

M05-69795

Klamath County, Oregon

11/25/2005 10:09:08 AM

Pages 4 Fee: \$36.00

After Recording Return to:

John S. & Annette Choi
5435 Woodleaf Ct.
Concord, CA 91908-1887

GENERAL EASEMENT AGREEMENT

Charles Sanderson and Pat Sanderson, their heirs, assigns and successors, henceforth, "Party A" (The Sandersons) being the owners of the following real property described as: Lot 30, Paradise Hill, Tract 1316 Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.

AND, John S. and Annette Choi, their heirs, assigns and successors, henceforth, "Party B" (the Chois) being the owner of Lot 34, Paradise Hill, Tract 1316 Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.

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

1. Party "A" (The Sandersons) hereby grants to "Party B" (The Chois) a permanent, non-exclusive easement for the purposes of ingress, egress, road and utility placement and maintenance, more or less 30 feet in width, as described in Exhibit "A", provided further that neither may install gates, fences or other impediments to access; Said easement is exclusively for the benefit of Parcels 34 and 30 of Tract 1316, Paradise Hill.

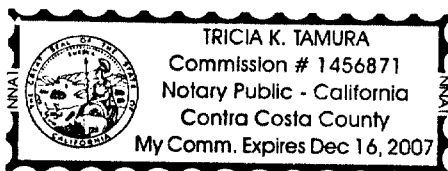
2. It is further agreed that Party "B" (The Chois) are solely responsible for all costs including, but not limited to, engineering, surveying, legal, recording, construction, paving, etc. associated with creating, using and maintaining the road on the easement.

John S. Choi



STATE OF CALIFORNIA, County of Contra Costa) ss.

SUBSCRIBED AND SWORN to before me this 25 day of Oct, 2005



Tricia K. Tamura
Notary Public for State of California

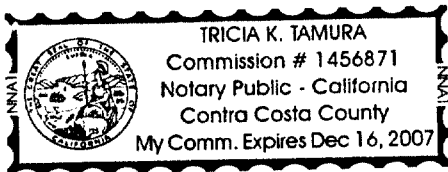
My Commission Expires: 12/16/07

Annette Choi



STATE OF CALIFORNIA, County of Contra Costa) ss.

SUBSCRIBED AND SWORN to before me this 25 day of Oct, 2005



Tricia K. Tamura
Notary Public for State of California
My Commission Expires: 12/16/07

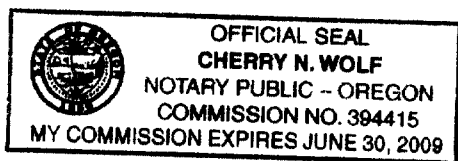
36'

Ret Adkins

Charles V. Sanderson Charles V. Sanderson

STATE OF OREGON County of Klamath) ss.

SUBSCRIBED AND SWORN to before me this 16 day of November, 2005

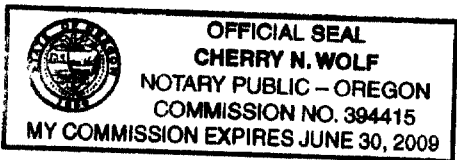


Cherry Wolf
Notary Public for Oregon
My Commission Expires: 6/30/09

Pat Sanderson Patricia Sanderson

STATE OF OREGON County of Klamath) ss.

SUBSCRIBED AND SWORN to before me this 16 day of November, 2005



Cherry Wolf
Notary Public for Oregon
My Commission Expires: 6/30/09

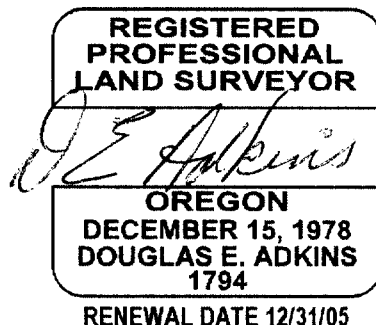
EXHIBIT A (part 1 of 2)

DESCRIPTION FOR DRIVEWAY EASEMENT

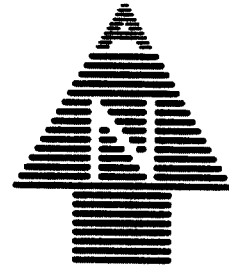
A parcel of land situated in the NE1/4 of the NW1/4 of Section 6, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon being a portion of Lot 30 of Tract 1316 – Paradise Hill as on file in the records of Klamath County, Oregon, and more particularly described as follows:

Beginning at a point on the right-of-way line of Apogee Way, said point being common to Lots 30 & 34 of Tract 1316 – Paradise Hill, thence along the common property line of said Lots 30 & 34 N40°00'00"W a distance of 43.03 feet; thence 26.90 feet along the arc of a 85.00 foot radius curve to the left, the long chord of which bears S83°37'39"E a distance of 26.79 feet and having a delta angle of 18°08'04"; thence 128.10 feet along the arc of a 80.00 foot radius curve to the right, the long chord of which bears S46°49'16"E a distance of 114.85 feet and having a delta angle of 91°44'51"; thence S00°56'51"E a distance of 50.99 feet to a point on the northerly right-of-way line of Apogee Way; thence following the northerly right-of-way line of Apogee Way N40°00'00"W a distance of 50.00 feet; thence continuing along the right-of-way line of Apogee Way 92.73 feet along the arc of a 50.00 foot radius curve to the left, the long chord of which bears N40°00'00"W a distance of 80.00 feet and having a delta angle of 106°15'37" to the Point of Beginning, bearings being based on Tract 1316 – Paradise Hill.

May 25, 2005
2632-0101



EASEMENT SKETCH FOR ACCESS FOR LOT 34 OF TRACT 1316 - PARADISE HILL



SCALE: 1" = 50'

Lot 30

Lot 34

R=85.00
L=26.90
CB=S83°37'39"E
CL=26.79
Δ=18°08'04"

POINT OF BEGINNING

R=80.00
L=128.10
CB=S46°49'16"E
CL=114.85
Δ=91°44'51"

ACCESS EASEMENT

S00°56'51"E
50.99

N40°00'00"W
43.03

R=50.00
L=92.73
CB=N40°00'00"W
CL=80.00
Δ=106°15'37"

N40°00'00"W
50.00

Tract 1374 - Gray Rock Phase 1
Lot 2

Tract 1374 - Gray Rock Phase 1
Lot 3

APOGEE WAY