

**2025-002151****Klamath County, Oregon**

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03/25/2025 02:30:30 PM

Fee: \$97.00

After recording return to:  
 Paradise Hill Development, LLC  
 PO Box 223  
 Klamath Falls, OR 97601

Returned at Counter

## CREATION OF A 30' WIDE NON-EXCLUSIVE EMERGENCY ACCESS EASEMENT

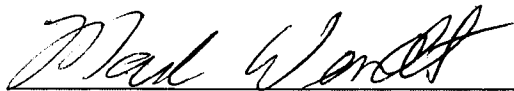
Paradise Hill Development, LLC, an Oregon limited liability company, being the owner of the real property described in Parcel 1 of Deed Volume M97 at Page 22374, of the Klamath County Deed Records, said parcel being situated in the E1/2 SE1/4 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and Donald L. Roberts and Barbara A. Roberts, husband and wife, being the owner of real property known as Lot 12 of "Tract 1360 – Troubador Trail", situated in the SE1/4 SE1/4 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, hereby create a 30' Wide Non-Exclusive Emergency Access Easement, the centerline of which being more particularly described as follows:

Beginning at a point on the south line of said Lot 12, from which the southeast corner of said Lot 12 bears N76°24'02"E, a distance of 18.32 feet, thence 35.42 feet along the arc of a 85.00 foot radius curve to the left, the long chord of which bears N10°54'55"W, a distance of 35.17 feet and having a delta angle of 23°52'39"; thence N22°51'14"W, a distance of 105.55 feet; thence 47.13 feet along the arc of a 150.00 foot radius curve to the right, the long chord of which bears N13°51'13"W, a distance of 46.93 feet and having a delta angle of 18°00'02"; thence N04°51'13"W, a distance of 45.38 feet; thence 88.05 feet along the arc of a 200.00 foot radius curve to the left, the long chord of which bears N17°57'56"W, a distance of 87.34 feet and having a delta angle of 25°13'26"; thence N30°04'39"W, a distance of 138.57 feet; thence 46.88 feet along the arc of a 200.00 foot radius curve to the right, the long chord of which bears N23°21'46"W, a distance of 46.77 feet and having a delta angle of 13°25'45"; thence N16°38'53"W, a distance of 26.73 feet; thence 30.98 feet along the arc of a 80.00 foot radius curve to the left, the long chord of which bears N27°44'30"W, a distance of 30.79 feet and having a delta angle of 22°11'14"; thence N38°50'07"W, a distance of 57.72 feet; thence 27.34 feet along the arc of a 120.00 foot radius curve to the right, the long chord of which bears N32°18'27"W, a distance of 27.28 feet and having a delta angle of 13°03'20"; thence N25°46'47"W, a distance of 81.75 feet; thence 35.89 feet along the arc of a 150.00 foot radius curve to the left, the long chord of which bears N32°38'02"W, a distance of 35.80 feet and having a delta angle of 13°42'29"; thence N39°29'16"W, a distance of 127.56 feet; thence 39.43 feet along the arc of a 1000.00 foot radius curve to the left, the long chord of which bears N40°37'03"W, a distance of 39.43 feet and having a delta angle of 02°15'33"; thence N41°44'49"W, a distance of 179.49 feet; thence 24.48 feet along the arc of a 200.00 foot radius curve to the left, the long chord of which bears N45°15'13"W, a distance of 24.46 feet and having a delta angle of 07°00'47"; thence N48°45'36"W, a distance of 38.38 feet; thence 34.11 feet along the arc of a 120.00 foot radius curve to the right, the long chord of which bears N40°37'03"W, a distance of 33.99 feet and having a delta angle of 16°17'06"; thence

