

After Recording Return to:

Paradise Hill Development, LLC

PO Box 223

Klamath Falls, OR 97601

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.

SLOPE AND UTILITY EASEMENTS FOR A PORTION OF WILDERNESS WAY

Robert John Shelly, Jr. and Cheryl Madden Shelly their heirs, assigns and successors, henceforth, "Party A" (The Shellys) being the owners of the following real property described as: Parcel 1 of Land Partition 49-03, said Land Partition being a partition of Lot 10 of Tract 1316 PARADISE HILL, situated in portions of Sections 5, 6 and 8 of 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, including Wilderness Way, within the Paradise Hill Subdivision - Tract 1316, Troubador Trail Subdivision - Tract 1360 and the Grey Rock Subdivision - Tract 1374 as shown in the records of the Klamath County Clerk, Klamath County, Oregon;

AND, Paradise Hill Development, LLC, its assigns and successors, henceforth, "Party C", being the owner of the following real property described as: Lot 24 Gray Rock Phase 2, Tract 1424, 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 Shellys) hereby grants to "Party B" (Paradise Hill Homeowners Association) a permanent, non-exclusive Slope Easement for the purposes of ingress, egress, and road placement and maintenance, 15 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 "C" (Paradise Hill Development LLC) hereby grants to "Party B" (Paradise Hill Homeowners Association) a permanent, non-

46.00

exclusive Slope Easement for the purposes of ingress, egress, and road placement and maintenance, 5 feet in width, as described in Exhibit "B", provided further that Party "C" may not install gates, fences or other impediments to access;

3. Party "C" (Paradise Hill Development LLC) also hereby grants to "Party B" (Paradise Hill Homeowners Association) a permanent, non-exclusive Utility Easement for the purposes of placement and maintenance of underground utilities, said easement being 10 feet in width, as described in Exhibit "C";

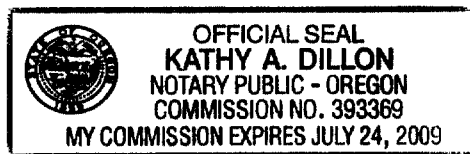
4. Party "B" (Paradise Hill Homeowners Association) hereby accepts said easements and shall manage and use them for the benefit of the members of the Homeowners Association.




Mark Wendt, Member Paradise Hill Development, LLC

STATE OF OREGON, County of Klamath).

SUBSCRIBED AND SWORN to before me this 16th day of Sept., 2005





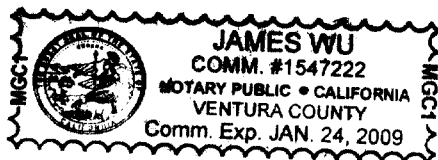
Notary Public for Oregon
My Commission
Expires: 7/24/09

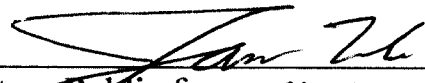


Robert John Shelly

STATE OF California, County of Ventura) ss.

SUBSCRIBED AND SWORN to before me this 26 day of SEPT, 2005



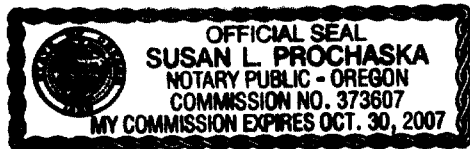


Notary Public for CALIFORNIA
My Commission
Expires: JAN 24, 2009

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

STATE OF OREGON, County of Klamath).

SUBSCRIBED AND SWORN to before me this 15 day of September 2005

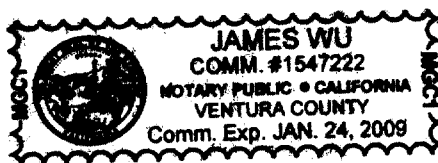


Susan L. Prochaska
Notary Public for Oregon
My Commission
Expires: Oct. 30, 2007

Cheryl Madden Shelly
Cheryl Madden Shelly

STATE OF California, County of Ventura) ss.

