

05 JUN 1 PM 3:05

MTZ-1396-0953

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GRANTOR

Carl R. Eaby, IV

GRANTEE:

Paradise Hill Development, LLC

After recording return to:

Paradise Hill Development, LLC

c/o Michael L. Spencer

419 Main St.

Klamath Falls, OR 97601

State of Oregon, County of Klamath

Recorded 06/01/05 3:35 p m

Vol M05 Pg 40679-81

Linda Smith, County Clerk

Fee \$ 3.00 # of Pgs 3

EASEMENT AGREEMENT

Carl R. Eaby, IV, henceforth, "Grantor", being the owner of the following real property.

Lot 11 of Tract 1424 - Gray Rock Phase 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

DOES HEREBY GRANT to Paradise Hill Development, LLC, henceforth, "Grantee", its heirs and assigns, a perpetual easement for utilities, ingress and egress for the benefit of Lots 10 and 12, Tract 1424, Grey Rock Phase 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, along the following:

See Attached Exhibit "A"

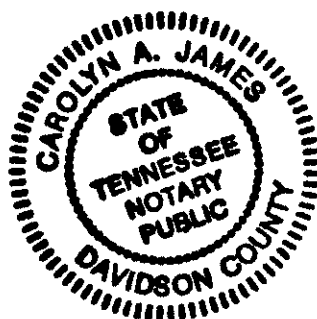
Carl R. Eaby, IV
Carl R. Eaby, IV

STATE OF ~~OREGON~~ ^{Tennessee})
~~Williamson~~)
County of ~~Klamath~~)

ss.

BE IT REMEMBERED that on this 22nd day of February, 2005, personally appeared before me Carl R. Eaby, IV, who are 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. In witness whereof, I have hereunto set my hand and affixed my seal this day and date written above.

(S E A L)



Before me Carolyn A. James
Notary Public for ~~Oregon~~ ^{Tennessee}
Commission expires 11/22/08

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

3/00
mm

Exhibit "A" - page 1

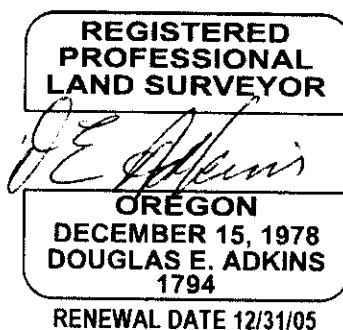
40680

**A PORTION OF THE FLAGPOLE OF LOT 11 OF
TRACT 1424 - GRAY ROCK PHASE 2**

A parcel of land situated in the W1/2 of the NW1/4 of Section 8, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon being a portion of Lot 11 of Tract 1424 - Gray Rock Phase 2 and more particularly described as follows:

Commencing at the 1/4 corner common to Sections 7 and 8, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence along the east line of Section 7 N00°35'33"E 1328.29 feet to the N1/16 corner of said sections 7 and 8; thence S87°52'39"E 333.31 feet to a point on the westerly line of the flagpole portion of said Lot 11, Tract 1424 - Gray Rock Phase 2, also being the true Point of Beginning for this description; thence 53.25 feet along the arc of a 245.93 foot radius curve to the right, the long chord of which bears N42°27'11"E 53.14 feet and having a delta angle of 12°24'20"; thence 129.47 feet along the arc of a 230.00 foot radius curve to the left, the long chord of which bears N32°31'47"E 127.77 feet and having a delta angle of 32°15'07"; thence 286.31 feet along the arc of a 191.50 foot radius curve to the right, the long chord of which bears N59°14'07"E 260.38 feet and having a delta angle of 85°39'47" to the westerly line of Stoneridge Drive; thence along said westerly line of Stoneridge Drive 33.09 feet along the arc of a non-tangent 50.00 foot radius curve to the left, the long chord of which bears S32°42'35"W 32.49 feet and having a delta angle of 37°55'22"; thence leaving said westerly line 229.99 feet along the arc of a non-tangent 161.50 foot radius curve to the left, the long chord of which bears S57°12'06"W 211.05 feet and having a delta angle of 81°35'44"; thence 146.35 feet along the arc of a 260.00 foot radius curve to the right, the long chord of which bears S32°31'47"W 144.43 feet and having a delta angle of 32°15'07"; thence 46.75 feet along the arc of a 215.93 foot radius curve to the left, the long chord of which bears S42°27'11"W 46.66 feet and having a delta angle of 12°24'20"; thence N53°44'59"W 30.00 feet to the Point of Beginning, with bearings being based on plat of Tract 1424 - Gray Rock Phase 2.

