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08/10/2006 03:41:56 PM

Fee: \$31.00

After Recording Return to:
Paradise Hill Development, LLC
PO Box 223
Klamath Falls, OR 97601

GENERAL EASEMENT AGREEMENT

1st-852210

Gregory Gelman, his heirs, assigns and successors, henceforth, Party "A" being the owner of the real property described as follows: Legal Description: Lot 50 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 51 and 52 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 52 of Tract 1475 - Gray Rock Phase 4, provided further that neither party may install gates, fences or other impediments to access. Said easement is for the benefit of Lot 50 and shall run with the land.

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 Northerly edge of the easement described in Exhibit A, provided further than neither party may install gates, fences or other impediments to access. Said easement is for the benefit of Lots 51 and 52 and shall run with the land.



Gregory Gelman


STATE OF _____, County of _____) ss.

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2006

See attached plat

Notary Public for _____

My Commission Expires: _____

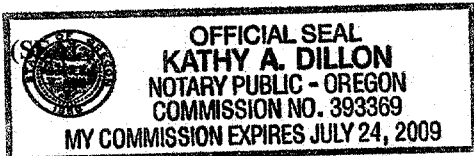


Mark R. Wendt, Member, Paradise Hill Development, LLC



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

BE IT REMEMBERED that on this 20th day of July 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.



Before me: 

Notary Public for Oregon

31. F

CALIFORNIA JURAT WITH AFFIANT STATEMENT

State of California

County of

Imperial

} 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)

1

2

3

4

5

6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

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

8th

day of

August

2006

, by

(1)

Gregory Gelman

Name of Signer

☐ Personally known to me

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

(2)

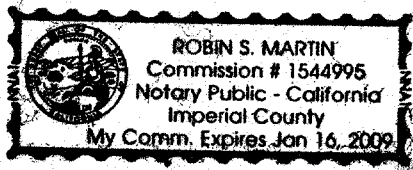
Name of Signer

☐ Personally known to me

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

Robin S. Martin

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 Agree

Document Date:

Number of Pages:

2

Signer(s) Other Than Named Above:

RIGHT THUMBPRINT
OF SIGNER #1

Top of thumb here

RIGHT THUMBPRINT
OF SIGNER #2

Top of thumb here

Exhibit "A"

Description for Easement on Flagpole of Lot 51 of Tract 1475 – Gray Rock Phase 4

A tract of land situated in the SW¼ SE¼ of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 51 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 51 and Lot 52 of said Tract 1475; thence along the line common to said Lot 51 and Lot 52 North 89°36'42" West 474.03 feet; thence 182.56 feet on the arc of a 619.71 foot radius curve to the right having a delta angle of 16°52'42", the long chord of which bears North 81°10'20" West 181.90 feet; thence leaving said common line North 17°16'01" East 30.00 feet to the line common to Lot 51 and Lot 50 of said Tract 1475 – Gray Rock Phase 4; thence along said common line 173.72 feet on the arc of a 589.71 foot radius curve to the left having a delta angle of 16°52'42", the long chord of which bears South 81°10'20" East 173.09 feet; thence South 89°36'42" East 423.37 feet to the westerly right of way line of Peregrine Heights; thence along said westerly line South 58°58'35" East 58.87 feet to the point of beginning.

1909-0204

5/11/06