

2025-002152

Klamath County, Oregon

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



00340035202500021520020024

03/25/2025 02:30:49 PM

Fee: \$87.00

GENERAL EASEMENT AGREEMENT

Paradise Hill Homeowners Association, its assigns and successors, henceforth, "Party A", being the owner of the roadways within the "Gray Rock – Tract 1374 Phase 1" subdivision, the "Tract 1424 – Gray Rock Phase 2" subdivision, the "Tract 1460 – Gray Rock Phase 3" subdivision, the "Tract 1475 – Gray Rock Phase 4" subdivision, the "Tract 1476 – Gray Rock Phase 5" subdivision, the "Tract 1477 – Gray Rock Phase 6" subdivision, the "Tract 1494 – Gray Rock Phase 7" subdivision, the "Tract 1512 – Gray Rock Phase 8" subdivision, the "Tract 1316 – Paradise Hill" subdivision and the "Troubador Trail – Tract 1360" subdivision, as shown in the records of the Klamath County Clerk, Klamath County, Oregon;

AND Paradise Hill Development, LLC, a limited liability company in the State of Oregon, its heirs, assigns and successors, henceforth, "Party B", being the owner of real property within the E1/2 SE1/4 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon;

WHEREFORE, for and in consideration of the agreement herein, the parties hereto agree as follows:

1. "Party A" (Paradise Hill Homeowners Association) its assigns and successors, hereby grants to "Party B" (Paradise Hill Development, LLC) its heirs, assigns and successors, a permanent, non-exclusive easement for the purposes of ingress, egress and utilities on all roads which are now, or which may become under the control of "Party A" (Paradise Hill Homeowners Association);
2. It is further agreed between "Party A" (Paradise Hill Homeowners Association) and "Party B" (Paradise Hill Development Company, LLC) that no mobile or manufactured homes will be placed on any of the subject real property, nor will any garbage, trash or car bodies be allowed to accumulate on said properties, and; that "Party B" (Paradise Hill Development, LLC) will uphold like provisions of the CC&R's of "Party A" (Paradise Hill Homeowners Association).

The period of this agreement shall be for perpetuity. This agreement shall bind and inure for the benefit of, as the circumstances may require, not only to "Party A" and "Party B", but also to their heirs, successors and assigns.

Dated this 13th day of March, 2025.

Mark B. Wendt

Mark Wendt
(President, Paradise Hill Homeowners Association)

Karen Lynch

Karen Lynch
(Member, Paradise Hill Development, LLC)

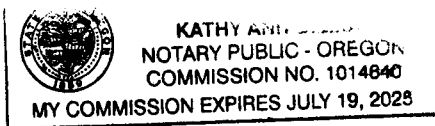
STATE OF OREGON

ss}

COUNTY OF KLAMATH

Be it remembered that on this 13th day of March, 2025, personally appeared before me, Mark Wendt (President, Paradise Hill Homeowners Association), 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 representative on behalf of the Paradise Hill Homeowners Association.

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

ss}

COUNTY OF KLAMATH

Be it remembered that on this 13th day of March, 2025, personally appeared before me, Karen Lynch, (Member, 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 she executed the same freely and voluntarily as such representative on behalf of Paradise Hill Development, LLC.

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