

13483

MAJOR LAND PARTITION NO. 3-P-89, m90 Page 6834
CREATION OF A PRIVATE ROAD AND UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Sheahan Investment Company, a Nevada corporation, 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 Partitions, we, the undersigned do hereby irrevocably create the following described non-exclusive private easements to be appurtenant to the respective partitioned parcels, with the rights and obligations hereinafter contained, to run with the title to said parcels. Said easements, more particularly described as follows:

A 30 foot easement situated in TRACT 805--ENTERPRISE TRACTS, being in the NE1/4 NE1/4 of Section 4, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, the center line being more particularly described as follows:

Beginning at a point on the Southerly right of way line of South Sixth Street as described in Deed Volume 191 Page 240 from which the "+" in the concrete sidewalk marking the intersection of the said right of way and the Easterly line of that tract of land described in Deed Volume 179 Page 385, bears North 55 degrees 46' 50" East 35.00 feet; thence South 34 degrees 13' 10" East 250.00 feet to the Northerly line of Parcel 2 of Major Land Partition 3-P-89.

An 8 foot utility easement situated in TRACT 805--ENTERPRISE TRACTS, being in the NE1/4 NE1/4 of Section 4, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, the Easterly line of said easement being more particularly described as follows:

Beginning at a 5/8" iron pin with an aluminum cap stamped LS 658, marking the Northwest corner of that tract of land described in Deed Volume M73, page 3753, Microfilm Records of Klamath County, Oregon; thence South 34 degrees 13' 10" West, along the Northwesterly boundary of said tract 190.00 feet to the Northeasterly corner of Parcel 2 of Major Land Partition 3-P-89.

The private road easement and utility easement shall provide vehicular and public utility access to two parcels, being more particularly described as follows:

A parcel of land situated in TRACT 805--ENTERPRISE TRACTS, being in the NE1/4 of Section 4, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

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Beginning at a 5/8" iron pin with a Tru-Line Surveying plastic cap, on the West line of said Tract 805, from which the Southwest corner of said Tract 805 bears South 00 degrees 03' 34" West 513.61 feet; thence North 00 degrees 03' 34" East 72.80 feet, more or less, to a 5/8" iron pin marking the Southwest corner of that tract of land described in Deed Volume 179 page 385; thence along the boundaries of said tract South 55 degrees 41' 01" East 139.03 feet to a 5/8" iron pin with a Tru-Line Surveying plastic cap and North 34 degrees 13' 10" East 190.00 feet to a "+" on the concrete sidewalk marking the Southerly boundary of South Sixth Street, as described in Deed Volume 191 page 240; thence along said Southerly boundary, South 55 degrees 46' 50" East 200.72 feet to a 5/8" iron pin with an aluminum cap stamped L.S. 658, marking the Northwest corner of that tract of land described in Deed Volume M73 page 3753, Microfilm Records of Klamath County, Oregon; thence South 34 degrees 13' 10" West, along the Northwesterly boundary of said tract, 190.00 feet to a 5/8" iron pin with a Tru-Line Surveying plastic cap; thence North 55 degrees 46' 50" West 90.00 feet to a 5/8" iron pin with a Tru-Line Surveying plastic cap; thence South 34 degrees 13' 10" West 40.00 feet to a 5/8" iron pin with a Tru-Line Surveying plastic cap; thence North 55 degrees 46' 50" West 65.00 feet to a 5/8" iron pin with a Tru-Line Surveying plastic cap; thence South 34 degrees 13' 10" West 20.00 feet to a 5/8" iron pin with a Tru-Line Surveying plastic cap; thence North 55 degrees 46' 30" West 143.87 feet to the point of beginning, containing 1.162 acres and with bearings based on Recorded Survey No. 1837, a solar observation.

A parcel of land situated in TRACT 805--ENTERPRISE TRACTS, being in the NE1/4 of Section 4, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Tract 805; thence North 00 degrees 03' 34" East, along the West line of said Tract 805, 513.61 feet to a 5/8" iron pin with a Tru-Line Surveying plastic cap; thence South 55 degrees 46' 50" East 143.87 feet to a 5/8" iron pin with a Tru-Line Surveying plastic cap; thence North 34 degrees 13' 10" East 20.00 feet to a 5/8" iron pin with a Tru-Line Surveying plastic cap; thence South 55 degrees 46' 50" East 65.00 feet to a 5/8" iron pin with a Tru-Line Surveying plastic cap; thence North 34 degrees 13' 10" East 40.00 feet to a 5/8" iron pin with a Tru-Line Surveying plastic cap; thence South 55 degrees 46' 50" East 90.00 feet to a 5/8" iron pin with a Tru-Line Surveying plastic cap on the Northwesterly line of that tract of land described in Deed Volume M73, page 3753, Microfilm Records of Klamath County, Oregon; thence, along said Northwesterly line, South 34 degrees 13' 10" West 210.00 feet to a 5/8" iron pin and South 55 degrees 46' 50" East 29.72 feet to a 5/8" iron pin with an aluminum cap stamped L.S. 658 marking the Northwest corner of that tract of land described

