

### Tendency Toward Deed Restriction On The Increase

Restriction and its corresponding protection are apparently more and more the demand of the purchaser of subdivision lots, if the statistics on 84 subdivision developments compiled and tabulated by Helen Monchoy and published by the Institute for Research in Land Economics and Public Utilities, under the title "The Use of Deed Restrictions in Subdivision Development," are to be regarded as showing a fair indication of the general trend.

The man who buys a subdivision lot today looks to it carefully to see that the deed to his lot limits him as to just what he can build thereon in order that he may be spared a shack, factory, garage used as residence, or some other inappropriate building on the lot adjoining his property or at the corner of the block, and, a more striking recent restriction, so that he may be sure what the color and race of his next door neighbor will not be!

**Alienation, Occupancy Restraints**  
Of the 84 developments studied, to include in their deed restrictions restraints as to alienation and occupancy, and 35 of these 48 are recent developments; 33 of these restraints are upon both alienation and occupancy; 4 are upon alienation alone, and 3 are upon occupancy alone.

According to the tables in this compilation, which constitutes one of a series of subdivision research monographs now in preparation, which will be published by the Institute, the most common period of duration of restrictions is for 20 years, although in the most recent development the duration period tends to cluster about the 33 year mark, on the theory that a man buys his homestead when starting his career, and that a 33 year restriction will keep his property desirable as a home for him during the most active years of his life. There is one example of a development in which the restrictions are imposed for a period of 101 years, and two other instances of 63 and 40 year restriction periods. The shortest duration for restrictions is the ten year period.

**Type and Use of Structures**  
The most important of the restrictions pertaining to the type and use of structures is that which requires approval of building plans. Nearly 50 per cent of the developments studied contain such clauses in their deeds. This type of restriction, as are the ones on alienation and occupancy, is a new device whose use is increasing. Set back provisions for the buildings are almost invariably among the deed restrictions.

Enforcement of restrictions is usually accomplished through property owners' associations. The usual method of restraining violators of restrictions is through the serving of injunction.

According to the National Association of Real Estate Boards, the data contained in the tabulation and analysis of the 84 subdivision developments is of considerable interest to Realtors, since it gives in concise form the latest developments in this branch of real estate practice. It is likewise of interest to attorneys because of the specific examples of court action given to show to what extent the legality of the deed restrictions will hold.

In summarizing the attitude of the courts toward deed restrictions the monograph states: "... Deed restrictions, if carefully drawn, are a potent form of control. The courts will uphold them... and persons seeking to protect their investments in land may with some confidence resort to this device."

### CRICKET FLAT PERSONALS

By Lois Witherspoon (Observer Correspondent)  
**CRICKET FLAT, (Special)**—Mr. and Mrs. J. E. Witherspoon, Mrs. Witherspoon's parents, Mr. and Mrs. E. W. Witty, and Mrs. Mary Abot, of Elgin, were Baker visitors Wednesday.

Mr. and Mrs. Leo Roulet were visiting in La Grande Monday.

Miss Esther Witty spent the week end visiting with Miss Lois Witherspoon.

Raymond Waelty took Davy and Leatha Buckner to La Grande Saturday evening when they left on the train to meet their father at Mapin, Ore.

Miss Genevieve Crum and Miss Ina Scott, of Elgin, played in the recitals given by Leo Coulen Bryant of the Eastern Oregon School of Music at the Sacajawea Inn last week.

The members of Cricket Flat Grange gave a party at the Highland schoolhouse Friday evening. Refreshments were served late in the evening. Those present were the Misses Marion Crawford, Esther Witty, Dorothy Bechtel, Delphin Beem, Genevieve Crum, Lois Witherspoon, and Messrs. John Wickens, Glenn Fuller, Fred Davis, Homer Green, Lowell Fuller, Perry Witherspoon, Oryll Hill, Lester Fox, Jack Parsons, Edwin Phillips, Calvin Hill, Louise Phillips, Edwin Beem and Mr. and Mrs. J. E. Witherspoon and Buford, Buren and Delbert Witherspoon.

Raymond Waelty has been ill of flu for about a week, but is recovering very nicely at present.

