

EASEMENT AGREEMENT FOR ACCESS ROADWAY

After Recording Return To:

This Easement Agreement (“Agreement”) is made effective as of _____, 2026, by and between:

Froerer family LTD Partnership (“Grantor”)
and
Buyer 1 (“Grantee”)

1. Grant of Easement

Grantor hereby grants and conveys to Grantee a **perpetual, non-exclusive easement** for ingress, egress, and access over and across Grantor’s property.

2. Easement Location

The easement consists of a roadway running from **Grey Blvd**, across Grantor’s property, to Grantee’s homesite.

A legal description shall be attached as **Exhibit A**.

3. Purpose

This easement is for:

- Vehicular and pedestrian access
- Residential use
- Construction and maintenance
- Utilities and services
- Access by guests, contractors, and emergency services

Grantee may make reasonable improvements, provided:

- No unreasonable burden is placed on Grantor
 - Major changes require prior written approval
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10. Utilities

Grantee may install utilities within the easement area, subject to applicable laws and Grantor approval.

11. Agricultural Protection

Grantee shall not interfere with Grantor's:

- Farming operations
 - Grazing operations
 - Irrigation or agricultural infrastructure
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12. Term

This easement is **perpetual** and runs with the land.

13. Indemnification

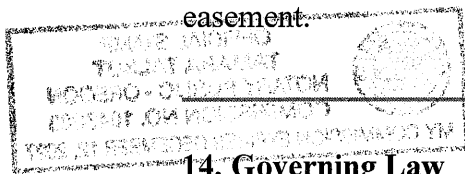
Grantee agrees to indemnify and hold Grantor harmless from any claims arising from use of the easement.

14. Governing Law

This Agreement shall be governed by the laws of the **State of Oregon**.

15. Entire Agreement

This document constitutes the entire agreement between the parties.



This instrument was acknowledged before me on _____ day of _____, 2026,
by _____ (Buyer 1).

Notary Public – State of Oregon: _____
My Commission Expires: _____