

2008-012080

Klamath County, Oregon



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08/28/2008 11:27:37 AM

Fee: \$41.00

MITC8 2938 P5

After Recording Return to:

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

### GENERAL EASEMENT AGREEMENT

Timothy M. and Serena Greager, their heirs, assigns and successors, henceforth, Party "A" being the owner of the following real property.

Legal Description: Lot 54 of Tract 1475 – Gray Rock Phase 4, as shown on the official plat thereon on file in the office of the County Clerk of Klamath County, Oregon.

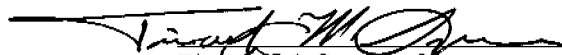
AND, Paradise Hill Development, L.L.C., its heirs, assigns and successors, henceforth, Party "B", being the owner of real property adjoining or adjacent to the above cited property, which said property is described as follows:

Legal Description: Lot 55 of Tract 1475 – Gray 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:

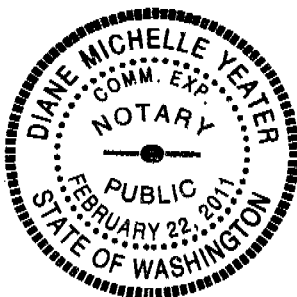
1. Party "A" hereby grants to Party "B" a permanent, non-exclusive easement for the purposes of ingress, egress and utility placement and maintenance, 30.00 feet in width, described in Exhibit "A", provided further that neither party may install gates, fences or other impediments to access;

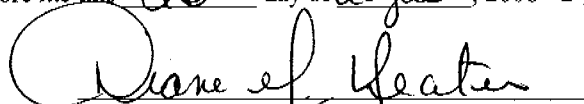
2. Party "B" hereby grants to Party "A" a permanent, non-exclusive easement for the purposes of ingress, egress, and utility placement and maintenance, 15.00 feet in width, described in Exhibit "B" provided further that neither party may install gates, fences or other impediments to access;

  
Timothy M. Greager, Owner

STATE OF WASHINGTON, County of Benton :

SUBSCRIBED AND SWORN to before me this 25<sup>th</sup> day of August, 2008 by  
Timothy M. Greager.



  
Notary Public for STATE OF WASHINGTON  
My Commission Expires: 2/22/11

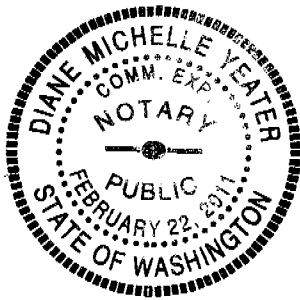
417117

Serena Greager  
Serena Greager, Owner

STATE OF WASHINGTON, County of Benton :

SUBSCRIBED AND SWORN to before me this 25<sup>th</sup> day of August, 2008 by  
Serena Greager.

Diane Michelle Yeater  
Notary Public for STATE OF WASHINGTON  
My Commission Expires: 2/22/11



SOUTH VALLEY BANK & TRUST

By: Neil B. Drew

STATE OF OREGON, County of Klamath:

SUBSCRIBED AND SWORN to before me this 27<sup>th</sup> day of August, 2008, by  
Neil B. Drew as Vice President of South  
Valley Bank & Trust, on behalf of said corporation.



[Signature]  
Notary Public for State of Oregon  
My commission expires: 5/11/2010

PARADISE HILL DEVELOPMENT, L.L.C.

By: Mark R. Wendt  
Mark R. Wendt, Member

By: [Signature]  
L. Frank Goodson, Member

STATE OF OREGON, County of Klamath

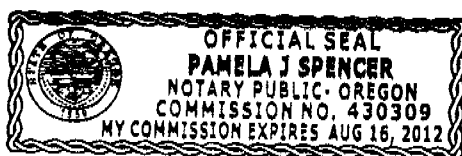
SUBSCRIBED AND SWORN to before me this 22nd day of August, 2008, by  
L. Frank Goodson as Member of Paradise Hill Development, L.L.C.



Pamela J. Spencer  
Notary Public for State of Oregon  
My commission expires: 8/16/2012

STATE OF OREGON, County of Klamath

SUBSCRIBED AND SWORN to before me this 22nd day of August, 2008, by  
Mark R. Wendt as Member of Paradise Hill Development, L.L.C.



Pamela J. Spencer  
Notary Public for State of Oregon  
My commission expires: 8/16/2012

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 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.

Exhibit "B"

Description for Easement on Lot 55 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 55 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 westerly right-of-way line of Peregrine Heights S14°33'48"E, 22.19 feet; thence leaving said right-of-way line N57°06'11"W, 80.97 feet to the start of a 145.00-foot radius curve to the right; thence along said arc 102.06 feet (the long chord of which bears N36°56'20"W, 99.97 feet); thence N16°46'28"W, 117.99 feet to the start of a 155.00-foot radius curve to the left; thence along said curve 104.30 feet ( the long chord of which bears N36°03'09"W, 102.35 feet; thence N55°19'49"W, 58.81 feet; thence N52°52'54"E, 15.79 feet; thence S55°19'49"E, 53.87 feet to the start of a 170.00-foot radius curve to the right; thence along said curve 114.40 feet ( the long chord of which bears S36°03'09"E, 112.25 feet); thence S16°46'28"E, 117.99 feet to the start of a 130.00-foot radius curve to the left; thence along said curve 91.50 feet (the long chord of which bears S36°56'20"E, 89.63 feet); thence S57°06'11"E, 64.62 feet to the point of beginning.