Mrs. Sam Knight and Mrs. Bernadine Hug, of Elgin, motored to Baker Monday and returned with Mrs. Knight's mother, Mrs. Wood.

Mrs. W. F. Hug has been visiting at the home of her son-in-law and daughter, Mr. and Mrs. Claude Holbrook during the week.

### UNIQUE COTTAGE DESIGN



### CATHERINE CREEK PERSONALS

By E. H. Miles (Observer Correspondent)  
**CATHERINE CREEK (Special)**—W. S. Christ made a business trip to Baker on last Monday and again on Wednesday.

Mrs. E. H. Miles and Mr. and Mrs. T. C. Kenney spent Easter Sunday at the home of their brother, W. J. Green, in Union.

Mrs. W. E. Pickle and her cousin, Miss Thelma Sutherland spent Monday in Union visiting at the home of her brother, Dave South.

W. R. Phillips moved his herd of cattle from the feed lots to pasture at the old "Watermill Hill" on Catherine creek on Wednesday.

Miss Helen Cusick spent the weekend visiting friends near North Powder.

Mrs. Arthur Monday is spending a few days at Hot Lake where she will receive medical treatment.

Jack Kimball and Isaac Gibbs are hauling hay from Haines for W. S. Christ.

Beryl Swiger has been confined to his home for several days this week on account of illness.

A pleasant day was spent last Tuesday at the home of Mrs. Frank Lathrop at a quilting party by the neighbors on Catherine creek. At noon a lovely dinner was served and a delightful day spent.

Gaylord Prather who has been a patient at Hot Lake for the past four weeks was able to be brought to the home of his aunt, Mrs. Ed Miles, where he is rapidly regaining his strength and hopes to soon be able to return to school.

A very enjoyable surprise party was held at the ranch home of Mrs. R. J. Cusick last Saturday night. Various games, cards and visiting were enjoyed until a late hour when dainty refreshments were served. Those present were, Mr. and Mrs. T. C. Kenney of San Mateo, Cal., Mr. and Mrs. W. E. Pickle, Miss Thelma Sutherland, of Touchet, Wash., Mr. and Mrs. Fred Self, Jack Self, Lawrence Sland, Mr. and Mrs. C. P. Edvalson, Esther Arnold and Edna Edvalson, Mrs. A. N. Stordahl, "Buddy" Ben and Alfred Stordahl, Miss Inez Ebert, Mrs. E. H. Miles, Kenneth Prather, Mr. and Mrs. J. F. DeVore, George, Margaret, Ruth, Helen and Elma Cusick and Mrs. R. J. Cusick.

Mr. and Mrs. T. C. Kenney, who have been visiting friends and relatives for the last two weeks, left Friday morning for their home in San Mateo, Cal. Mrs. Kenney before her marriage was Miss Gertrude Green, a sister of Mrs. E. H. Miles and Charles, Will and John Green, of Union.

Mr. and Mrs. C. C. Green and small daughter, Gwendolyn, spent Wednesday evening at the home of E. H. Miles.

Ben Stonedahl, Alfred Stonedahl and Miss Inez Ebert spent last Monday evening at the Miles home.

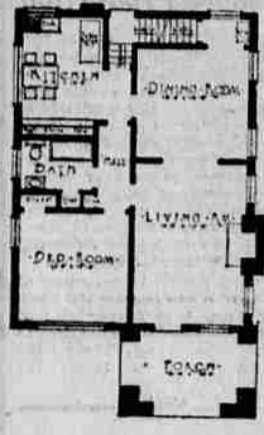
R. H. Bonney, superintendent of the fish hatchery has been confined to his home for the last week on account of an operation on his nose which was performed in La Grande recently. He is reported to be improving.

Dr. Fallows, game warden of Baker county, was visiting R. H. Bonney last Friday.

Mr. and Mrs. T. M. Kerr of the Union hotel were Sunday visitors at the home of E. H. Miles.

Isaac Gibbs is still hauling hay from the Powder river valley for several of the dairymen of this district.

Mrs. James Kofford, of Little Creek vicinity underwent a major operation at Hot Lake last week. Latest reports are that she is recovering rapidly.



used in the principal rooms with the floor in the bath, and linoleum in the kitchen. The hot air heating apparatus and laundry accessories and garage, if grade permits, are in the basement.

