

After recording return to:

John T. Bridges

Brown, Tarlow, Bridges, Palmer & Stone, P.C.

515 East First Street

Newberg, OR 97132

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

201306260



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\$76.00

04/26/2013 11:49:29 AM

DMR-DRDMR Cnt=1 Stn=2 ANITA
\$45.00 \$5.00 \$11.00 \$15.00

DECLARATION OF DEED RESTRICTION

THIS DECLARATION OF DEED RESTRICTION (this "Deed Restriction") is made this 18th day of APRIL, 2013, by **GEORGE FOX UNIVERSITY**, ("Declarant").

RECITALS

A. Declarant is the owner of certain real property in Yamhill County, Oregon, described in the attached Exhibit A (the "Property") and depicted in the attached Exhibit B.

B. This Deed Restriction is intended to fulfill a Condition of the approval of the Property consolidation, which requires Declarant to restrict the division and conveyance of the Property.

DECLARATION

1. Declarant hereby declares that this Deed Restriction shall run with the land and be binding upon its successors, assigns, and heirs.

2. Declarant declares that the Property is hereby consolidated as one lot for planning and zoning purposes under the City of Newberg planning and zone regulations.

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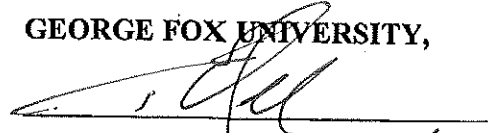
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3. Declarant declares that the Property shall not be divided or partitioned, and no portion of it shall be conveyed separate and apart from any other portion, unless and until the Property is divided in accordance with the regulations of the city of Newberg.

DECLARANT:

GEORGE FOX UNIVERSITY,




By: THEODORE E. ALLEN
Its: EVP

STATE OF OREGON)
) ss.
County of Yamhill)

This instrument was acknowledged before me on APRIL 18, 2013, by
THEODORE E. ALLEN of GEORGE FOX UNIVERSITY.

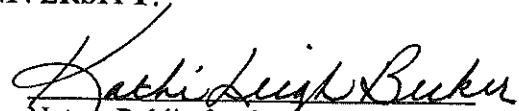

Notary Public for Oregon

Exhibit "A"

Real property in the County of Yamhill, State of Oregon, described as follows:

PARCEL 1: (BK 32/289)

Beginning at a point 615 feet North of the Southwest corner of Mary C. Goodrich land being the Southeast of the D. D. Deskins Donation Land Claim; thence running West 106.5 feet; thence running North 287 feet; thence running West 520 feet to the center of Meridian Street; thence running North along center of said street 630 feet; thence running East 520.5 feet; thence running South 37.86 feet; thence running East 100 feet; thence running South 884.14 feet to point on place of beginning.

Also the following: Beginning at a point 615 feet North of the Southwest corner of Mary C. Goodrich land which is the South East part of the D. D. Deskins Donation Land Claim; thence running East 658 feet to stake in the middle of creek; thence running North 310.5 feet to a stake; thence running East 52.5 feet to a fir tree 18 inches in diameter; thence running North 573.64 feet; thence running West 717 feet to West line of Mary C. Goodrich land; thence running South 884.14 feet to place of beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 2: (BK 111/485)

Situate, lying and being in Yamhill County, State of Oregon, and being a part of the Daniel D. Deskins Donation Land Claim, Notification No. 1475, Claim No. 54, in Township 3 South of Range 2 West of the Willamette Meridian, and the part thereof herein conveyed being particularly described as follows, to-wit:

Commencing at a point 25.08 chains South and 10.75 chains West of the Northeast corner of said Claim, and running thence North 451.44 feet; thence West 448.50 feet; thence South 148.92 feet; thence West 100.00 feet; thence North 148.92 feet; thence West 50.00 feet; thence South 268.92 feet; thence West 200.00 feet; thence North 240.00 feet; thence West 60.00 feet; thence South 120.00 feet; thence West 60.00 feet; thence South 150.00 feet; thence West 20.00 feet; thence South 270.00 feet; thence East 130.00 feet; thence North 117.48 feet; and thence East 808.50 feet, to the place of beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 3: (BK 114/148)

