

6309

Vol. m89 Page 19281

MQC 21874

MAJOR LAND PARTITION NO. 38-88

CREATION OF A PRIVATE ROAD

KNOW ALL MEN BY THESE PRESENTS, that RONNIE D. LARSON AND LORENA P. LARSON, HUSBAND AND WIFE, in consideration of the approval of 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, We, the undersigned do hereby irrevocably create the following described non-exclusive private easement to be appurtenant to the respective partitioned parcel shown as Exhibit "C" attached hereto (Parcel 2).

The Servient Tenement property is more particularly described in Exhibit "B" attached hereto (Parcel 1).

The private road easement shall provide vehicular and public utility access to the partitioned parcels. The private road easement being more particularly described in Exhibit "A" attached hereto.

IN WITNESS WHEREOF, the parties have hereunto set their hands this 9th day of October, 1989.

Ronnie D. Larson
Ronnie D. Larson

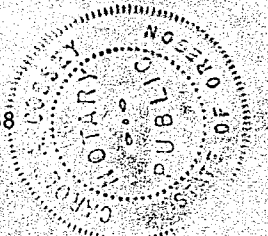
Lorena P. Larson
Lorena P. Larson

Before Me

Carol Rossey
Notary Public for Oregon

My Commission expires: 8-19-90

Major Land Partition No. 38-88
Creation of a private Road



1989 OCT 11 PM 3 15

Owner
Erwin R. Ritter, L.S.

19282
Owner
Dennis A. Ensor

TRU (SURVEYING) LINE

TELEPHONE (503) 884-3891
2333 SUMMERS LANE - KLAMATH FALLS, OREGON 97603
SEPTEMBER 20, 1989

EXHIBIT "A"

LEGAL DESCRIPTION

OF

15-FOOT WIDE NON-EXCLUSIVE EASEMENT
MAJOR LAND PARTITION 38-88

A 15-FOOT WIDE STRIP OF LAND SITUATED IN LOT 9
OF "VILLA SAINT CLAIR" SUBDIVISION AND BEING IN THE
NW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 14, T39S, R9EWM, KLAMATH COUNTY,
OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID
LOT 9, FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 9
BEARS N89°58'E 20.00 FEET; THENCE N00°13'W, PARALLEL
TO THE EAST LINE OF SAID LOT 9, 160.00 FEET; THENCE
S89°58'W 15.00 FEET; THENCE S00°13'E 160.00 FEET
TO A POINT ON THE SOUTH LINE OF SAID LOT 9; THENCE
N89°58'E 15.00 FEET TO THE POINT OF BEGINNING, WITH
BEARINGS BASED ON RECORD OF SURVEY No. 2690.


ERWIN R. RITTER O.L.S. 658

19283

Owner
Erwin R. Ritter, L.S.

Owner
Dennis A. Ensor

TRU (SURVEYING) LINE

TELEPHONE (503) 884-3691
2333 SUMMERS LANE - KLAMATH FALLS, OREGON 97603

SEPTEMBER 21, 1989

EXHIBIT "B"

LEGAL DESCRIPTION

PARCEL 1 OF MAJOR LAND PARTITION 38-88

A PARCEL OF LAND BEING A PORTION OF LOT 9 OF "VILLA SAINT CLAIR" SUBDIVISION, SITUATED IN THE NW $\frac{1}{2}$ NW $\frac{1}{2}$ OF SECTION 14, T39S, R9EWM, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 9, FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 9 BEARS N89°58'E 20.00 FEET; THENCE N00°13'W, PARALLEL WITH THE EAST LINE OF SAID LOT 9, 160.00 FEET; THENCE S89°58'W 80.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 9; THENCE S00°13'E 160.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE N89°58'E 80.00 FEET TO THE POINT OF BEGINNING, CONTAINING 12,800 SQUARE FEET WITH BEARINGS BASED ON RECORDED SURVEY No. 2690.

SUBJECT TO: A 15-FOOT WIDE NON-EXCLUSIVE EASEMENT AS RECORDED IN DEED VOLUME M 89 PAGE 19281 OF THE KLAMATH COUNTY DEED RECORDS.


ERWIN R. RITTER O.L.S. 658

Owner
Erwin R. Ritter, L.S.

19284

Owner
Dennis A. Ensor

TRU (SURVEYING) LINE

TELEPHONE (503) 884-3691
2333 SUMMERS LANE · KLAMATH FALLS, OREGON 97603

SEPTEMBER 21, 1989

EXHIBIT "C"

LEGAL DESCRIPTION

PARCEL 2 OF MAJOR LAND PARTITION 38-88

A PARCEL OF LAND BEING A PORTION OF LOT 9 OF "VILLA SAINT CLAIR" SUBDIVISION, SITUATED IN THE NW $\frac{1}{2}$ NW $\frac{1}{2}$ OF SECTION 14, T39S, R9EWM, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 9 BEARS S00°13'E, PARALLEL TO THE EAST LINE OF SAID LOT 9, 160.00 FEET AND N89°58'E 20.00 FEET; THENCE N00°13'W, PARALLEL TO SAID EAST LINE, 140.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 9; THENCE S89°58'W 80.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE S00°13'E, ALONG THE WEST LINE OF SAID LOT 9, 140.00 FEET; THENCE N89°58'E 80.00 FEET TO THE POINT OF BEGINNING, CONTAINING 11,200 SQUARE FEET WITH BEARINGS BASED ON RECORDED SURVEY No. 2690.

TOGETHER WITH: A 15-FOOT WIDE NON-EXCLUSIVE EASEMENT AS RECORDED IN DEED VOLUME M 89 PAGE 19281 OF THE KLAMATH COUNTY DEED RECORDS.

Return to:
Mountain Title
Company

Erwin R. Ritter
ERWIN R. RITTER O.L.S. 658

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 11th day
of Oct. A.D. 19 89 at 3:15 o'clock P.M., and duly recorded in Vol. M89,
of Deeds on Page 19281.

FEE \$23.00

Evelyn Blehn County Clerk

By *D. Audene Mullendore*