There is ample head room for additional bedrooms in these attic space should those at any time be required.

It is estimated that this house can be built for from \$4,500 to \$6,000, exclusive of heating and plumbing.

### IMBLER PERSONALS

By Mrs. C. M. Hale (Observer Correspondent)  
**IMBLER, Ore. (Special)**—The Imbler Ladies Aid society met last Thursday afternoon at the home of Mrs. J. C. Wise. After the devotional, which was led by Mrs. Alvin Westenskov, the regular business was attended to and work given out for the bazaar which will be held some time in October. During the social hour Mrs. Charles Cleaver read a poem by James Whitcomb Riley. Mrs. Mollie McDowell, of the Summerville Aid, gave a reading, "The Old Church Organ." In the game contest Mrs. L. E. Perin won first prize. Mrs. William Smith assisted Mrs. Wise in serving.

Mr. and Mrs. George Hardy were among those from Imbler who attended the program and pie social given by the Pleasant Grove school last Thursday evening. Mr. Hardy acted as auctioneer and about \$13 was taken. This sum will be used to take care of the indebtedness incurred by the school at Christmas time.

Mrs. Lyle Wilson was taken ill last Friday and rushed to the Grande Ronde hospital where she was operated on the same day for appendicitis. She is reported to be getting along nicely.

Steel sash are used throughout, and the main door is of rustic design, and on the inside single panel doors and gum woodwork with a medium rough textured plastered wall are used. Oak flooring is

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### REPAINTING FURNITURE IS AID TO HOME

No one thing will do more to modernize a room at almost no expense than to repaint one or more pieces of furniture. Many is the time when, by painting a Windsor chair, for example, in a cheerful Chinese red instead of its former dull mahogany, the whole tone of the living room has been changed.

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And if you want new furniture at a low cost, buy your pieces unpainted and have the satisfaction of painting them yourself to follow out your own ideas. You'll find a can or two of Pabco Multi-Service enamel and a few hours' time will save you half what your furniture would cost if you had to buy it already finished.

### PONDOSA PERSONALS

By Mrs. M. F. Raymond (Observer Correspondent)  
**PONDOSA, Ore. (Special)**—Mrs. W. W. Gray entertained 20 friends at her home Wednesday afternoon with a shower for Miss Mary Fields, who is to be married within a few days. Many beautiful gifts were received by the honor guest. Games were played for a couple of hours, followed by refreshments.

Mr. and Mrs. A. G. Lewis who have spent the winter with their son, Charles Lewis, and family, returned to their home in Snohomish, Wash., Wednesday afternoon.

Hawaiian sugar men are determining the practicability of making wall board from bagasse, a fiber left after the juice is extracted from sugar cane.

Havana is seeking the title of the best lighted city in the world, and is extending its street lighting system accordingly.

### Local Painters Attend Meeting To Discuss Work

Twenty-six La Grande painters met last week at the Sacajawea Inn to discuss recent developments in the trade, including interior woodwork and other finishing.

T. H. Taylor, sales manager of the Shewin-Williams company with headquarters in Portland, R. J. Foley and Art Pugh, of Cleveland, Ohio, factory representatives, C. G. Rodmer, local representative, conducted the meeting.

Some very interesting talks and demonstrations were made, local painters report.

**CAMBRIDGE, England (AP)**—Two Cambridge students staged a "jamboree" recently. Procuring two soda water siphons, they paraded the town in a car, drizzling pedestrians. The authorities have drawn up a list of 22 charges against them. So far, the young men have not been caught.

Adriatic divers have brought up ancient Swedish gold ducats of the time of King Gustavus Adolphus.

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Arthur Duerr, rural mail carrier of McGregor, Iowa, has driven his route winter and summer for 28 years without a hat.

The Norwegian steamer *Elsa* ran out of fuel in stormy seas off Scotland. She burned 95 barrels of dried fish to make port.

## SPLINTERS

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German hunters in Africa found a woman who apparently had lived since her infancy among apes. One is tempted to wonder if the tree-swallows were spots and asked the question, "Haven't I met you somewhere before?"

NOVELTY fur scarfs are sponsored by the couturiers will spring costumes. The one sketches is of a white galyak tied in a bow at the side.