

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:

GRANTEE:

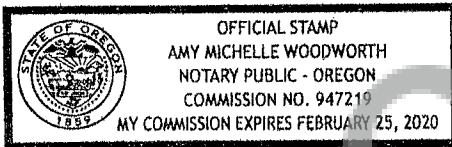
THE WAGON TRAIL RANCH
PROPERTY OWNERS ASSOCIATION

Barbara Wilton
BARBARA L. WILTON

Donald Noel
DONALD NOEL, Chairperson

STATE OF OREGON)
County of Deschutes) ss.

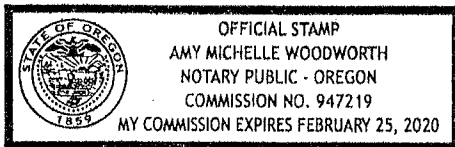
The foregoing instrument was acknowledged before me this 10th day of October, 2019, by BARBARA L. WILTON.



[Signature]
Notary Public for Oregon

STATE OF OREGON)
County of Deschutes) ss.

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



[Signature]
Notary Public for Oregon

Exhibit A