February 4, 2005
1909-0201



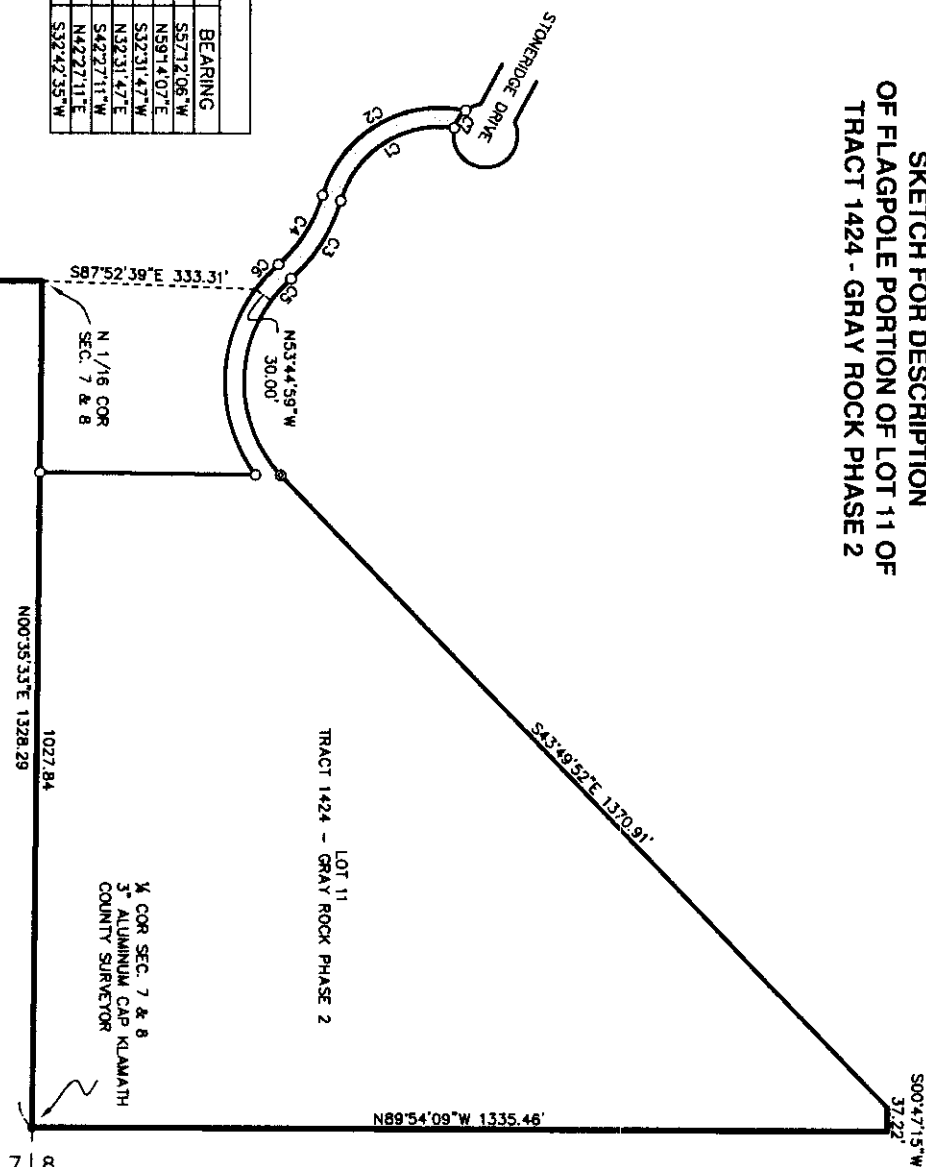
40681

SCALE: 1" = 300'



Exhibit "A" - page 2
 SKETCH FOR DESCRIPTION
 OF FLAGPOLE PORTION OF LOT 11 OF
 TRACT 1424 - GRAY ROCK PHASE 2

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	229.99'	161.50	81°35'44"	211.05	S57°12'06"W
C2	286.31'	191.50	85°39'47"	260.38	N59°14'07"E
C3	146.35'	260.00	32°15'07"	144.43	S32°31'47"W
C4	129.47'	230.00	32°15'07"	127.77	N52°31'47"E
C5	46.75'	215.93	12°24'20"	46.66	S42°27'11"W
C6	53.25'	245.93	12°24'20"	53.14	N42°27'11"E
C7	33.09'	50.00	37°55'22"	32.49	S32°42'35"W



PORTION DESCRIBED BY EASEMENT

ADKINS

CONSULTING
ENGINEERS, INC.

2050 Shasta Way · Klamath Falls, Oregon 97603 · (541) 884-4666 · FAX (541) 884-5335
 Klamath Falls, OR · Medford, OR · Astoria, CA

FEBRUARY 2005

EASEMENT SKETCH

1909-0201

Engineers ▲ Planners ▲ Surveyors