

53705

## MAJOR LAND PARTITION 52-84

CREATION OF AN ACCESS EASEMENT

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KNOW ALL MEN BY THESE PRESENTS, that Theodore E. Miller and Paula E. Miller, husband and wife, 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 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 strip of land situated in the W $\frac{1}{2}$  of Lot 66, FAIR ACRES NUMBER 1, a duly recorded subdivision plat, in Klamath County, Oregon. The easterly line of which is described as follows: Beginning at a point on the northerly right of way line of Shasta Way, said point being S89°48'38"W 165.63 feet from the southeast corner of said Lot 66; thence N00°00'38"E 410.00 feet.

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 1

A parcel of land situated in the W $\frac{1}{2}$  of Lot 66, FAIR ACRES NUMBER 1, a duly recorded subdivision plat, in Klamath County, Oregon, being more particularly described as follows:

Beginning at a  $\frac{1}{2}$ -inch re-bar on the northerly right of way line of Shasta Way, said re-bar locate S89°48'38"W 165.63 feet from the southeast corner of said Lot 66; thence N00°00'38"E 205.00 feet; thence S89°48'38"W 100.50 feet; thence S00°00'38"W 205.00 feet to the northerly right of way line of said Shasta Way; thence N89°48'38"E 100.50 feet to the point of beginning, containing 0.47 acres, with bearings based on survey No. 1805 as recorded in the office of the Klamath County Surveyor.

## PARCEL 2

A parcel of land situated in the W $\frac{1}{2}$  of Lot 66, FAIR ACRES NUMBER 1, a duly recorded subdivision plat, in Klamath County, Oregon, more particularly described as follows:

Beginning at a  $\frac{1}{2}$ -inch re-bar with plastic cap which is located S89°48'38"W 165.63 feet and N00°00'38"W 410.00 feet from the southeast corner of said Lot 66; thence S89°48'38"W 100.50 feet; thence S00°00'38"W 205.00 feet; thence N89°48'38"E 100.50 feet; thence N00°00'38"E 205.00 feet to the point of beginning, containing 0.47 acres, with bearings based on survey No. 1805 as recorded in the office of the Klamath County Surveyor.

## PARCEL 3

A parcel of land situated in the W $\frac{1}{2}$  of Lot 66, FAIR ACRES NUMBER 1, a duly recorded subdivision plat, in Klamath County, Oregon, more particularly described as follows:

Beginning at a  $\frac{1}{2}$ -inch re-bar with plastic cap which is located S89°48'38"W 165.63 feet and N00°00'38"W 410.00 feet from the southeast corner of said Lot 66; thence S89°48'38"W 100.50 feet; thence N00°00'38"E 247.54 feet to the northerly line of said Lot 66; thence N89°49'59"E 100.50 feet; thence S00°00'38"W 247.50 feet to the point of beginning, containing 0.57 acres, with bearings based on survey No. 1805 as recorded in the office of the Klamath County Surveyor.

IN WITNESS WHEREOF the undersigned have hereunto set their hand this

23<sup>rd</sup> day of September, 1985.

Theodore E. Miller

Paula E. Miller

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 1:17 o'clock P M., and duly recorded in Vol. M85 of Deeds on Page 15521.

FEE \$5.00

Evelyn Biehn  
By

County Clerk

Sam Smith

Return to: Theodore & Paula Miller  
122 Wilanette Ave.  
Medford, OR 97504

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