

The N  $\frac{1}{2}$  of the N  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 16 in Township 39 South, Range 18 East of the Willamette Meridian in Lake County, Oregon  
 Together with an easement for ingress and egress over and across an existing road in the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 16 of Township 39 South Range 18 East of the Willamette Meridian in Lake County, Oregon, which connects with a 60 foot right of way along the Northern line of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of said Section 16 and also abuts the North line of the N  $\frac{1}{2}$  of the N  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of said Section 16.

# ALSO

TOGETHER WITH a perpetual non-exclusive easement of ingress and egress for roadway purposes over adjacent property, subject to Road Maintenance Agreement dated May 10, 2001. Grantees shall permit said adjacent lot owners to use the roadway portion, which traverses Grantee's property.

RESERVING unto Grantor the right to create a public utility easement across said Tax Lot 3918-16-600 for transmission of electricity by wire on poles or buried cable to service said adjacent lots.

Adjacent lots are the following Tax Lots, whether or not now owned by Grantor, to-wit:  
 Tax Lots 3918-16, Tax Lots 100 through 1700, except Tax Lots 200 and 300. Said easement shall include right of ingress and egress for construction and maintenance of such utility service, and the easement shall be in perpetuity.

Subject to easements, conditions and restrictions of record and apparent on the ground.

ALSO RESERVING unto the Grantor, his heirs, executors, administrators and assigns a perpetual right of way for all lawful purposes with or without vehicles or animals to and from all parcels of land now existing or hereafter created lying and being in Section 16, Township 39 South, Range 18 East of the Willamette Meridian in Lake County, Oregon, commonly known as Anker Tracts and to and from any other lands now owned by or hereafter acquired by Grantor adjacent to Anker Tracts, over all roads now apparent on the ground, subject to the conditions and covenants by Grantee that said roads shall be considered to have a minimum width of 30 feet and include turnouts and turnarounds and include easements appurtenant for maintenance purposes; that Grantee will maintain a fair proportion of such roads and will pay a fair portion of the expense of maintaining and keeping such roads in repair; and that Grantee will not gate, fence, barricade, undermine, block or impeded such roads in any manner.

Grantee agrees that, at such time as at least five parcels of Anker Tracts are in separate ownership, Grantee will cooperate and assist in forming a homeowners' association for Anker Tract owners for the purpose of developing and maintaining necessary utilities and roads with the express understanding that the association will have the power to assess and collect reasonable fees for such purposes.

State of Oregon } Reel 600  
 County of Lake } ss. File 762

I hereby certify that the within instrument  
 was received and filed for record on the  
16 day of Nov. 20 06  
9:55 o'clock a M. and recorded  
 on page 898 in book 268 record  
 of deeds of said County  
Steve Hensley  
 County Clerk  
 By Monica Hudson Deputy