Situate, lying and being in the County of Yamhill and State of Oregon, and being a part of the Donation Land Claim of D. D. Deskins Claim No. 54 in Township 3 South, of Range 2 West of Willamette Meridian in said County and State, and the part of said Claim herein conveyed being particularly described as follows, to-wit: Beginning at a point 22.57 1/2 chains North and eight (8) chains East, (Var. 21' East) of the intersection of the section line between Sections 19 & 20, said Township and Range, and the South line of said Donation Land Claim; running thence East (Var. 21' East) 12.80 chains; thence North 2.35 chains; thence West (Var. 21' East) 12.80 chains; thence South 2.35 chains to place of beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 4: (BK 116/444)

Situate, lying and being in the City of Newberg, Yamhill County, Oregon, and more particularly described as follows, to-wit:

Beginning at an iron pipe at the Southeast corner of the intersection of Fulton Street and River Street extended, in said City of Newberg, Yamhill County, Oregon, running thence East 106 feet; thence South

60 feet; thence East 94 feet; thence South 180 feet to an Iron stake; thence West 200 feet to an Iron stake, and thence North 240 feet to place of beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 5: (BK 90/460)

Situate, lying and being in Yamhill County, State of Oregon, and being a part of the Donation Land Claim of Daniel D. Deskins, Claim No. 54, Notification No. 1475, in Township 3 South of Range 2 West of the Willamette Meridian, said County and State, and the part thereof herein conveyed being particularly described as follows, to-wit:

Commencing at a point 1228.84 feet South and 1248 feet West of the Northeast corner of said Donation Land Claim, said beginning point being also 171 feet East and 25 feet South of the most Westerly Southwest corner of that certain tract of land conveyed by grantors herein to William Perkins and is also on the South line of Fulton Street 250 feet East of the East line of River Street extended; thence South 120 feet; thence East 100 feet; thence North 120 feet; and thence West 100 feet to beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 6: (BK 130/457)

Being a part of the Donation Land Claim of DANIEL D. DESKINS, Notification No. 1475, Claim No. 54, in Township 3 South, of Range 2 West of the Willamette Meridian, in said County and State, and more particularly described as follows, to-wit:

Beginning at the North line of North Street in the City of Newberg, at a point 120 feet East of the East line of East Street; thence East following the North line of said North Street 100 feet; thence North parallel with the East line of said East Street 200 feet; thence West parallel with the North line of said North Street 100 feet; and thence South parallel with the East line of said East Street 200 feet to the place of beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 7: (FV 22/285)

Situate, lying and being in the City of Newberg, Yamhill County, Oregon, and beginning on the South side of Pine Street (now known as Fulton Street) 140 feet East of the East side of East Street in said City of Newberg; thence running South parallel with the East side of East Street, 120 feet; thence East 60 feet; thence North parallel with East side of East Street 120 feet to South line of Pine Street (now known as Fulton Street); and thence West 60 feet to beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 8: (FV 64/538)

Beginning at an iron pipe on the South line of Fulton Street in the City of Newberg, Yamhill County, Oregon and which said iron pipe is 200 feet East of the intersection of the South line of Fulton Street with the East line of River Street; thence West 94 feet; thence South 60 feet; thence East 94 feet; and thence North 60 feet to the place of beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 9: (FV 81/1031)

The East half of a tract of land in the D. D. Deskins Donation Land Claim in Section 17, Township 3

South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, described as follows:

Beginning at the intersection of the North line of North Street and the East line of East Street (Now North Center Street) in the City of Newberg, Yamhill County, Oregon; thence North along the East line of said East Street (now North Center Street), 120 feet; thence East 120 feet; thence South 120 feet to the North line of said North Street; thence West along the North line of said North Street, 120 feet to the place of beginning.

