



DEED 80 27 048

PROTECTIVE COVENANTS AND RESTRICTIONS

for

ORR SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS: That Ted W. Orr and Virginia E. Orr, being the owners of the following described real estate situated in Baker County, Oregon, to-wit:

All of the lots in Orr Subdivision according to the official plat thereof on file in the office of the County Clerk of Baker County, State of Oregon, as shown by Book 4, Page 44 of plats, Baker County, Oregon.

does hereby declare and establish the following protective covenants and restrictions which shall be binding upon said land as the law permits or until such time as the owners of seventy-five (75%) percent of said subdivision agree in writing to extinguish or alter the same.

1. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them.

2. If any person or party shall violate any of the covenants or provisions herein contained, then any owner of the property described in EXHIBIT "A" attached hereto and made a part hereof as if fully written herein, which constitutes Orr Subdivision, may institute a suit or action, either to enjoin said violation or recover damages therefor, or both, and in any said event the Court shall award to the prevailing party such sum as and for attorney fees as it shall deem reasonable in addition to costs and disbursements provided by statute, and the same applies to any appeal.

3. All dwellings shall be constructed not less than 50 feet from any boundary of each lot.

4. No mobile home on wheels, and no mobile or prefabricated home with area less than 800 square feet, and no structure of a temporary nature, basement, tent, shack, garage, barn or other outbuilding of a temporary nature, shall be used on said real property at any time as a residence, and no old structure shall be moved or placed on said real property. All mobile homes or prefabricated homes will have conventional house siding, truss type roof and must be installed on cement or cement block foundation.

5. No noxious or offensive activity shall be carried on upon said real property, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

6. No dwelling shall be constructed on said real property with a ground floor area of less than 800 square feet, exclusive of