SUBSCRIBED AND SWORN to before me this 26 day of SEPT, 2005

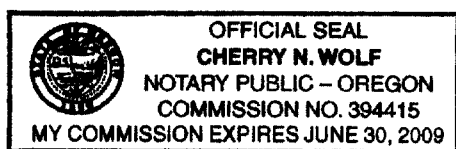


James Wu
Notary Public for CALIFORNIA
My Commission
Expires: JAN 24, 2009

Mark Wendt
Mark Wendt, President, Paradise Hill Homeowners Association

STATE OF OREGON, County of Klamath).

SUBSCRIBED AND SWORN to before me this 27 day of Sept, 2005



Cherry N. Wolf
Notary Public for Oregon
My Commission
Expires: 6/30/2009



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

STATE OF OREGON, County of Klamath).

SUBSCRIBED AND SWORN to before me this 15 day of September
2005





Notary Public for Oregon

My Commission

Expires: Oct. 30, 2005 2007

**DESCRIPTION FOR SLOPE AND UTILITY EASEMENTS
FOR PORTION OF WILDERNESS WAY**

EXHIBIT A

A strip of land 15.00 feet in width situated in the SW1/4 SW1/4 of Section 5, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said strip being 7.50 feet on each side of the following described centerline:

Beginning at a point which bears N13°30'05"E a distance of 259.28 feet from the Section Corner common to Sections 5, 6, 7, & 8, said point being 37.50 feet distant from the centerline of Wilderness Way as described in Deed Volume M04, page 57315 and shown on the plat of Land Partition 49-03; thence parallel to and 37.50 feet distant from the centerline of Wilderness Way, N11°32'05"E a distance of 6.77 feet; thence 38.91 feet along the arc of a 187.50 foot radius curve to the left, the long chord of which bears N05°35'21"E a distance of 38.84 feet and having a delta angle of 11°53'28"; thence N00°21'23"W a distance of 765.10 feet.

EXHIBIT B

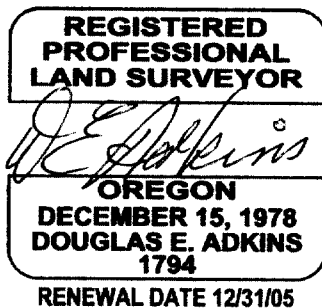
A strip of land 5.00 feet in width situated in the SE1/4 SE1/4 of Section 6, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said strip being 2.50 feet on each side of the following described centerline:

Beginning at a point which bears N02°37'42"W a distance of 249.72 feet from the Section Corner common to Sections 5, 6, 7, & 8, said point being 32.50 feet distant from the centerline of Wilderness Way as described in Deed Volume M04, page 57315 and shown on the plat of Land Partition 49-03; thence parallel to and 32.50 feet distant from the centerline of Wilderness Way, N11°32'05"E a distance of 23.77 feet; thence 24.39 feet along the arc of a 117.50 foot radius curve to the left, the long chord of which bears N05°35'21"E a distance of 24.34 feet and having a delta angle of 11°53'28"; thence N00°21'23"W a distance of 564.10 feet.

EXHIBIT C

A strip of land 10.00 feet in width situated in the E1/2 SE1/4 of Section 6, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said strip being 5.00 feet on each side of the following described centerline:

Beginning at a point on the northerly right of way line of Stoneridge Drive bearing N10°43'17"W a distance of 167.76 feet from the Section Corner common to Sections 5, 6, 7, & 8, said point being 35.00 feet distant from the centerline of Wilderness Way as described in Deed Volume M04, page 57315 and shown on the plat of Land Partition 49-03; thence parallel to and 35.00 feet distant from the centerline of Wilderness Way, N11°32'05"E a distance of 110.30 feet; thence 23.87 feet along the arc of a 115.00 foot radius curve to the left, the long chord of which bears N05°35'21"E a distance of 23.82 feet and having a delta angle of 11°53'28"; thence N00°21'23"W a distance of 1285.95 feet to the northerly property line of lot 24 of tract 1424, Gray Rock phase 2. Said sidelines being extended or shortened to terminate on the beginning and ending lines.