Tax Parcel Number: R3217CC-1000

PARCEL 10: (FV 98/1730)

The West half of the following described tract of land:

A tract of land in the D. D. Deskins Donation Land Claim in Section 17, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, State of Oregon, described as follows:

Beginning at the intersection of the North line of north Street and the East line of East Street (now North Center Street) in the City of Newberg, Yamhill County, Oregon; thence North along the East line of said East Street (now North Center Street) 120 feet; thence East 120 feet; thence South 120 feet to the North line of said North Street; thence West along the North line of said North Street, 120 feet to the place of beginning.

Tax Parcel Number: R3217CC-900

PARCEL 11: (#199718240)

Beginning on the East line of East Street, now known as Center Street, 150 feet North and 20 feet East of the intersection of the center lines of North and Center Streets in the City of Newberg, Yamhill County, Oregon, said point being the Southwest corner of that tract conveyed by deed recorded April 18, 1961 in Film Volume 16, Page 98, Deed and mortgage Records; thence from place of beginning North 60 feet; thence East 120 feet; thence South 60 feet; thence West 120 feet to the place of beginning.

Tax Parcel Number: R3217CC-800

PARCEL 12: (#200323468)

Part of the Daniel D. Deskins Donation Land Claim No. 54 in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, described as follows:

BEGINNING at a point on the East line of East Street, now Center Street, 300 feet North and 20 feet East of the intersection of the center lines of North Street and East Street in the Town of Newberg, said place being the Northwest corner of land conveyed to C. A. Evans by Deed recorded January 5, 1921 in Book 82, Page 473, Deed Records; thence North 100 feet to the True Point of Beginning; thence East along a line parallel to the North line of said C. A. Evans tract, 140 feet; thence North 50 feet to the South line of land conveyed to B. E. Evans by deed recorded September 7, 1915 in Book 70, Page 159 Deed Records; thence West along the South line of said B. E. Evans tract, 140 feet to the East line of East Street; and thence South 50 feet to the True Place of Beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 13: (#200600436)

Beginning at the intersection of the South line of Fulton Street with the East line of East Center Street in the City of Newberg, in Yamhill County, Oregon; thence South 120 feet; thence East 74 feet; thence North 120 feet; thence West 74 feet to the place of beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 14: (FV 12/979)

Being a part of Block 1 in DESKINS' FOURTH ADDITION to the Town (now City) of Newberg, in Yamhill County, Oregon, according to the duly recorded plat thereof, said part of said Block being particularly described as follows, to-wit:

Beginning at the Northeast corner of Lot 6 in said Block 1, said Deskins' Fourth Addition aforesaid, and running thence South along the East line of said Lot 120 feet to the Southeast corner of said Lot; thence running West parallel with the north line of said Block 80 feet; thence running North parallel with the East line of said Lot 120 feet to the North line of said Block; and thence East 80 feet to the place of beginning.

ALSO: The West 20 feet of the North 70 feet of Lot 7 and the East 5 feet of the North 70 feet of Lot 8 in Block 1, of DESKINS' FOURTH ADDITION to Newberg, in Yamhill County, Oregon.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 15: (FV 111/1407)

The North 70 feet of Lot 9 and the north 70 feet of the West 45 feet of Lot 8, in Block 1 of DESKIN'S FOURTH ADDITION to Newberg in Yamhill County, Oregon.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 16: (FV 241/1554)

A tract of land in Lots 16, 17 and 18, in Block 1 of DESKINS FOURTH ADDITION to the City of Newberg, in Yamhill County, Oregon, described as follows:

Beginning at the Southeast corner of Lot 18, in said Block 1; thence North along the East line of said Lot 90 feet; thence West 150 feet to the West line of Lot 16; thence South along the West line of said Lot 16, 90 feet to the Southwest corner of said Lot 16; thence East along the South line of Lots 16, 17 and 18, 150 feet to the place of beginning.

