

MTZ-1390-10920

State Of Oregon, County Of Klamath

M05-63425

09/02/2005 10:33:25 AM

# Of Pages 6 Fee: \$46.00

After Recording Return to:

Paradise Hill Development, LLC  
PO Box 223  
Klamath Falls, OR 97601

### GENERAL EASEMENT AGREEMENT

Katheryn Ridgley, Sherry Ridgley, Beverly Ridgley Pimms, Joyce Ridgley, Wesley Ridgley, Lila Ridgley Walz, and Lois Ridgley Waller their heirs, assigns and successors, henceforth, "Party A" (The Ridgleys) being the owners of the following real property described as: the Northwest Quarter of the Northwest Quarter of Section 5, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.

AND, Paradise Hill Homeowners Association, its assigns and successors, henceforth, "Party B", being the owner of the roadways within the Grey Rock Subdivision - Tract 1374, Paradise Hill Subdivision - Tract 1316 and Troubador Trails Subdivision - Tract 1360, as shown in the records of the Klamath County Clerk, Klamath County, Oregon;

WHEREFORE, for and in consideration of the agreements contained herein, the parties hereto agree as follows:

1. Party "A" (The Ridgleys) hereby grants to "Party B" (Paradise Hill Homeowners Association) a permanent, non-exclusive easement for the purposes of ingress, egress, road and utility placement and maintenance, 60 feet in width, as described in Exhibit "A", provided further that Party "A" may not install gates, fences or other impediments to access;

2. "Party B" (Paradise Hill Homeowners Association) hereby grants to Party "A" a permanent, non-exclusive easement for the purposes of ingress, egress and utilities on all roads which are now or which become under the control of "Party B";

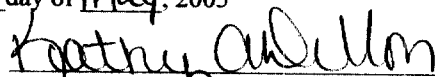
3. It is further agreed between Party "A" and Party "B" (Paradise Hill Homeowners Association) that Party "A" will not allow any mobile or manufactured homes to be placed on the real property described in Exhibit "A" nor will they allow garbage, trash or car bodies to accumulate on said property, and; that Party B will uphold like provisions of the CC&R's of the Paradise Hill Homeowners Association.

  
Mark Wendt, President, Paradise Hill Homeowners Association



STATE OF OREGON, County of Klamath).

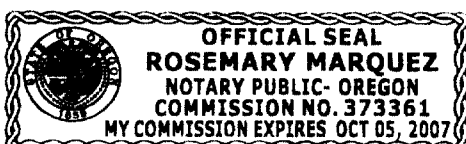
SUBSCRIBED AND SWORN to before me this 21<sup>st</sup> day of May, 2005

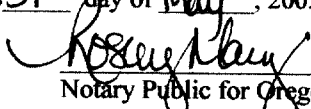
  
Kathy A. Dillon  
Notary Public for Oregon  
My Commission Expires: 7/24/05

  
Wesley Ridgley

STATE OF OREGON, County of Klamath

SUBSCRIBED AND SWORN to before me this 31 day of May, 2005



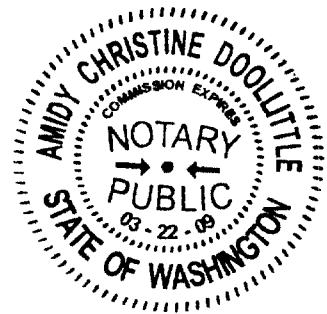
  
Rosemary Marquez  
Notary Public for Oregon  
My Commission Expires: Oct 5, 2007

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.

460



Katheryn Ridgley  
Katheryn Ridgley



STATE OF Washington County of King ) ss.

SUBSCRIBED AND SWORN to before me this 18 day of July, 2005

Amy Christine Doolittle  
Notary Public for Washington  
My Commission Expires: 3/22/09

Sherry Ridgley  
Sherry Ridgley



STATE OF Oregon County of Lane ) ss.

SUBSCRIBED AND SWORN to before me this 22<sup>nd</sup> day of August, 2005

Matt Krieger  
Notary Public for Oregon, Lane County  
My Commission Expires: Sept 13, 2006

Beverly Ridgley Jimms  
by Iva Lee Ridgley Power of Attorney in fact  
Beverly Ridgley Jimms

STATE OF Oregon County of Lane ) ss.

SUBSCRIBED AND SWORN to before me this 31<sup>st</sup> day of August, 2005



Matt Krieger  
Notary Public for Oregon, Lane County  
My Commission Expires: Sept 13, 2006

Joyce Ridgley  
Joyce Ridgley

STATE OF \_\_\_\_\_ County of \_\_\_\_\_ ) ss.

SUBSCRIBED AND SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2005

Notary Public for \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

State of California

County of

Los Angeles

} ss.

☒ See Attached Document (Notary to cross out lines 1-6 below)

☐ See Statement Below (Lines 1-5 to be completed only by document signer[s], not Notary)

*[Large X mark across the signature lines]*

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

Subscribed and sworn to (or affirmed) before me on this

9th day of June, 2005, by

(1) Joyce Ridgley  
Name of Signer

☒ Personally known to me

☒ Proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (.)

