

40404

Vol. 77 Page 24185

THIS AGREEMENT, made this 12th day of December, 1977, between FRANK F. GANONG and WILLIAM GANONG, JR., and their Heirs, Devisees, and Grantees, herein called Ganongs, and FRANCIS S. LANDRUM and his Heirs, Devisees, and Grantees, herein called Landrum,

WITNESSETH:

1.  
Ganongs by Deed, dated July 20, 1977, have heretofore sold and conveyed to Landrum the real property in Klamath County, Oregon, to wit:

A Parcel of Land lying in the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 35, Twp. 35 S., R. 14 E., W.M., Klamath County, Oregon, more particularly described as follows: Starting at the NE Corner of the SW $\frac{1}{4}$  of said Section, which Corner is marked by a Brass Cap set in a mound of stone (labeled "CTR $\frac{1}{2}$ SC, S35, 3641"); Thence South 0°54' East along the Easterly Boundary of the SW $\frac{1}{4}$  288.75 feet more or less to the Right and Northerly bank of the North Fork of Sprague River; Thence South 0°54' East along the Easterly Boundary of the SW $\frac{1}{4}$  to its intersection with the Medial Line of the North Fork of Sprague River, which intersection is the True Point of Beginning of this description; Thence South 0°54' East along the Easterly Boundary of the SW $\frac{1}{4}$  to the SE Corner of the NE $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section, which Corner lies 226.71 feet Southerly from the Left (South) Bank of the North Fork of Sprague River, and which corner is monumented by a Brass Cap set in a mound of stone (labeled "1/32 GANONG 3641"); Thence South 89°59' West along the South Line of the NE $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$  726.0 feet; Thence North 0°50'30" West 226.71 feet; Thence North 89°59' East 264 feet; Thence South 30° East to the Medial Line of the North Fork of Sprague River; Thence Easterly and Upstream along said Medial Line of the North Fork of Sprague River to the True Point of Beginning. The Parcel to which the above description applies contains 4.10 acres, more or less.

2.  
Ganongs have retained and continue to own and hold title to other real property in said Section 35, Twp. 35 S., R. 14 E., W.M. upon which is located a presently existing Private Road which provides access from Landrum's above-described real property to and from the United States Forest Service Road No. 335 commonly known as the Weyerhaeuser Road and the Boulder Creek Road.

3.  
Ganongs do hereby give and grant unto Landrum a perpetual non-exclusive easement to be appurtenant to Landrum's above-described real property for ingress and egress to and from said real property and said Forest Service Road upon said Private Road as the same now exists or may hereafter be re-located. Ganongs reserve the right to keep, install, and maintain gates across said Private Road but shall furnish Landrum with keys to said gates if Ganongs wish them kept locked.

WM. GANONG  
LAWYER  
111 S. 7th Street  
KLAMATH FALLS, ORE.  
97601  
(503) 882-7228

Page 1 - AGREEMENT

24844

1 The true and actual consideration paid for this transfer was the sale  
2 and conveyance of the above-described real property and no additional con-  
3 sideration has been paid for this transfer.

4 IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed  
5 the day and year first herein written.

6 Frank F. Ganong  
7 Frank F. Ganong  
8 William Ganong, Jr.  
9 William Ganong, Jr.  
10

Francis S. Landrum  
Francis S. Landrum

11 STATE OF OREGON )  
12 ) SS.  
13 County of Klamath )

14 On this 13 day of December, 1977, personally appeared the above-named  
15 Frank F. Ganong and William Ganong, Jr., and acknowledged the foregoing In-  
16 strument to be their voluntary act and deed. BEFORE ME:

17 (SEAL)

Maurice L. Clark  
Notary Public for Oregon

My Commission expires: JUNE 2, 1978

18 STATE OF OREGON )  
19 ) SS.  
20 County of Klamath )

21 On this 14 day of December, 1977, personally appeared the above-named  
22 Francis S. Landrum and acknowledged the foregoing Instrument to be his voluntary  
23 act and deed. BEFORE ME:

24 (SEAL)

Maurice L. Clark  
Notary Public for Oregon

My Commission expires: JUNE 2, 1978

25  
26 STATE OF OREGON; COUNTY OF KLAMATH; ss.

27 for record at request of:

28 is 14th day of December A. D. 1977 at 12:12 o'clock P.M., and

29 duly recorded in Vol. 177, of Deeds on Page 24155

30 Francis S. Landrum  
31 820 Hellbuck  
32 City

W. D. MILNE, County Clerk

Fee \$6.00

WM. GANONG  
LAWYER  
111 S. 7th Street  
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Page 2 - AGREEMENT