

Grantor: Paradise Hill Development, LLC
and Marcia A. Magness

State of Oregon, County of Klamath
Recorded 02/18/2005 1:33 P m
Vol M05 Pg 11132-35
Linda Smith, County Clerk
Fee \$ 36 # of Pgs 4

Grantee: Paradise Hill Homeowners Association

After Recording return to:
Paradise Hill Development LLC
c/o Michael L. Spencer
419 Main St.
Klamath Falls, OR 97601

GENERAL EASEMENT AGREEMENT

PARTIES:

Paradise Hill Development, LLC (Paradise Hill)

Marcia A. Magness (Magness)

Paradise Hill Homeowners Association (Association)

Paradise Hill and Magness, henceforth, "Grantor", being the owner of the following real property.

Legal Description:

Magness: SW 1/4 of the SE 1/4 of Section 6, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County Oregon.

Paradise Hill: Lots 9, 11, 12 and 14 of TRACT 1316 PARADISE HILL, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

AND, Paradise Hill Homeowners Association, henceforth, "Grantee",

AND Grantor, DOES HEREBY GRANT to Grantee, its heirs and assigns, a perpetual easement for Ingress and Egress along the following:

See attached Exhibit "A"

to go through, over and across the Grantor's above described land.

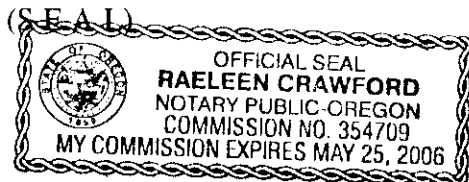
Marcia A. Magness
Marcia A. Magness, GRANTOR

Mark R. Wendt
Mark R. Wendt, Member
Paradise Hill Development, LLC

L. Frank Goodson
L. Frank Goodson, Member
Paradise Hill Development, LLC

STATE OF OREGON)
) ss.
County of Klamath)

BE IT REMEMBERED that on this 15th day of February, 2005, personally appeared before me Marcia A. Magness, who is known to me to be the identical person described in and who executed the above instrument, and who acknowledged to me that she executed the same freely and voluntarily. In witness whereof, I have hereunto set my hand and affixed my seal this day and date written above.



Before
me: Raeleen Crawford
Notary Public for Oregon

BE IT REMEMBERED that on this 15th day of February, 2005, personally appeared before me Mark R. Wendt and L. Frank Goodson, who is known to me to be the identical persons described in and who executed the above instrument, and who acknowledged to me that they executed the same freely and voluntarily on behalf of Paradise Hill Development, LLC. In witness whereof, I have hereunto set my hand and affixed my seal this day and date written above.



Before
me: Brandon Smith
Notary Public for Oregon

DESCRIPTION FOR EASEMENT FOR PORTION OF PEREGRINE HEIGHTS ROAD

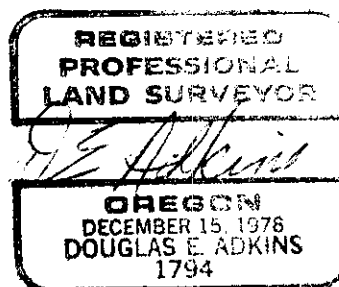
A strip of land situated in the SE1/4 of Section 6, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; said strip of land is varying in width and lies on each side of the following described centerline:

Beginning at a point on the south line of said Section 6 which bears N89°50'18"W 1580.05 feet from the corner common to Sections 5, 6, 7, & 8, said point being Engineer's Station 25+28.67; thence N35°03'07"W 0.14 feet, to Engineer's Station 25+28.81; thence 257.16 feet along the arc of a 300.00 foot radius curve to the right, the long chord of which bears N10°29'42"W 249.36 feet and having a delta angle of 49°06'52", to Engineer's Station 27+85.97; thence N14°03'44"E 390.08 feet, to Engineer's Station 31+76.05; thence 231.29 feet along the arc of a 300.00 foot radius curve to the left, the long chord of which bears N08°01'29"W 225.61 feet and having a delta angle of 44°10'26", to Engineer's Station 34+07.34; thence N30°06'42"W 101.84 feet, to Engineer's Station 35+09.18; thence 446.12 feet along the arc of a 1000.00 foot radius curve to the left, the long chord of which bears N42°53'31"W 442.43 feet and having a delta angle of 25°33'39", to Engineer's Station 39+55.30; thence N55°40'20"W 346.70 feet, to Engineer's Station 43+02.00; thence 225.60 feet along the arc of a 100.00 foot radius curve to the right, the long chord of which bears N08°57'27"E 180.71 feet and having a delta angle of 129°15'35", to Engineer's Station 45+27.60; thence N73°35'15"E 206.07 feet, to Engineer's Station 47+33.67; thence 41.83 feet along the arc of a 250.00 foot radius curve to the right, the long chord of which bears N78°22'52"E 41.78 feet and having a delta angle of 9°35'14", to Engineer's Station 47+75.50 said Engineer's Station being a point on the west line of Lot 16 of Tract 1316 - Paradise Hill, from which the southwest corner thereof bears S00°43'33"E 357.06 feet; the sidelines of said strip to be extended or shortened to terminate on the beginning and ending lines. The width of the above described strip is as follows (where the variation in width occurs on a tangent, the variation is perpendicular to the tangent, where the variation in width occurs on a curve, the variation is radial to the curve):

