

MTC 16222

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MAJOR LAND PARTITION NO. 36-85

CREATION OF A PRIVATE DRIVEWAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Thomas R. Holm, in consideration of the approval by the Klamath County Planning Commission of a Statutory Major Land 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, I, the undersigned do hereby irrevocably create the following described non-exclusive private driveway 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 and being over and across the following described property:

An access easement for Major Partition No. 36-85 across the westerly 30 feet of the lands of Thomas R. Holm in the Northeast 1/4 Section 25, Township 39 South, Range 9 East of the Willamette Meridian. Said lands being described as recorded in Volume M84, page 18839 of the Klamath County Deed Records. Said easement more particularly described as follows:

Commencing at the Northeast corner of Section 25; running thence South 1291.99 feet; thence South 89° 34' 00" West 160.07 feet; thence South 00° 26' 00" East 30 feet to a point on the southerly right-of-way line of Henley Road which is also the Northwestern corner of the above described lands and the point of beginning; thence South 22.00 feet; thence South 89° 34' 00" West 13.00 feet; thence South 451.47 feet; thence North 89° 47' 00" East 30.00 feet; thence North 426.03 feet; thence North 45° 00' 00" East 18.38 feet; thence North 34.65 feet to the southerly right-of-way line of Henley Road; thence along said right-of-way South 89° 34' 00" West 30.00 feet to the point of beginning.

The private driveway easement shall provide vehicular and public utility access to three parcels that being more particularly described as follows:

See attached Parcels 1, 2, & 3

IN WITNESS WHEREOF, the parties have hereunto set their hands this March 27th day of March, 1986.

Thomas R. Holm  
Thomas R. Holm



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5025

STATE OF OREGON )  
 )  
Cunty of Klamath )

BE IT REMEMBERED, that on this 27th day of March  
1986, before me, the undersigned, a Notary Public in and for said County and State,  
personally appeared the within named Thomas R. Trolm  
known to me to be the identical individual described in and who executed the within  
instrument and acknowledged to me that he executed the same freely and  
voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set  
my hand and affixed my official seal the  
day and year last above written.

Thomas R. Phillips  
Notary Public for Oregon

My commission expires: 3-2-88

PARCEL 1

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A parcel of land situated in the southeast 1/4 of the northeast 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; more particularly described as follows:

Beginning at a point on the West right-of-way line of State Highway No. 39, said point being South 1417.99 feet and South 89° 34'00" West 30.00 feet from the Northeast corner of Section 25; running thence parallel with the centerline of Henley Road, South 89° 34'00" West 250.00 feet; thence North 96.00 feet to the southerly right-of-way of Henley Road; thence along said right-of-way, South 89° 34'00" West 80.50 feet; thence South 22.00 feet; thence South 89° 34'00" West 13.00 feet; thence South 258.00 feet; thence North 89° 34'00" East 343.50 feet to the westerly right-of-way line of State Highway No. 39; thence along said right-of-way line, North 184.00 feet to the point of beginning.

SUBJECT TO: an access easement for lands to the South (Parcels 2 and 3), more particularly described as follows:

Beginning at the northwesterly corner of the above described property, said corner being on the southerly right-of-way of Henley Road; running thence South 22.00 feet; thence South 89° 34'00" West 13.00 feet thence South 258.00 feet, to the southerly line of the above described parcel; thence along said southerly line North 89° 34'00" East 30.00 feet; thence North 232.45 feet; thence North 45° 00'00" East 18.38 feet; thence North 34.65 feet to the southerly right-of-way line of Henley Road; thence along said right-of-way line South 89° 34'00" West 30.00 feet to the point of beginning.

Refer to recorded survey map of Major Partition No. 36-85 for THOMAS R. HOLM.

PARCEL 2

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5027

A parcel of land situated in the southeast 1/4 of the northeast 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; more particularly described as follows:

Beginning at a point on the westerly right-of-way line of State Highway No. 39, said point being South 1796.87 feet and South  $89^{\circ} 47'00''$  West 30.00 feet from the northeast corner of Section 25; running thence South  $89^{\circ} 47'00''$  West 343.50 feet; thence North 193.47 feet; thence North  $89^{\circ} 34'00''$  East 343.50 feet to the westerly right-of-way line of State Highway No. 39; thence along said right-of-way line South 194.77 feet to the point of beginning.

SUBJECT TO: an access easement for lands to the South (Parcel 3) along the ~~westerly~~ <sup>easterly</sup> 30.00 feet of the above described parcel.

INCLUDING ALSO: an access easement from Henley Road to the above described parcel as detailed in the description of Parcel 1.

Refer to recorded survey map of Major Partition No. 36-85 for THOMAS R. HOLM.

PARCEL 3

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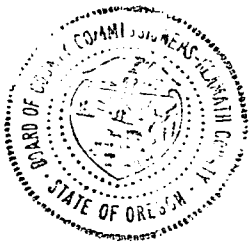
A parcel of land situated in the southeast 1/4 of the northeast 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; more particularly described as follows:

Beginning at a point on the westerly right-of-way line of State Highway No. 39, said point being South 1796.87 feet and South 89° 47'00" West 30.00 feet from the northeast corner of Section 25; running thence South 89° 47'00" West 343.50 feet; thence South 193.47 feet to the lands described and recorded in Book 100, Page 457, Klamath County Deed Records; thence along the northerly boundary of said described lands, East 343.50 feet to the westerly right-of-way line of State Highway No. 39; thence along said right-of-way line, North 194.76 feet to the point of beginning.

INCLUDING ALSO: access easements from Henley Road to the above described parcel as described in the descriptions of Parcel 1 and Parcel 2.

Refer to recorded survey map of Major Partition No. 36-85 for THOMAS R. HOLM.

After Recording Return:  
Thomas Holm  
2130 Arthur Street  
Klamath Falls Oregon  
97603



STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

on this 27th day of March A.D., 19 86  
at 3:34 o'clock P M. and duly recorded  
in Vol. M86 of Deeds Page 5024  
Evelyn Biehn, County Clerk  
By [Signature]  
Fee, \$21.00 Deputy.

INDEXED  
D.L.L.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of April A.D., 19 86 at 11:09 o'clock A M., and duly recorded in Vol. M86 day  
of Deeds on Page 5652  
Evelyn Biehn, County Clerk  
By [Signature]  
FEE \$21.00