

M06-11101

Klamath County, Oregon

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Pages 4 Fee: \$36.00

After Recording Return to:

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

1st - 816680

GENERAL EASEMENT AGREEMENT

Eddie Mar Chun and Tuen Lam Chun, Trustees of The Eddie and Tuen Chun Family Trust and Jose Loo, Trustee of the Survivor's Trust, their heirs, assigns and successors, henceforth, Party "A" being the owner of the following real property.

Legal Description: Lot 53 of Tract 1475 - Grey Rock Phase 4, as shown on the official plat thereon on file in the office of the County Clerk of Klamath County, Oregon.

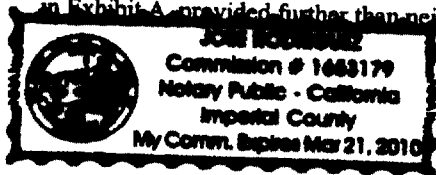
AND, Paradise Hill Development, L.L.C., its heirs, assigns and successors, henceforth, Party "B", being the owner of real property adjoining or adjacent to the above cited property, which said property is described as follows:

Legal Description: Lots 54 and 55 of Tract 1475 - Grey Rock Phase 4, as shown on the official plat thereon on file in the office of the County Clerk of Klamath County, Oregon.

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

1. Party "B" hereby grants to Party "A" a permanent, non-exclusive easement for the purposes of ingress, egress and utility placement and maintenance, 30 feet in width, described in Exhibit "A", together with an additional 15.00 feet along the Southerly edge of the easement in Lot 55 of Trct 1475 - Gray Rock Phase 4, provided further that neither party may install gates, fences or other impediments to access;

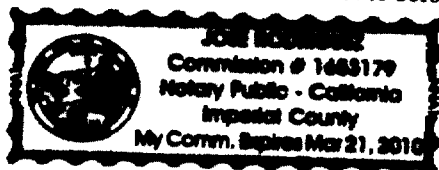
2. Party "A" hereby grants to Party "B" a permanent, non-exclusive easement for the purposes of ingress, egress, and utility placement and maintenance 15.00 feet in width along the Northrly edge of the easement described in Exhibit A, provided further than neither party may install gates, fences or other impediments to access;



Eddie Mar Chun
Eddie Mar Chun, Trustee

STATE OF CALIFORNIA, County of IMPERIAL ss.

SUBSCRIBED AND SWORN to before me this 25TH day of MAY, 2006



JOSE RODRIGUEZ
Notary Public for STATE OF CALIFORNIA
My Commission Expires: 03/21/2010

Tuen Lam Chun
Tuen Lam Chun, Trustee

CALIFORNIA
STATE OF ~~OREGON~~, County of IMPERIAL ss.

SUBSCRIBED AND SWORN to before me this 25 day of may, 2006

JOSE RODRIGUEZ
Notary Public for STATE OF CALIFORNIA
My Commission Expires: 03/21/2010

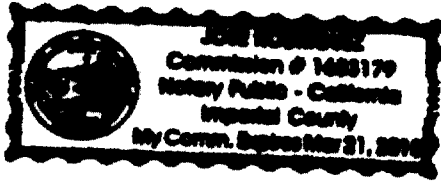
36. F

Jose Loo

Jose Loo, Trustee

IMPERIAL
STATE OF ~~OREGON~~, County of IMPERIAL) ss.

SUBSCRIBED AND SWORN to before me this 25th day of may, 2006



Jose Loo
Notary Public for STATE OF CALIFORNIA
My Commission Expires: 03/21/2010

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

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

BE IT REMEMBERED that on this ____ day of May, 2006, personally appeared before me Mark R. Wendt and L. Frank Goodson, 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 on behalf of Paradise Hill Development, LLC. 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: _____
Notary Public for Oregon

Jose Loo, Trustee

STATE OF OREGON, County of Klamath, ss.

SUBSCRIBED AND SWORN to before me this 25 day of May 2006

Notary Public for Oregon
My Commission Expires: 11/17/09

Mark R. Wendt

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

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

BE IT REMEMBERED that on this 25 day of May, 2006, personally appeared before me Mark R. Wendt and L. Frank Goodson, 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 on behalf of Paradise Hill Development, LLC. In witness whereof, I have hereunto set my hand and affixed my seal this day and date written above.

(SEAL)



Before me: 18

Notary Public for Oregon

Exhibit "A"

Description for Easement on Flagpole of Lot 54 of Tract 1475 – Gray Rock Phase 4

A tract of land situated in the N½ NE¼ of Section 6, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 54 of Tract 1475 – Gray Rock Phase 4 and more particularly described as follows:

Beginning at a point on the westerly right of way line of Peregrine Heights, said point being the corner common to Lot 54 and Lot 55 of said Tract 1475 – Gray Rock Phase 4; thence along the line common to said Lot 54 and Lot 55 North 57°06'11" West 64.62 feet; thence 91.50 feet on the arc of a 130.00 foot radius curve to the right having a delta angle of 40°19'43", the long chord of which bears North 36°56'20" West 89.63 feet; thence North 16°46'28" West 117.99 feet; thence 114.40 feet on the arc of a 170.00 foot radius curve to the left having a delta angle of 38°33'22", the long chord of which bears North 36°03'09" West 112.25 feet; thence North 55°19'49" West 53.87 feet; thence leaving said common line North 34°40'11" East 30.00 feet to the line common to Lot 54 and Lot 53 of said Tract 1475 – Gray Rock Phase 4; thence along said common line South 55°19'49" East 53.87 feet; thence 134.59 feet on the arc of a 200.00 foot radius curve to the right having a delta angle of 38°33'22", the long chord of which bears South 36°03'09" East 132.06 feet; thence South 16°46'28" East 117.99 feet; thence 70.39 feet on the arc of a 100.00 foot radius curve to the left having a delta angle of 40°19'43", the long chord of which bears South 36°56'20" East 68.94 feet; thence South 57°06'11" East 31.93 feet to the westerly right of way line of Peregrine Heights; thence along said westerly line South 14°33'48" East 44.37 feet to the point of beginning.

1909-0204
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