

Recording Requested by:

Dean C. Engelson

When recorded please return to:

Dean C. Engelson
P. O. Box 952
Shingle Springs, CA 95682-0952

2007-007760

Klamath County, Oregon



00021262200700077600040045

05/01/2007 09:09:05 AM

Fee: \$36.00

(Space above this line for Recorder's use)

Cover Sheet

Document: Hamilton-Engelson Easement Agreement

Grantor(s): James S. Hamilton and Ila M. Hamilton

Grantee(s): Dean C. Engelson and Jennifer S. Engelson, Trustees of The Engelson Trust of 1995

Page 1: Real Property Descriptions and Terms and Conditions

Page 2: Notarized Signature Page

Exhibit A: Extraction of a portion of Minor Land Partition 39-90 (surveyed by Tru-Line Surveying, 2333 Summers Lane, Klamath Falls, OR 97603) to provide a visual of the described easement.

Hamilton- Engelson Easement

Grantors, James S. Hamilton and Ila M. Hamilton, d.b.a., Crater Lake Resort Inc., are owners of the following described real property situated in Klamath County, State of Oregon:

Parcel 1 of "Minor Land Partition 39-90", situated in the W1/2, W 1/2 of Section 26, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon.

Map Tax Lot: R-3307-V2600-00600

Grantees, Dean C. Engelson and Jennifer S. Engelson, Trustees under The Engelson Trust of 1995* are owners of the following described real properties situated in Klamath County, State of

That portion of the NE1/4NW1/4 lying South of the Southerly bank of Short Creek in Section 26, Township 33 South, Range 7 1/2 East of the Willamette Meridian, excepting therefrom the South 330 feet, Klamath County, Oregon.

Map Tax Lot: R-3307-V2600-00200

and

The South 330 feet of the NE1/4NW1/4, Section 26, Township 33 South, Range 7 1/2 East Willamette Meridian, Klamath County, Oregon.

Map Tax Lot: R-3307-V2600-00300

James S. Hamilton and Ila M. Hamilton, d.b.a., Crater Lake Resort Inc., Grantors, hereby grant and convey to Dean C. Engelson and Jennifer S. Engelson, Trustees under The Engelson Trust of 1995*, Grantees, their heirs, successors and assigns, a perpetual non-exclusive easement on, over, and across the Grantor's real property previously described which said easement shall be over and across the existing twenty (20) foot road easement as shown on Minor Land Partition 39-90 (and as shown on Exhibit A attached hereto) which serves Grantee's real properties previously described.

This easement is made to document a matter of record Grantee's historic use of the existing road through the Grantor's real property previously described.

The easement may be used by the Grantee's for access {ingress and egress}, and the provisions of utilities to and from the Grantee's real property previously described.

Grantee may install utility services on the roadway easement, provided that said utility lines are buried.

No gates shall be placed across the roadway easement without the prior written consent of both parties.

Notwithstanding any other provision herein to the contrary, neither party shall make such use of the easement granted hereby which unreasonably interferes with the other party's use of the easement and their property.

The easement granted herein shall run with the land as to all property burdened and benefited by such easements, including any division or partition of such property. The rights, covenants and obligations contained herein shall bind, burden and benefit each party's successors and assigns, lessees, mortgagees, and other lien holders.

* The Engelson Trust of 1995 was created by a Declaration of Trust dated November 3, 1995.

Hamilton- Engelson Easement

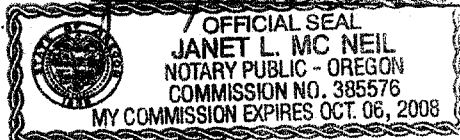
Dated this 3 day of July, 2006

James S. Hamilton
James S. Hamilton

Ila M. Hamilton
Ila M. Hamilton

State of Oregon
County of Klamath

This instrument was acknowledged before me on July 3, 2006
by James S. Hamilton and Ila M. Hamilton.

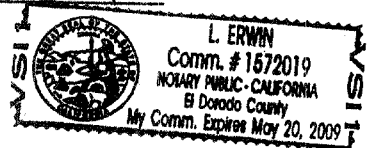


Janet L. McNeil
(Notary Public for Oregon)

My commission expires Oct 6, 2008

Dean C. Engelson, Trustee of the Engelson Trust of 1995
Dean C. Engelson, Trustee, Engelson Trust of 1995

State of California County of El Dorado
This instrument was acknowledged before me on April 25, 2007
by Dean C. Engelson, Trustee, Engelson Trust of 1995.

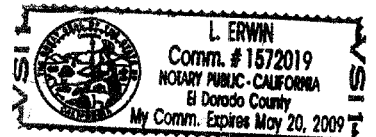


L. Erwin
Notary Public for California (El Dorado County)
My Commission Expires: 5/20/09

Jennifer S. Engelson Trustee, Engelson Trust of 1995
Jennifer S. Engelson, Trustee, Engelson Trust of 1995

State of California County of El Dorado
This instrument was acknowledged before me on April 25, 2007
by Jennifer S. Engelson, Trustee, Engelson Trust of 1995.

L. Erwin
Notary Public for California (El Dorado County)
My Commission Expires: 5/20/09



Page 2 of 2

Return to:
Dean Engelson
P.O. Box 952
Shingle Springs, CA 95682

DETAIL

SCALE
1" = 60'

Exhibit "A"

SCALE
1" = 200'

20 FOOT PERPETUAL ROAD EASEMENT, 10 FEET
WIDE ON EACH SIDE OF THE CENTER LINE OF THE
EXISTING ROAD & A EASEMENT 30 FEET ON EACH
SIDE OF THE PORT CREEK PROSATION CANAL, BY
DEED VOLUME 1891 PAGES 18615 THRU 18620.

3/8" IRON PIN
S89°23'17"E
78.81
C-4-S-11W
1/256

SOUTH LINE OF
1/2 SEC 1/4 SW 1/4 NW 1/4

S89°53'11"E 345.2

PARCEL 1
11.61 AC.

SEE
DETAIL

ENGINEERS STATION 1892-80
& OF 1/8" WIDE HIGHWAY ACCESS
BY PERMIT 11/15/84

S87°56'29"E
606.56

PARCEL 2
9.70 AC.

L-2-21°23'57"
N-1°13'22'40"
LC = 108°42'27"W 513.69

518.72

ENGINEERS STATION 1897-00
& OF 1/8" WIDE HIGHWAY ACCESS
BY PERMIT 11/15/85

500°10'50"E 2857.06

30 FOOT NON EXCLUSIVE
PRIVATE EASEMENT

PARCEL
5.17 AC.

N19°26'26"W
247.60

N70°33'34"E
200.00

N19°26'26"W
930.00

CRATER LAKE HIGHWAY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 25, 1990
DENNIS A. ENSOR
2442

EXPIRES 12/31/93

7335 RTI/RTMM
1/4
S27° 32' E
C/L 384
1979
ALUMINUM CAP

Klamath County Surveyor

DATE
6/21/93

6/21/03

DECLARATION

STATE OF OREGON SS
COUNTY OF KLAMATH

THIS IS TO CERTIFY THAT EVAN THOMPSON AND INGRID T. THOMPSON (H & W)