

83626

Vol. 23 Page 15246

EASEMENT.

KNOW ALL MEN BY THESE PRESENTS That L. ALAN BAKER and LEONA A. BAKER, grantors, for valuable consideration, do hereby grant to TED W. DRESS and DARLENE L. DRESS, grantees, their heirs and assigns, an easement for a sewer and storm drain on and across the following described real estate, situate in Klamath County, Oregon, to-wit:

Southerly ten (10) feet of Lot 62, of Vacated Roland Park Subdivision, for the benefit of the premises described in Exhibit A attached hereto;

together with the right to use so much of the adjoining land as is reasonable and necessary in connection with the original construction of the sewer and drain.

The foregoing easement is made, executed and delivered to the grantees herein upon the following express terms and conditions, to-wit:

1. The grantees agree to indemnify and save harmless the grantors from and against any damage, loss, cost and expense, which the grantors may sustain resulting directly or indirectly in any manner from the use of said premises and/or the construction, maintenance, use and/or location of the said sewer and drain on and across said premises.
2. The grantees, and the agents and employees of the grantees, shall have the privilege of entering upon said premises for the purpose of making necessary repairs to or changes to said sewer and drain.
3. The said sewer and drain shall be placed underground in the usual manner and grantees agree to replace the surface of the ground above the sewer and drain substantially its present condition and repair or replace any damaged facilities, and agree that grantors shall have full and unrestricted use of the surface of said ground except during the period of sewer and drain construction, and during the period of any repairs that may be necessary. Said surface shall be replaced in its then present condition following such repairs.
4. The grantors shall have the right to connect to the sewer and drain;
5. The grantees shall upon written notice of the grantors requesting relocation or termination of the easement, relocate or remove the sewer and/or drain within 60 days. In the event that grantees fail to do so within 60 days, grantors may relocate or remove the sewer and/or drain at the expense of grantees.
6. This Easement shall be binding upon the heirs, personal representatives and assigns of the parties hereto.

IN WITNESS WHEREOF, Said L. ALAN BAKER and LEONA A. BAKER, have caused this Easement to be executed this 7th day of November, 1973.

STATE OF OREGON,
County of Klamath.

November 7th, 1973.

Personally appeared the above-named L. ALAN BAKER and LEONA A. BAKER, known to me to be the identical persons described in the foregoing instrument, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

George A. [Signature]
Notary Public for Oregon.
My Commission Expires: 9/17/74.

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FORM No. 67
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An easement ten(10) feet in width, for ingress and egress to install and maintain a sanitary sewer and storm drain to service the following described tract of land situated in the NE 1/4 of section 1, T39S, R9EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at a 3/4 inch iron pipe situated N28°42'36"E a distance of 530.82 feet from the Southwest corner of the NE 1/4 of said section 1, said point being the Southeast corner of Lot 63 of vacated Roland Park subdivision; thence N16°34'22"E 83.68 feet to a 5/8 inch iron pin marking the Northeast corner of said Lot 63; thence N20°14'35"W 164.97 feet to a 1/2 inch iron pipe; thence N45°09'00"E 214.95 feet, more or less, to a 5/8 inch iron pin in the right of way fence of State Highway No. 140; thence Southeasterly along the arc of a spiral curve to the right and fence line (long chord bears S47°28'40"E a distance of 357.51 feet) to a 5/8 inch iron pin at the end of said spiral curve; thence S46°04'40"E 22.92 feet to a 5/8 inch iron pin; thence leaving said State Highway right of way S43°51'00"W 369.90 feet to a 3/4 inch iron pipe; thence N46°03'56"W 196.46 feet to the Point of Beginning, containing 2.82 acres, more or less.
Said easement being the southerly ten (10) feet of Lot 62, of Vacated Roland Park subdivision.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Chuck Green

this 20th day of Nov. A. D. 1973 at 2:58 clock A. M., and
duly recorded in Vol. M73, of Deeds on Page 15246

Fee \$1.00

By Wm D. MILNE, County Clerk
Lucas Antala

Ret Ted W. Dress
P.O. Box 548
K. A.

EXHIBIT A.

ca 4.00

FORM No. 63
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FORM No. 63
1967

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