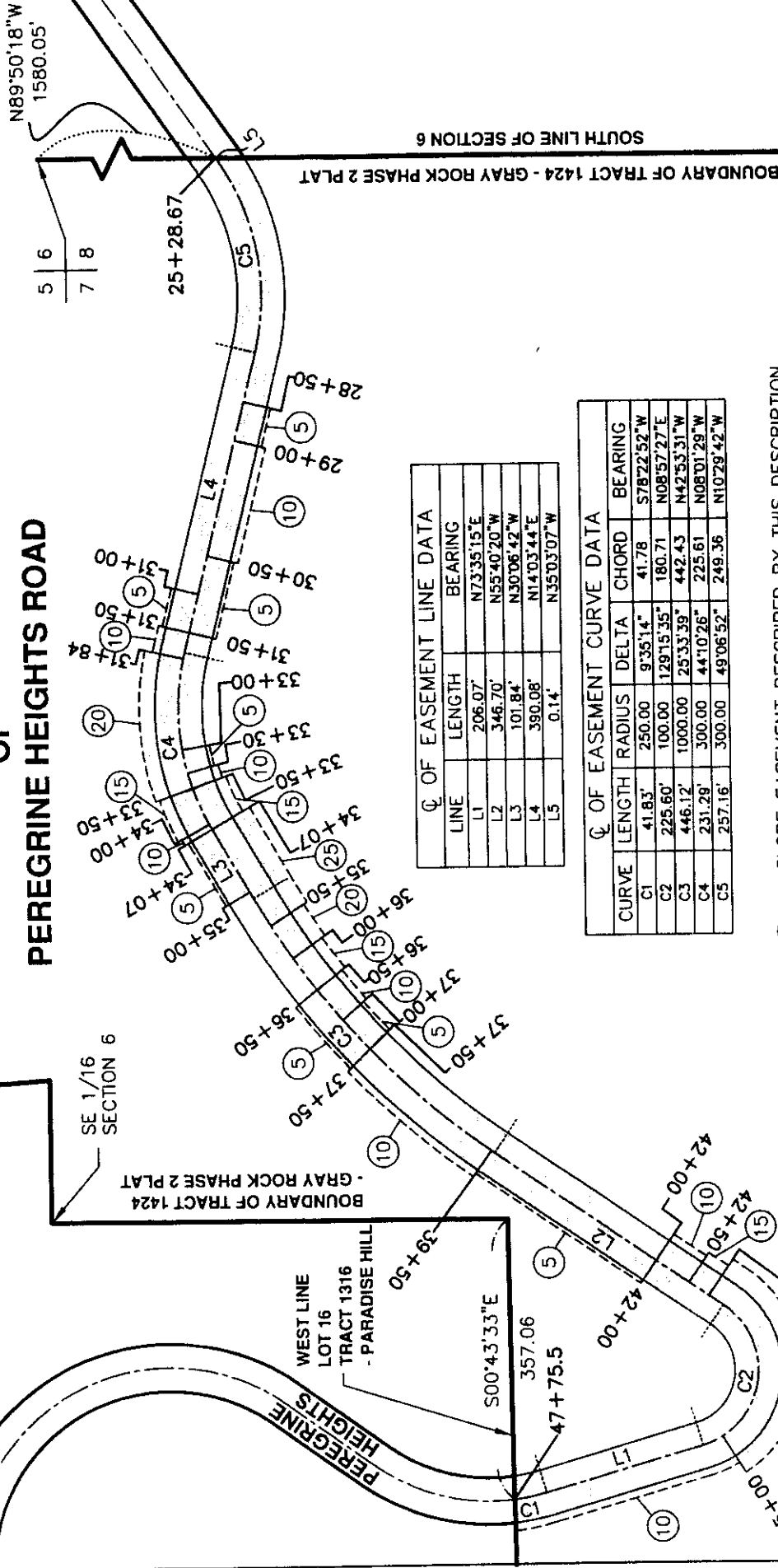
Left Side of Center Line		
Station		Distance
From	To	(ft)
25+28.67	28+50.00	30
28+50.00	29+00.00	35
29+00.00	30+50.00	40
30+50.00	31+50.00	35
31+50.00	33+00.00	30
33+00.00	33+30.00	35
33+30.00	33+50.00	40
33+50.00	34+07.00	45
34+07.00	35+50.00	55
35+50.00	36+00.00	50
36+00.00	36+50.00	45
36+50.00	37+00.00	40
37+00.00	37+50.00	35
37+50.00	42+00.00	30
42+00.00	42+50.00	40
42+50.00	42+80.00	45
42+80.00	45+00.00	55
45+00.00	47+75.50	40

Right Side of Center Line		
Station		Distance
From	To	(ft)
25+28.67	31+00.00	30
31+00.00	31+50.00	35
31+50.00	31+84.00	40
31+84.00	33+50.00	50
33+50.00	34+00.00	45
34+00.00	34+07.00	40
34+07.00	35+00.00	35
35+00.00	36+50.00	30
36+50.00	37+50.00	35
37+50.00	39+50.00	40
39+50.00	42+00.00	35
42+00.00	47+75.50	30

January 3, 2005
1909-0201



SKETCH OF EASEMENTS FOR PORTION OF PEREGRINE HEIGHTS ROAD



XX SLOPE EASEMENT DESCRIBED BY THIS DESCRIPTION
(NUMBER INDICATES WIDTH)

BOUNDARY OF EASEMENT DESCRIBED IN THIS DESCRIPTION

ADKINS

CONSULTING ENGINEERS, INC.
Engineers ▲ Planners ▲ Surveyors
2950 Shasta Way · Klamath Falls, Oregon 97603 · (541) 884-4666 · FAX (541) 884-5335
Klamath Falls, OR · Medford, OR · Alturas, CA

SCALE: 1" = 200'

JANUARY 2005

EASEMENT SKETCH

1909-0201