

**2019-011964**

**Klamath County, Oregon**

**10/14/2019 02:20:07 PM**

**Fee: \$92.00**

**After Recording Return To:**  
The Wagon Trail Ranch POA  
PO Box 375  
La Pine, OR 97739

**EMERGENCY ACCESS EASEMENT**

**PARTIES:**

**GRANTOR:** BARBARA L. WILTON  
152863 Wagon Trail Rd  
LaPine, OR 97739

**GRANTEES:** THE WAGON TRAIL RANCH PROPERTY OWNERS ASSOCIATION

**RECITALS:**

A. Grantor is the owner of real property described as follows:

**Lot 4, Block 5, WAGON TRAIL ACREAGES NO. ONE, FIRST ADDITION according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon**

B. Grantee is a property owners association organized for the benefit of the owners of WAGON TRAIL ACREAGES NO. 1 subdivision in Klamath County, Oregon.

C. The purpose of this Easement is to provide for emergency access only.

**AGREEMENT:**

The parties agree as follows:

1. Grantor grants and conveys to Grantee, WALKER RANGE FIRE PATROL, LAPINE FIRE RURAL FIRE PROTECTION DISTRICT and any other emergency services organizations, their owners, agents, guests, invitees and assigns ("collectively Users") an Easement to use a parcel of land described as follows:

*The Southeast corner of Grantor's Property in the location depicted on the attached Exhibit A and where is currently unimproved access road that connects on Wagon Trail Rd to the boundary of property owned by Bureau of Land Management ("Easement Parcel").*

2. The Users may use the Easement Parcel for emergency ingress and egress access only.

3. The Wagon Trail Ranch Property Owners Association shall have the right to gate the Easement Parcel so long as the access code is provided to the Grantor.

4. Cost of maintenance of the gate and clearing of brush and debris from the Easement Parcel shall be the sole expense of The Wagon Trail Ranch Property Owners Association.

5. This Easement is appurtenant to and shall run with the land.

6. This Easement is non-exclusive and Grantor may use the Easement Parcel so long as Grantor does not block

the right of Grantees and any other emergency services organizations, their owners, agents, guests, invitees and assigns access to the Easement Parcel.

7. This Easement is perpetual.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed this 10 day of October, 2019.

GRANTOR:

Barbara Wilton  
BARBARA L. WILTON

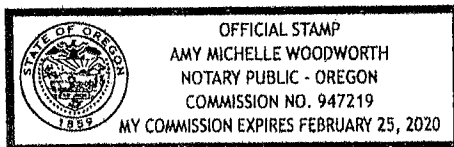
GRANTEE:

THE WAGON TRAIL RANCH  
PROPERTY OWNERS ASSOCIATION

Donald Noel  
DONALD NOEL, Chairperson

STATE OF OREGON     )  
                                  ) ss.  
County of Deschutes

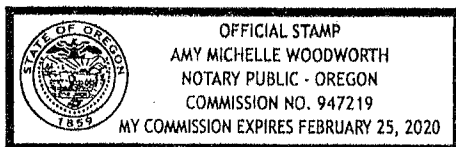
The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of October, 2019, by BARBARA L. WILTON.



[Signature]  
Notary Public for Oregon

STATE OF OREGON     )  
                                  ) ss.  
County of Deschutes

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of October, 2019, by DONALD NOEL, Chairperson of THE WAGON TRAIL RANCH PROPERTY OWNERS ASSOCIATION.



[Signature]  
Notary Public for Oregon

# Exhibit A

