, husband and wife, their

heirs and assigns forever.

And Jack W. Seebold and Helen R. Seebold, as to an undivided 1/2 interest and A. H. Abta and Margaret Abta, as to an undivided 1/2 interest, the grantor above named do covenant with the above named grantee, their heirs and assigns that grantor are jointly and severally the same as the above granted premises, that the above granted premises are free from all encumbrances,

And the grantor will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whatsoever.

Witness our hand and seal this 7th day of August, 1965.
DISTRICTIVE COVENANT

THE UNDERSIGNED, as the fee owner of the following described real property, the same being the real property now duly platted as Plate Hill Addn., Subdivision, as said plat is now recorded in Book ___, Page ___ of the Plat Records of the County of Yamhill, State of Oregon, make the following (additional) declarations as to limitations, restrictions, and uses to which the lots and/or tracts constituting said addition shall be subject, specifying that said declarations shall constitute covenants to run with all the land, as provided by Law, and shall be binding upon all parties and all persons claiming under them, and for the benefit of and limitations upon all future owners and said addition, this declaration of restrictions being designed for the purpose of keeping said addition desirable, uniform, attractive and suitable in design and use as herein specified:

No outdoor overhead wire or service drop for the distribution of electric energy or for telecommunication purposes nor any pole, tower, or other structure supporting said outdoor overhead wires shall be erected, placed, or maintained within this subdivision. All purchasers of lots or tracts within this subdivision, their heirs, successors, and assigns shall use underground service wires to connect their premises and the structures built thereon to the underground electric or telephone utility facilities.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed this ___ day of ____, 1971.

[Signatures]

Herbert O. Hallman

[Signatures]

[Signature]

[Signature]

[Signature]

STATE OF __________
COUNTY OF __________

BE IT KNOWN, That on this ___ day of ____, 1971, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Herbert W. Hallman, Joseph A. Hallman, Raymond Halott, Donald Halott, L.D. Halott, Joseph A. Hallman, Jack R. Seibold, and Vernie Seibold, and that the said instrument was executed by the said person, and that I am the person who executed the said instrument and acknowledged to me that he executed the same freely and voluntarily.

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