EXCEPTING the West 48 feet conveyed to Orville Clifton Parrett, et ux, by deed recorded in Book 175, Page 699, Deed Records.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 17: (FV 243/1595)

BEGINNING at the Southwest corner of Lot 16 in Block 1 of DESKINS FOURTH ADDITION to the Town of Newberg in Yamhill County, Oregon; thence North along the Lot line 90 feet; thence East 48 feet; thence South 90 feet; thence West 48 feet to the place of beginning.

SUBJECT to reservation of a sewer line easement contained in deed from Frank Neely and wife to Orville Clifton Parrett and wife, recorded January 21, 1955 in Book 175, Page 699, Deed Records.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 18: (FV 101/1965)

The East 50 feet of the South 90 feet of Lot 15, Block 1 of DESKINS FOURTH ADDITION to Newberg in Yamhill County, Oregon.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 19: (#199916532)

Beginning at a point on the East line of and 50 feet South of the Northeast corner of Block 1, in DESKINS FOURTH ADDITION to Newberg; thence West 100 feet; thence South 50 feet; thence East 100 feet; thence North 50 feet to the point of beginning, in the City of Newberg, Yamhill County, Oregon.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 20: (FV 298/63)

South 30' Lots 8 & 9 and South 50' of West 25' Lot 7 and North 30' Lots 10 & 11, Block 1, Deskins 4th Addition, Newberg, Oregon.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 21: (FV 294/1388)

Beginning at a point 90 feet North and 90 feet West of the Southeast corner of Block 1 (one) in Deskins Fourth Addition to the Town (now City) of Newberg, Yamhill County, Oregon; thence North 50 feet; thence West 110 feet; thence South 50 feet; thence East 110 feet to the place of beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 22: (FV 257/1279)

The North 50 feet of Lots 1 and 2 and the East 21 feet of the North 100 feet of Lot 3 in Block 1 of DESKIN'S FOURTH ADDITION to the Town of Newberg in Yamhill County, Oregon.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 23: (FV 249/1719)

Beginning at a point 200 feet West of the Northeast corner of Block Numbered 1 in DESKIN'S FOURTH ADDITION to the Town (now City) of Newberg, in Yamhill County, Oregon; and running thence East 50 feet; thence South 100 feet; thence West 50 feet; and thence North 100 feet to the place of beginning.

ALSO the following described real property, to wit:

Beginning at the Northwest corner of Lot 3, Block 1, DESKIN'S FOURTH ADDITION to the Town (now City) of Newberg in Yamhill County, Oregon; running thence East along the North line of said Lot 3, 8 feet; thence South parallel with the West line of said Lot 3, 100 feet; thence West 8 feet to the said West line of said Lot 3; and thence North along said West line of said Lot 3, 100 feet to the place of beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 24: (FV 252/651)

The North 100 feet of lot 3 in Block 1 of DESKINS FOURTH ADDITION to the town of Newberg, in Yamhill County, Oregon.

EXCEPTING THEREFROM the West 8 feet of the north 100 feet of said lot; also excepting the East 21 feet of the North 100 feet of said lot.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 25: (FV 268/1021)

The South 90 feet of Lots 10 and 11 in Block 1 of DESKIN'S FOURTH ADDITION, in the City of Newberg, County of Yamhill and State of Oregon.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 26: (#199904568)

Lot 13 in Block 1 of Deskins Fourth Addition to the City of Newberg.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 27: (#199605419)

Lot 12, Block 1, DESKIN'S FOURTH ADDITION, in the City of Newberg, Yamhill County, State of Oregon.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 28: (FV 251/1578)

Beginning on the East line of and 100 feet South of the Northeast corner of Block No. 1 of DESKINS' FOURTH ADDITION to the Town of Newberg, in Yamhill County, Oregon, according to the duly recorded Plat thereof, and running thence East parallel with North line of said Block, 90 feet; thence South 50 feet; thence West parallel with the North line of said Block, 90 feet to the East line of said Block; thence North 50 feet to the place of beginning.

Tax Parcel Number: R3217CC-100 (Part)

