

24865

This document is being re-recorded to correct the legal description as to the last bearing.

EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT B & W LAND AND CATTLE COMPANY, an Oregon corporation, Grantor, for and in consideration of TEN AND NO/100 DOLLARS and other good and valuable consideration to it paid by CHARLES F. BIERER and IRMA E. BIERER, husband and wife, Grantees, receipt of which is hereby acknowledged, do hereby give and grant unto Grantees, their heirs, administrators and assigns, a perpetual exclusive easement over the following described parcel of real property situate in Klamath County, Oregon, to-wit:

A strip of land 20 feet wide lying first next Northerly, then next Westerly, thence next Northerly then Westerly, & then next South, northerly and adjacent to the following described line:

Beginning at a point on the West line of that portion of Government Lot 2, Section 31, Township 38 South, Range 11-1/2 East of the Willamette Meridian, conveyed to California-Oregon Power Company by Deed Vol. 253, page 538, said point being East 108.5 feet and South 1°52'E. 187.0 feet from the Northwest corner of said Lot 2; thence South along a line 108.5 feet from and parallel to the West line of said Lot 2, to a point 60 feet South of the Southerly right of way line of the Oregon, California and Eastern Railway; thence Westerly, along a line 60 feet from and parallel to the Southerly right of way of said Railway, to a point 20 feet Easterly from the West line of NE1/4SE1/4, Section 25, Township 38 South, Range 10 East of the Willamette Meridian; thence South, along a line 20 feet from and parallel to the West line of the NE1/4SE1/4 and the SE1/4SE1/4 of said Section 25, to a point, said point being the intersection of the above described line and a line 20 feet from and parallel to the most Northerly and Easterly line of a portion of the NE1/4NE1/4 Section 36, Township 38 South, Range 9 East of the Willamette Meridian, conveyed to Charles Bierer in Deed M.70, page 7502; thence S. 31°47'22" West 800.0 feet.

EXCEPTING THEREFROM that portion of the Klamath Falls-Lakeview Highway right of way and the Oregon, California and Eastern Railway right of way included in the above described strip of land;

for ingress and egress to the following described property:

EASEMENT, PAGE ONE.

DE W
31-77
East

SMITH & LEE
ATTORNEYS AT LAW
210 NORTH 4TH STREET
KLAMATH FALLS, ORE.
922-6607

beginning at the southwest corner of the
 Northeast one-quarter of the Northeast
 one-quarter of Section 36, Township 16
 South, Range 10 East, W.M.; thence North
 31°47'22" East, 773.54 feet to a point;
 thence North 31°47'22" West, 773.54 feet
 to a point on the West line of said North-
 east one-quarter; thence South along said
 West line a distance of 1315.06 feet to
 the point of beginning.

TO HAVE AND TO HOLD the said easement unto Grantees,
 their heirs, representatives and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto caused these
 presents to be signed by its President and Secretary, and its
 corporate seal to be hereunto affixed this 1st day of
 May, 1973.

B & W LAND AND CATTLE COMPANY

By Donald E. Wagner
 ITS PRESIDENT

By Betty A. Wagner
 ITS SECRETARY

STATE OF OREGON)
) ss.
 County of Klamath)

Personally appeared DONALD E. WAGNER, who, being sworn,
 did say that he is the President of Grantor corporation, and
 that the seal affixed hereto is its seal and that this instru-
 ment was voluntarily signed and sealed in behalf of the corpora-
 tion by authority of its Board of Directors.

BEFORE ME this 1st day of May, 1973.

C. M. LEE
 NOTARY PUBLIC FOR OREGON
 My Commission expires: 1/24/77

STATE OF OREGON)
) ss.
 County of Klamath)

Personally appeared BETTY A. WAGNER, who, being
 sworn, did say that she is the Secretary of Grantor corpora-
 tion, and that the seal affixed hereto is its seal and that this
 instrument was voluntarily signed and sealed in behalf of the
 corporation by authority of its Board of Directors.

BEFORE ME this 1st day of May, 1973.

C. M. LEE
 NOTARY PUBLIC FOR OREGON
 My Commission expires: 1/24/77

SMITH & LEE
 ATTORNEYS AT LAW
 210 NORTH 4TH STREET
 KLAMATH FALLS, ORE.
 926-6607

EASEMENT, PAGE TWO.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of SMITH & LEE, ATTYS

this 2nd day of MAY A.D. 1973 at 11:00 o'clock A.M. and duly recorded in
 Vol. 73 of 1973 on Page 5251

7:55 A.M.

WM. D. MULNE, County Clerk

1773

STATE OF OREGON

County of Klamath

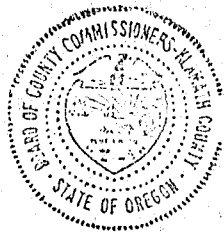
I, Wm D. MILNE, County Clerk of the above named County and State and Clerk of the Circuit Court of the County of Klamath and State of Oregon do hereby certify that the foregoing copy has been by me compared with the original, and that it is a true and correct copy of the whole of such original as the same appears on file or of record in my office and in my care and custody.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court, this

day of JAN 21 1977 A.D. by

Wm D. MILNE, Klamath County Clerk

By Hazel Drayton



When recorded, return:
Transamerica Title - Susan

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 1st day of FEBRUARY 1977 at 10:37 A.M., and

duly recorded in Vol. M 77, of DEEDS on Page, 1771

FEE \$ 9.00

Wm D. MILNE, County Clerk

By Hazel Drayton