September 09, 2005
1909-0203

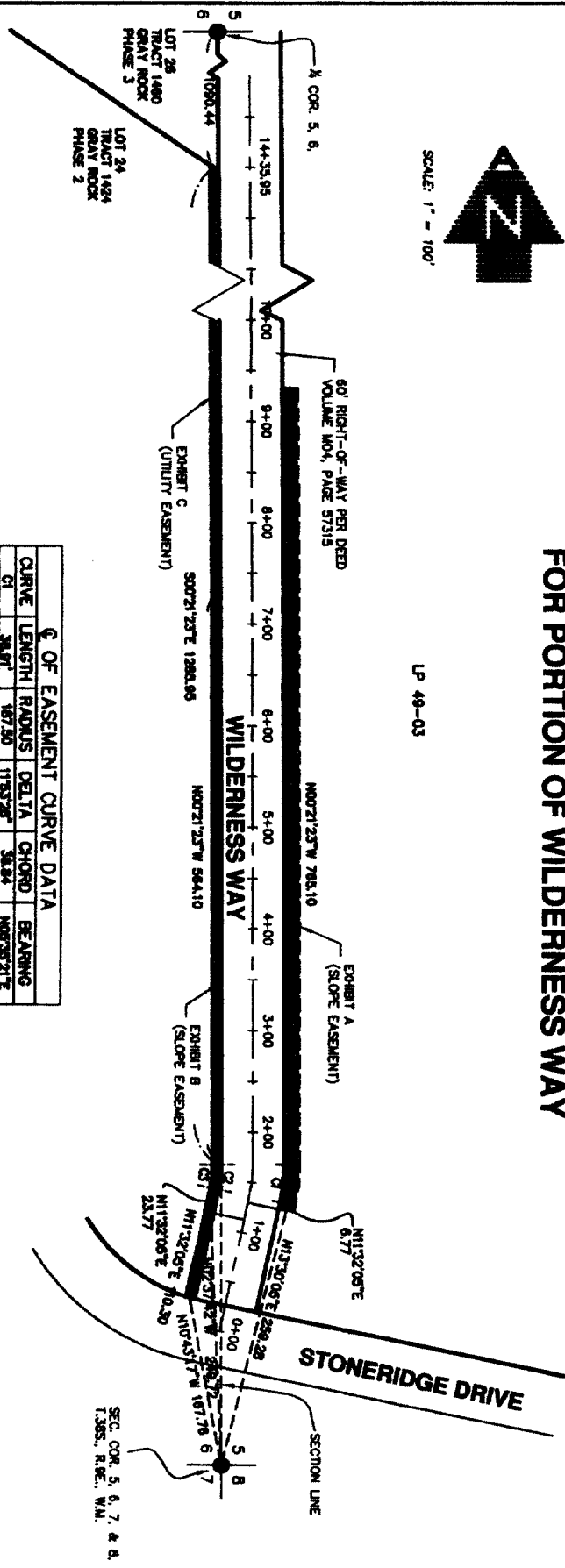
SKETCH OF SLOPE AND UTILITY EASEMENTS FOR PORTION OF WILDERNESS WAY



SCALE: 1" = 100'

LP 48-03

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	38.61'	187.50'	113°32'28"	38.54'	N00°28'21"E
C2	24.38'	117.00'	113°32'28"	24.34'	N00°28'21"E
C3	23.87'	115.00'	113°32'28"	23.82'	N00°28'21"E



ADKINS

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Kenneth Falls, OR • Medford, OR • Astoria, CA
SEPT/EMR 2005
WILDERNESS SLOPE EASEMENTS
1908-0201