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MAC 19615

CREATION OF PRIVATE ROAD AND UTILITY EASEMENT Vol. 1188 Page 5565

KNOW ALL MEN BY THESE PRESENTS that Marvin R. Stump and Leah A. Stump, husband and wife, in consideration of the benefits accruing to the above named by reason of said easements, the undersigned do hereby irrevocably create the following described easements to be appurtenant to the respective parcels with the rights and obligations hereinafter contained, to run with the title of said parcels:

DOMINANT TENEMENT - PARCEL 1 -

A parcel of land being a portion of Lots 11 and 12, Block 1 of TRACT 1198, VALE DEAN CANYON, a duly recorded plat in Klamath County, Oregon and a strip of land lying Southerly of and adjacent to said Lot 12, in the SE1/4 SE1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, said Parcel being more particularly described as follows:

Beginning at the Southwest corner of said Lot 12; thence North 00 degrees 04' 18" West along the Westerly line of said Lot 12 and said Lot 11, 259.96 feet; thence North 84 degrees 37' 45" East 253.58 feet; thence South 00 degrees 04' 18" East 313.86 feet; thence South 89 degrees 39' 43" West, along an existing fence, 252.50 feet to a point on the Southerly extension of the Westerly line of said Lot 12; thence North 00 degrees 04' 18" West 31.65 feet to the point of beginning, with bearings based on Minor Partition No. 31-84

SERVIENT TENEMENT - PARCEL 2

A parcel of land being a portion of Lots 11 and 12, Block 1 of TRACT 1198, VALE DEAN CANYON, a duly recorded plat in Klamath County, Oregon and a strip of land lying Southerly of and adjacent to said Lot 12, in the SE1/4 SE1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, said parcel being more particularly described as follows:

Beginning at the most Easterly corner of said Lot 12, said point being on the Southwesterly right of way line of Aurora Drive; thence South 22 degrees 38' 58" West along the Easterly line of said Lot 12, 287.34 feet to the Southeast corner of said Lot 12; thence South 00 degrees 52' 35" East along the Westerly line of Lot 13, Block 1, of said Tract 1198, 29.83 feet; thence South 89 degrees 19' 32" West along an existing fence, 182.93 feet; thence North 00 degrees 04' 18" West, 313.86 feet; thence North 84 degrees 37' 45" East 236.58 feet to the corner common to said Lots 11 and 12 on the Southwesterly right of way line of said Aurora Drive; thence Southeasterly along the the arc of a curve to the left (radius point bears North 45 degrees 00' 00" East 180.00 feet, and central angle is 22 degrees 21' 02"), 70.22 feet to the point of beginning, with bearings based on Minor Partition No. 31-84.

Said easements are described as follows:

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An Access and Utility Easement over a portion of Lots 11 & 12, Block 1 of Tract 1198, VALE DEAN CANYON SUBDIVISION; located in the SE1/4 SE1/4 of Section 6; Township 39 South, Range 10 East, Willamette Meridian; being a duly recorded plat in Klamath County, Oregon.

Being more particularly described as follows:

Commencing at a 5/8" iron pin marking the Northeast property corner of Lot 11 of Block 1 and located on the Westerly right-of-way line of Aurora Drive; thence, South along said right-of-way, 61.84 ft. to a 5/8" iron pin marking the point of curve; thence, along said right-of-way line Southwesterly following the curve to the left, having a central angle of 45 degrees 00' 00" and R= 180.00', to the True Point of Beginning, a 5/8" iron pin with surveyor cap, marking a property corner common to Lots 11 & 12, and on the right-of-way line of Aurora Drive; thence, S84 degrees 37' 45" W 236.58 ft along the North line of that certain parcel described as Parcel 2 in Volume M87 at page 1498, Microfilm Records of Klamath County, Oregon, to a 5/8" iron pin with surveyor cap; thence, S00 degrees 04' 18" E, 200.00 feet to a point; thence, N89 degrees 55' 42" E, 25.00 ft. to a point; thence, N00 degrees 04' 18" W, 160.00 feet; thence, N42 degrees 16' 38" E, 25.44 feet to a point; thence, N84 degrees 37' 45" E to a point intersecting the Southwest right-of-way line of Aurora Drive; thence, Northwesterly, along said right-of-way line and along the curve to the right having a central angle of 22 degrees 21' 02" and a R= 180.00 feet, to the True Point of Beginning. Access and Utility easement containing 0.25 acres more or less. Bearings and distances based on Minor Partition No. 31-84.

The owner of said Dominant Tenement shall have all exclusive rights of ingress and egress necessary for the use, enjoyment, operation and maintenance of the easements hereby granted and all rights and privileges incident thereto.

Except as to the rights herein granted, the respective parcel owners shall have the full use and control of the above described real estate.

These easements described above shall continue for a period of perpetuity.

This Agreement shall bind and inure to the benefit of, as the circumstances may require, not only the immediate parties hereto, but also their respective heirs, executors, administrators and successors in interest as well.



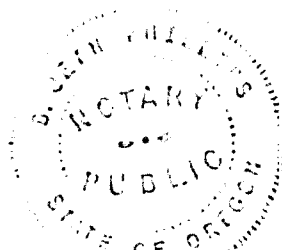
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In construing this Agreement and where the context so requires, words in the singular include the plural, the masculine includes the feminine and the neuter; and generally, all changes shall be made or implied so that this instrument shall apply both to individuals and to corporations.

