

mtc-1396-7003

M05-65256

Klamath County, Oregon

09/28/2005 10:30:16 AM

Pages 3 Fee: \$31.00

After Recording Return to:

Paradise Hill Development, LLC

PO Box 223, Klamath Falls, OR 97601

RIGHT OF WAY DEDICATION

Paradise Hill Development, L.L.C., its heirs, assigns and successors, henceforth, "Party A", being the owner of real property within the SE1/4 SE1/4 of Section 31, Township 37 South, Range 9 East of the 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 Trail 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:

Party "A" (Paradise Hill Development, L.L.C.) hereby grants and dedicates to Party "B" (Paradise Hill Homeowners Association) a permanent, non-exclusive easement Right of Way for the purposes of ingress, egress, road and utility placement and maintenance on the property as described in Exhibit 1, provided further that Party "B" shall be responsible for the maintenance of the road(s) constructed or to be constructed on the Right of Way.

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

STATE OF OREGON, County of Klamath) ss.

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

Kathy A. Dillon
Notary Public for Oregon

My Commission Expires: 7/24/09



Mark B. Wendt

Mark Wendt

Member, Paradise Hill Development, L.L.C.

3/00

STATE OF OREGON, County of Klamath) ss.

SUBSCRIBED AND SWORN to before me this 22 day of September, 2005



Susan L. Prochaska
Notary Public for Oregon

My Commission Expires: Oct. 30, 2007

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

STATE OF OREGON, County of Klamath) ss.

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



Kathy A. Dillon
Notary Public for Oregon

My Commission Expires: 7/24/09

Mark Wendt
Mark Wendt
President, Paradise Hill Homeowners Assoc.

STATE OF OREGON, County of Klamath) ss.

SUBSCRIBED AND SWORN to before me this 22 day of September, 2005



Susan L. Prochaska
Notary Public for Oregon

My Commission Expires: Oct. 30, 2007

L. Frank Goodson
L. Frank Goodson
V-Pres. Paradise Hill Homeowners Assoc.

EXHIBIT 1
RIGHT OF WAY

A strip of land 60.00 feet in width situated in the SE¼ SE¼ of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; said strip being 30.00 feet on each side of the following described centerline:

Commencing at the Northeast Corner of Section 6, Township 38 South, Range 9 East of the Willamette Meridian, thence N00°21'30"W a distance of 233.42 feet along the Northerly extension of the East line of said Section 6 to a point 30.00 feet Southerly from the Southerly line of Lot 12, Tract 1360 – Troubador Trail and being the true point of beginning of the centerline of said 60.00 feet wide strip; thence Westerly 30.00 feet distant and parallel to the South line of said Lot 12, Tract 1360 – Troubador Trail, 135.83 feet along the arc of a 300.00 foot radius curve to the right, the long chord of which bears N78°53'57"W a distance of 134.67 feet and having a delta angle of 25°56'29"; thence N65°55'43"W a distance of 304.66 feet to a point on the centerline of Troubador Trail as platted on Tract 1316 – Paradise Hill; the sidelines of said strip to be extended or shortened to create a continuous right-of-way from Troubador Trail and Wilderness Way.

August 22, 2005
1909-0203

