

A-27108

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August 13, 1976

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In consideration of the sum of \$1.00, grantors convey to Alan M. Lee, his heirs, successors and assigns, grantees, a perpetual, non-exclusive easement to use a strip of land, the description of which is as follows:

Beginning at a point on the Northeasterly line of Lot A Sunset Beach, Klamath County, Oregon, said point being North 44°52' West a distance of 90.22 feet from the Southeasterly corner of said Lot A; thence North 87°39' West a distance of 171.57 feet to a point; thence North 49°17' West a distance of 81.70 feet; thence North 30°26'30" West a distance of 213.27 feet; thence North 71°19'20" East a distance of 20.43 feet; thence South 30°26'30" East a distance of 211.52 feet; thence North 66°27'30" East a distance of 7.60 feet; thence South 49°17' East a distance of 60.95 feet; thence South 87°29' East a distance of 135.85 feet to a point on the southerly right of way line of Sunset Drive; thence South 44°52' East a distance of 36.81 feet to the point of beginning.

The terms of the easement are as follows:

I

Grantee, his agents, independent contractors and invitees or assigns, shall use this easement strip for road purposes only for access to the property described in Paragraph IV. and in conjunction with such use may construct, reconstruct, maintain and repair a road thereon.

II

Grantors reserve the right to use, construct, reconstruct and maintain the road located upon the described property and grantors may grant use rights for such use to third parties. The parties shall cooperate during periods of joint use so that each

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party's use shall cause a minimum of interference to the others.

III

This easement is appurtenant to the real property owned by grantees and described below. This easement shall be perpetual.

IV

The following is a description of grantees' property to which this easement is appurtenant:

Lot 17 and a portion of Lot 16 SUNSET BEACH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the right of way line of Sunset Drive, said point also being on the North-easterly line of Lot 16 of Sunset Beach, said point also being the end of a 16.26 curve to the right; thence South 21° 28' East, along said right of way a distance of 16.73 feet; thence South 71° 19' 20" West a distance of 130.57 feet, more or less, to the shore line of Upper Klamath Lake; thence North 08° 33' West along said shore line a distance of 41.50 feet, more or less, to the intersection of said shore line and the Northerly lot line of Lot 16; thence North 53° 43' East, 119.55 feet, more or less, to the Northeasterly corner of Lot 16; thence along the Southwesterly right of way line of Sunset Drive and along a 16.259 curve to the right, 62.86 feet to the point of beginning.

In witness whereof, the parties have caused this instrument to be executed the day and year first written above and

Carlton R. Lockman
Grantor

Genevieve Williams
Grantor

Carol A. Lockman
Grantor

Ronald M. Guly
Grantor

Eugene A. Lockman
Grantor

Lynn A. Guly
Grantor

Ar M. Lee
Grantee

SUBSCRIBED AND SWORN TO before me this 13th day of August, 1976.

NOTARY PUBLIC FOR OREGON
My Commission Expires:

3-3-79

EASEMENT..

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 27th day of AUGUST A.D., 19 76 at 2:55 o'clock P M., and duly recorded in Vol. M 76 of DEEDS on Page 13434.

FEE \$ 6.00

WM. D. MILNE, County Clerk

By Hazel Drazis Deputy

Return to:
Alan M. Lee
2076 Lakeshore
Klamath Falls, Or 97601

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