(and

(2) \_\_\_\_\_  
Name of Signer

☐ Personally known to me

☐ Proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Carolyn T. Dent  
Signature of Notary Public



Place Notary Seal Above

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Further Description of Any Attached Document**

Title or Type of Document:

General Easement Agreement

Document Date:

June 9, 2005 Number of Pages: 1

Signer(s) Other Than Named Above:

Mark Wardt  
Lois Ridgley Joyce Ridgley

RIGHT THUMBPRINT  
OF SIGNER #1  
Top of thumb here

*[X mark]*

RIGHT THUMBPRINT  
OF SIGNER #2  
Top of thumb here

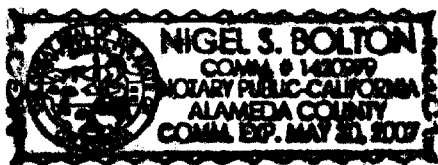
*[Signature]*



Lila Ridgley Walz  
Lila Ridgley Walz

STATE OF CA, County of Alameda ss.

SUBSCRIBED AND SWORN to before me this 9 day of July, 2005

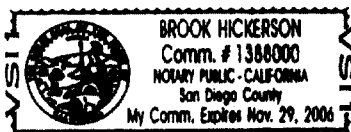


[Signature]  
Notary Public for California  
My Commission Expires: May 30, 2007

Lois Ridgley Waller  
Lois Ridgley Waller

STATE OF CA, County of SAN DIEGO ss.

SUBSCRIBED AND SWORN to before me this 6<sup>TH</sup> day of JUNE, 2005

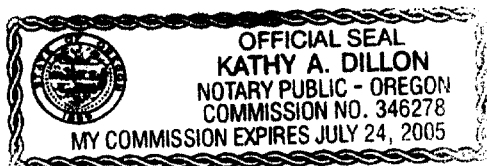


Brook Hickerson  
Notary Public for CALIFORNIA  
My Commission Expires: 11/29/06

[Signature]  
L. Frank Goodson, Vice-president, Paradise Hill Homeowners Association

STATE OF OREGON, County of Klamath).

SUBSCRIBED AND SWORN to before me this 31<sup>st</sup> day of May, 2005



Kathy A. Dillon  
Notary Public for Oregon  
My Commission Expires: 7/24/05

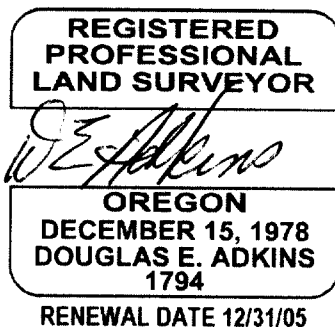


Exhibit "A" - Page 1

**EASEMENT**

A strip of land 60.00 feet in width situated in the NW1/4 of Section 5, Township 38 South, Range 9 East of the Willamette Meridian & SE1/4 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; said strip of land lies 30.00 feet on each side of the following described centerline:

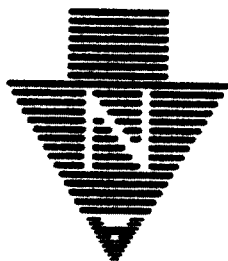
Beginning at a point on the south right-of-way line of Troubador Trail which bears N07°56'52"E a distance of 207.67 feet from the NW corner of said Section 5; thence parallel to the west line of Section 5 S00°21'30"E a distance of 111.73 feet; thence 141.31 feet along the arc of a 300.00 foot radius curve to the left, the long chord of which bears S13°51'08"E a distance of 140.01 feet and having a delta angle of 26°59'16"; thence S27°20'46"E a distance of 150.35 feet; thence 204.77 feet along the arc of a 500.00 foot radius curve to the right, the long chord of which bears S15°36'49"E a distance of 203.34 feet and having a delta angle of 23°27'54"; thence S03°52'52"E a distance of 274.28 feet; thence 239.05 feet along the arc of a 300.00 foot radius curve to the right, the long chord of which bears S18°56'46"W a distance of 232.77 feet and having a delta angle of 45°39'16"; thence S41°46'24"W a distance of 63.54 feet; thence 147.07 feet along the arc of a 200.00 foot radius curve to the left, the long chord of which bears S20°42'27"W a distance of 143.78 and having a delta angle of 42°07'54"; thence parallel to the west line of said Section 5 S00°21'30"E a distance of 289.27 feet, more or less, to a point on the north line of that property described in Volume M97, Page 29540 Klamath County deed records as the NW1/4 SW1/4 NW1/4 of Section 5; the sidelines of said strip to be extended or shortened to terminate on the beginning and ending lines.



March 31, 2005  
1909-0203



**SKETCH OF PROPERTY DESCRIPTION  
OF NORTHERN PORTION OF  
WILDERNESS WAY**



**SCALE: 1" = 200'**