IN WITNESS WHEREOF, the parties hereto have subscribed this instrument on the 11 of April, 1988.

Marvin R. Stump  
MARVIN R. STUMP

Leah A. Stump  
LEAH A. STUMP



STATE OF OREGON )  
COUNTY OF KLAMATH )

ON THIS 11th day of April, 1988,  
personally appeared the above named Marvin R. Stump and Leah  
A. Stump, and acknowledged the foregoing instrument to be  
their voluntary act and deed.

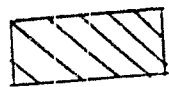
B. Leon Phillips  
Notary Public for Oregon

My Commission expires: 3-2-92

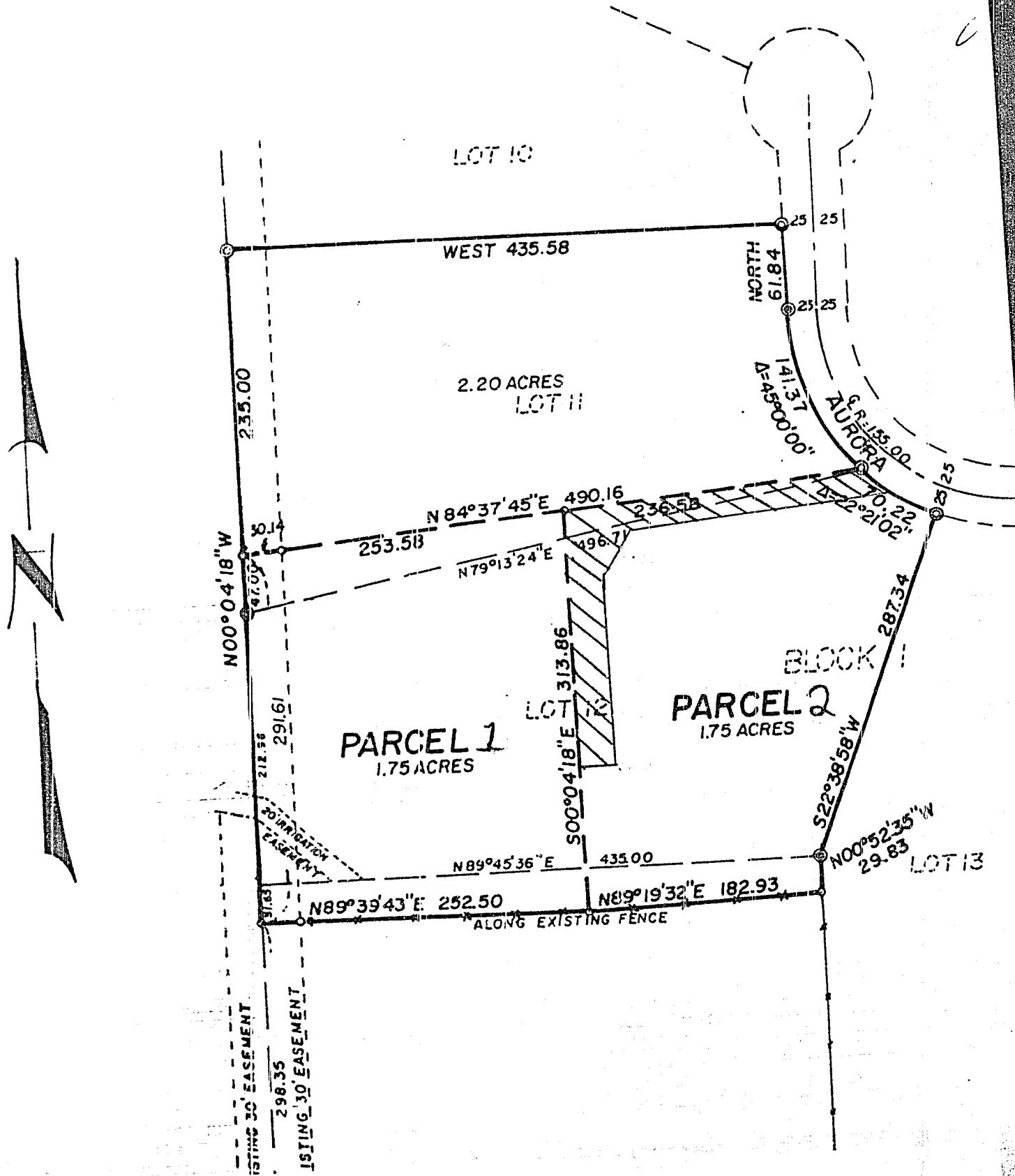
Return:

Mr. and Mrs. Marvin Stump  
Clo Mountain Title Company  
407 Main Street  
Klamath Falls, Oregon  
97601

THE SE 1/4 SE  
5568 KLAM



Private Road and Utility  
Easement



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 13th day  
of April A.D. 19 88 at 9:07 o'clock A.M., and duly recorded in Vol. M88,  
of Deeds on Page 5565.

Evelyn Biehn County Clerk

By

Bernetha D. Letch

FEE \$20.00