

53129

MAJOR LAND PARTITION 62-83
CREATION OF AN ACCESS EASEMENT

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KNOW ALL MEN BY THESE PRESENTS, that Land Use Investment-Klamath, a California Limited Partnership, in fee simple, deed holder, in consideration of the approval by Klamath County of a Statutory Major Partition of the hereinafter described real property, and in consideration of the benefits accruing to the above named by reason of said approved Major Partition, we, the undersigned, do hereby irrevocably create the following described non-exclusive easement to to be appurtenant to the respective partitioned parcels, with the rights and obligations hereinafter contained, to run with the title to said parcels. Said easement being 30 feet in width described as follows:

A 30-foot non-exclusive, over and across easement, as per easement exchange document between Weyerhaeuser Company, a Washington corporation, and Land Use Investment-Klamath, a California Limited Partnership, dated February 1, 1982; Traversing from a point on the westerly right of way line of U.S. Highway 97 to a point on the north line of the $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of section 18, T28S, R8EWM, Klamath County, Oregon, said point being on the centerline of said 30-foot easement, situated N43°24'38"W 3459.80 feet and N67°07'45"E 320 feet, more or less, from the southeast corner of said section 18; thence continuing along said centerline, S67°07'45"W 320 feet, more or less; thence S45°21'58"W 425.50 feet to POINT "A"; thence continuing S45°21'58"W 1725 feet, more or less, to the south line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said section 18; ALSO beginning at the above mentioned POINT "A"; thence N58°06'22"W 427.28 feet; thence N41°56'21"W 270 feet, more or less, to the south line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said section 18, with bearings based on a solar observation.

The access easement shall provide vehicular and public utility access to the three (3) parcels of land. Those parcels are more particularly described as follows:

PARCEL B:

A parcel of land situated in the NW $\frac{1}{4}$ of section 18, T28S, R8EWM, Klamath County, Oregon, more particularly described as follows:
The SE $\frac{1}{4}$ NW $\frac{1}{4}$, the E $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, the W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the SE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, all in said section 18.

PARCEL A:

Being the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of section 18, T28S, R8EWM, Klamath County, Oregon.

PARCEL C:

Being the W $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of section 18, T28S, R8EWM, Klamath County, Oregon.

IN WITNESS WHEREOF the undersigned have hereunto set their hand this 8 day of Sept, 1985.

LAND USE INVESTMENT-KLAMATH

President

Secretary

Ret: George S. Whiteman
182 Sunset Terrace
Laguna Beach, Calif.
92651

Major Land Partition
Creation of Access Easement
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of September A.D., 19 85 at 10:14 o'clock A M., and duly recorded in Vol. M85
of _____ Deeds on Page 14612

FEE \$5.00

Evelyn Biehn, County Clerk
By [Signature]