

SEWER  
EASEMENT

Vol. M89 Page 18892

42927

KNOW ALL MEN BY THESE PRESENTS, that Leo E. and Nancy A. Denn, grantor(s), in consideration of the sum of One Thousand Seven Hundred Seventy-Five and no/100 Dollars (\$1,175.00 ) and other valuable consideration, referred to in the attached Exhibit A, receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to the CITY OF KLAMATH FALLS, OREGON, grantee, a permanent non-exclusive easement for the purpose of installing, inspecting, repairing, maintaining, altering and operating a City sewer line and all necessary appurtenances in, into, upon, over, across and under a strip of land described as follows:

See Exhibit B.

~~together with the right of ingress and egress over grantor's adjoining lands for the purposes of this easement.~~ LE D MD

Grantor shall not erect any structures, nor plant any trees or shrubs, within the easement area which would inhibit access to said City sewer line or cause damage to it.

The City, its successors or assigns, shall not be liable to grantor for damage to the above described premises occurring incidental to the proper use of this easement. Provided, however, in the event of damage to premises outside of and adjacent to the above described parcel(s) caused by the City, its successors and assigns, the party causing such damage shall repair same and place said premises in as good condition as they were immediately prior to such damage.

This document shall be binding upon all subsequent purchasers of the above described parcel(s), the City, and the heirs, successors and assigns, of both.

IN WITNESS WHEREOF, ~~XX~~/(We) have hereunto set ~~My~~/(Our) hand(s) this \_\_\_\_\_ day of \_\_\_\_\_, 19

Leo E. Denn Nancy A. Denn

STATE OF OREGON ) ss.  
County of Klamath)

October 12, 1984

Personally appeared the above named Leo E. Denn, Nancy A. Denn and acknowledged the foregoing instrument to be their voluntary act and deed.

Before Me:

Notary Public for Oregon  
My commission expires: Feb 3, 1987

TAX LOT NUMBER: 3909-0700-2200

After Recording, Return To:  
Donna Wohlwend  
P.O. Box 237, Klamath Falls, OR

70 3 PM 3 07  
ACM 1/8

OK  
13.80

SANITARY SEWER HOOK-UP FEE WAIVER

FOR AND IN CONSIDERATION of the sanitary sewer easement herewith transferred by Leo E. and Nancy A. Denn, Grantees, to the City of Klamath Falls over Grantees' lands, the City of Klamath Falls hereby grants onto Grantees three (3) residential sanitary sewer hook-ups without payment of any hook-up fee to City, said fee waivers not to exceed the combined total of \$1,500.00. Grantees may utilize said free hook-ups at any time by presenting this document to the City's Public Works Director. Provided, however, said sanitary sewer hook-ups shall be otherwise subject to all applicable City rules and regulations pertaining to such hook-ups as may be effective at the time the hook-ups are made.

DATED this 16th day of October, 1984.

CITY OF KLAMATH FALLS, OREGON

By:

George C. Flitcraft

Attest:

Garren Fowler

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EXHIBIT B  
SEWER EASEMENT

A strip of land lying in Section 7, T39S, R9E, W.M., Klamath County, Oregon, and being a portion of that property described by Vol. M77, Page 673, of the official deed records of Klamath County. Said strip of land being more particularly described as follows:

Beginning at the Southeast corner of Lot 4, Block 14, of Stewart as shown and recorded in Book 9, Page 29, of the official Klamath County records; thence along the Easterly property line of said Lot 4, N 01° 07' 56" E 8.00 feet to a point; thence S 89° 05' 50" E 304.28 feet to a point; thence S 65° 01' 34" E 383.33 feet to a point on the East line of the West ½ of the SW¼ of the NW¼ of Section 7, T39S, R9E, W.M.; thence along said East line South 17.66 feet to a point; thence N 65° 01' 34" W 387.37 feet to a point; thence N 89° 05' 50" W 300.93 feet to a point on the Easterly property line of Lot 3, Block 14, of Stewart as shown and recorded in Book 9, Page 29, of the official Klamath County records; thence along the Easterly property line of said Lot 3, N 01° 07' 56" E 8.00 feet to the point of beginning.

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

on this 6th day of November, D. 19 84  
at 3:07 o'clock P M, and duly  
recorded in Vol. M84 of Deeds  
Page 18892

**EVELYN BIEHN**, County Clerk

By Pam Smith Deputy

Fee 12.00 Index: \$1.00