N32°28'31"W, a distance of 64.49 feet; thence 34.11 feet along the arc of a 120.00 foot radius curve to the right, the long chord of which bears N40°37'03"W, a distance of 33.99 feet and having a delta angle of 16°17'06"; thence N46°15'43"W, a distance of 46.28 feet; thence 46.91 feet along the arc of a 150.00 foot radius curve to the right, the long chord of which bears N37°18'13"W, a distance of 46.71 feet and having a delta angle of 17°54'59"; thence N28°20'44"W, a distance of 231.77 feet; thence N42°17'49"W, a distance of 109.47 feet; thence 103.90 feet along the arc of a 500.00 foot radius curve to the right, the long chord of which bears N36°20'39"W, a distance of 103.71 feet and having a delta angle of 11°54'20"; thence N30°23'29"W, a distance of 60.23 feet; thence 46.09 feet along the arc of a 80 foot radius curve to the left, the long chord of which bears N46°53'46"W, a distance of 45.46 feet and having a delta angle of 33°00'34"; thence N63°24'02"W, a distance of 18.92 feet, more or less, to a point on the west line of the NW1/4 SE1/4 of said Section 31, (said point being the on the centerline of Elderberry Lane), the sidelines of said easement to be extended or shortened to terminate on the beginning and ending lines. The bearings of this description are based on the plat of "Tract 1360 – Troubador Trail", on file at the office of the Klamath County Clerk.

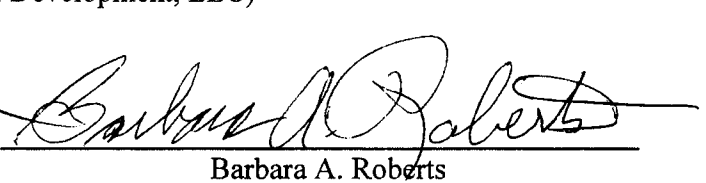
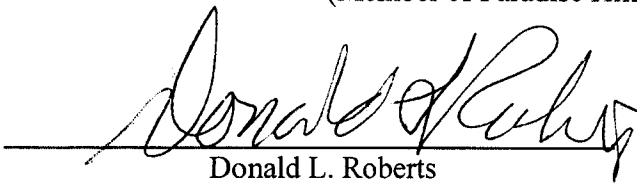
The period of this easement shall be for perpetuity. This easement shall bind and inure for the benefit of, as the circumstances may require, not only to the Grantors, but also to their heirs, successors and assigns. Said easement shall be for purposes of ingress and egress to provide, without limitation, fire and police protection, ambulances and rescue services and other lawful governmental or private emergency services to the area within the jurisdiction of the Paradise Hill Homeowners Association. The foregoing easement shall in no way be construed as a dedication of a roadway for public use or the primary access to private property. This easement shall be utilized only in the event of an emergency or natural disaster.

Dated this 25<sup>th</sup> day of March, 2025.



Mark Wendt

(Member of Paradise Hill Development, LLC)



Donald L. Roberts

Barbara A. Roberts

STATE OF OREGON

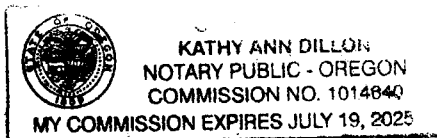
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COUNTY OF KLAMATH

Be it remembered that on this 25<sup>th</sup> day of March, 2025, personally appeared before me, Mark Wendt (Member of Paradise Hill Development, LLC) who is known to me to be the identical person described in and who executed the above instrument, and who acknowledged to me that he executed the same freely and voluntarily as such representatives on behalf of Paradise Hill Development, LLC, by authority of its members.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official notarial seal on the day and year last written above.

*Kathy Ann Dillon*  
Notary Public for the State of Oregon



My commission expires: 7/19/25

STATE OF OREGON

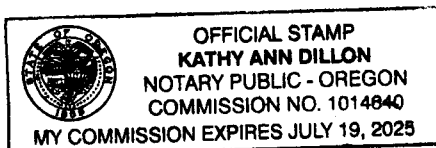
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COUNTY OF KLAMATH

Be it remembered that on this 25<sup>th</sup> day of March, 2025, personally appeared before me, Donald L. Roberts and Barbara A. Roberts, husband and wife, 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official notarial seal on the day and year last written above.

*Kathy Ann Dillon*  
Notary Public for the State of Oregon



My commission expires: 7/19/25

# EXHIBIT MAP

CREATION OF A 30 FOOT WIDE EMERGENCY ACCESS EASEMENT  
BEING LOT 12 OF "TRACT 1360 - TROUBADOR TRAIL" AND PROPERTY SITUATED IN THE  
E1/2 SE1/4 OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE  
WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON  
FEBRUARY 2025

