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## EASEMENT

THIS AGREEMENT, made and entered this 15th day of February, 1974, by and between GARY W. BANGS and DAVID G. HEIN, dba SHAMROCK CUSTOM MEATS AND BUTCHERING, a partnership, herein-after referred to as the parties of the first part, and IVAN H. BOLD and CLARA E. BOLD, husband and wife, hereinafter referred to as parties of the second part;

## W I T N E S S E T H:

WHEREAS, the parties of the first part own and have title to the following described real property situate in Klamath County, Oregon:

The East 75 feet of Lots 1, 2 and 3 in Block 4 of Bonanza, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon,

hereinafter called Parcel One.

WHEREAS, the parties of the second part own and have title to the following described real property situate in Klamath County, Oregon:

The West 50 feet, Block 12, First Addition to Bonanza, Klamath County, Oregon; the East 75 feet of Lots 1, 2, and 3, Block 4 in original plat of Bonanza, Klamath County, Oregon,

hereinafter called Parcel Two.

WHEREAS, ADDIA M. PUDDY, IVAN BOLD and LUCILE DAVISON, hereinafter called parties of the third part, own and have title to the following described real property situate in Klamath County, Oregon:

West 10 feet of Lot 1 and all of Lots 2 and 3, Block 16, First Addition to Bonanza,

hereinafter called Parcel Three.

WHEREAS, JOHN BROWN and ESTHER A. BROWN, hereinafter called parties of the third part, own and have title to the following described real property situate in Klamath County, Oregon:

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Westerly 65 feet of Lots one and two in  
Block 4, Original Town of Bonanza,

hereinafter called Parcel Four.

WHEREAS, B. M. RIGGS and NELLIE MAY RIGGS, hereinafter called parties of the third part, own and have title to the following described real property situate in Klamath County, Oregon:

Commencing at a point in the Southeasterly line of Block 12 of First Addition to Bonanza, which point is in the intersection of the Southeasterly line of said Block 12 with the centerline of the Southerly wall of the building located on the premises herein described and which said point is N.  $33-3/4^{\circ}$  East 58 feet  $6\frac{1}{2}$  inches, more or less, from the Southeast corner of said Block 12; thence continuing North  $33-3/4^{\circ}$  East along the said Southeasterly line of said Block 12, 31 feet  $6\frac{1}{4}$  inches, more or less, to the North line of said building, and being the East and West centerline of said Block 12; thence Westerly parallel with the South line of said Block a distance of 124.74 feet; thence South 26 feet  $4\frac{1}{2}$  inches; thence East to the place of beginning, being property described in Deed recorded in Vol. 163, page 253, Klamath County Deed Records,

hereinafter called parcel Five.

WHEREAS, there is an existing well located on parcel One which supplies parcels Two, Three, Four and Five with water for domestic and commercial use.

Parties of the first part grant, bargain and sell to the parties of the second part and for the benefit of the third parties mentioned herein, their heirs and assigns, an easement appurtenant to said Parcels Two, Three, Four and Five.

Concomitant and coextensive with this right is the further right of the parties of the second part and parties of the third part, their heirs and assigns, of ingress and egress over and upon that portion of Parcel One to effect the purposes of said easement. Said right is conditioned upon the reasonable exercise thereof for the dominant tenements, and in the event of excessive use, or use for non-dominant purposes, or by means otherwise injurious to the servient tenement, the parties of

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the first part shall have the right to extinguish said easement.  
Unless otherwise extinguished, said easement shall be perpetual.

WITNESS the hands of the parties the day and year first  
herein written.

## PARTIES OF THE FIRST PART

Gary W. Bangs  
GARY W. BANGS

David G. Hein  
DAVID G. HEIN

## PARTIES OF THE SECOND PART

Ivan H. Bold  
IVAN H. BOLD

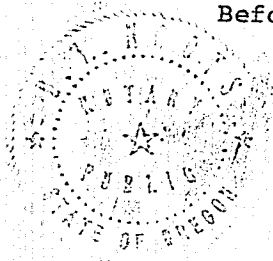
Clara E. Bold  
CLARA E. BOLD

STATE OF OREGON       )  
County of Klamath    ) ss.

February 15, 1974

Personally appeared the above named GARY W. BANGS and  
DAVID G. HEIN and acknowledged the foregoing instrument to be  
their voluntary act and deed.

Before me:



[Signature]  
Notary Public for Oregon  
My Commission Expires: 11-22-77

STATE OF OREGON,       ss.  
County of Klamath

Filed for record at request of:

on this 31st day of August A.D., 19 87  
at 4:04 o'clock P M. and duly recorded  
in Vol. M87 of Deeds Page 15774

Evelyn Biehn, County Clerk

By [Signature] Deputy.

Fee, \$13.00

RAMIREZ & HOOTS  
ATTORNEYS AT LAW  
514 WALNUT STREET  
P.O. BOX 398  
KLAMATH FALLS, OR. 97601  
TELEPHONE 884-9275

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EASEMENT

PARKS & RATLIFF  
ATTORNEYS AT LAW  
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