in Deed Volume M73, page 3750, Microfilm Records of Klamath County, Oregon; thence South 00 degrees 03' 30" West 204.30 feet to a 5/8" iron pin with an aluminum cap stamped LS 658 on the South line of said TRACT 805; thence South 89 degrees 51' 00" West 187.68 feet to the point of beginning, containing 2.164 acres with bearings based on Recorded Survey No. 1837, a solar observation.

IN WITNESS WHEREOF, the parties have hereunto set their hands this 10 day of Apr, 1990.

Sheahan Investment Company,
a Nevada corporation

By: [Signature]

By: _____

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Creation of a Private Road and Utility Easement

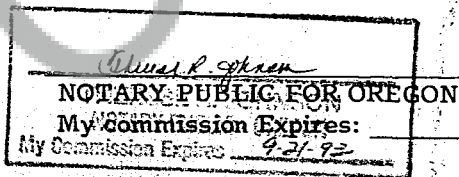
STATE OF OREGON)

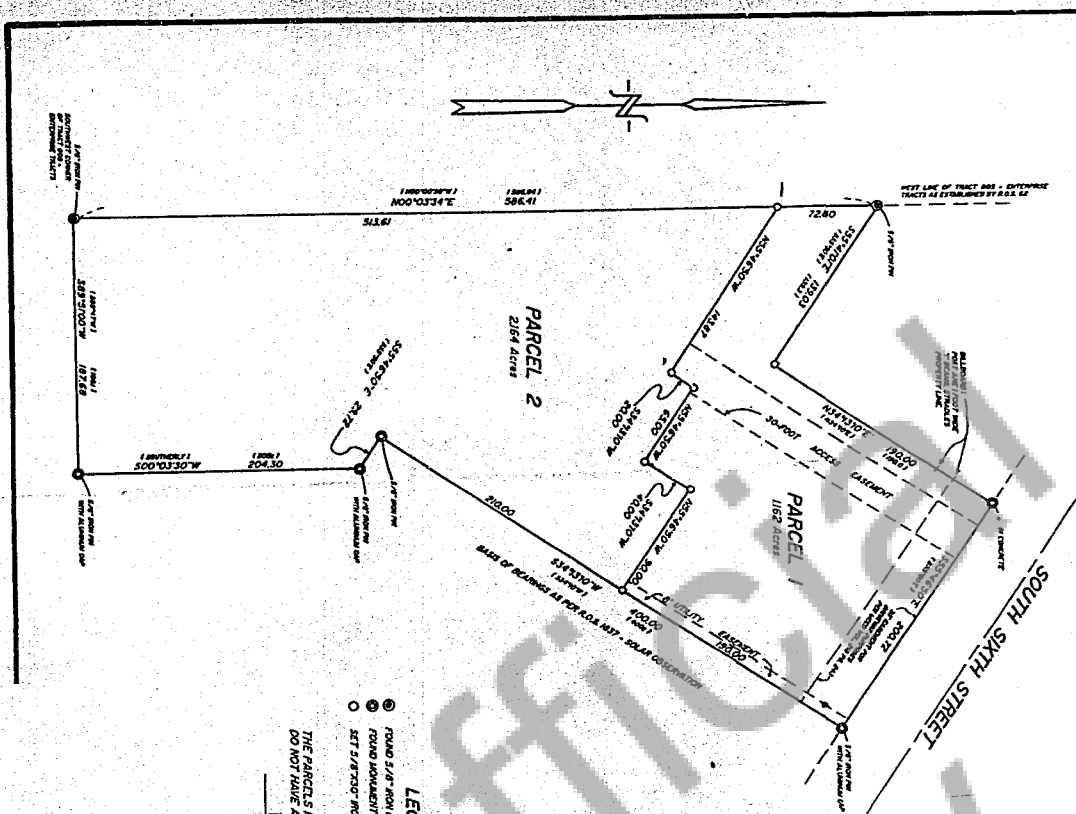
) ss.

County of Multnomah)

On this 10th day of April, 1990, before me appeared G. CAMERON SHEAHAN, JR., on behalf of SHEAHAN INVESTMENT COMPANY, who acknowledged that he executed the above document for the purposes therein contained.

In witness thereof, I hereunto set my hand and official seal.





LEGEND

- ① FOUND 5/48 MON PIN ESTABLISHED BY R.C.S. 612
- ② FOUND MONUMENT AS SHOWN BY R.C.S.
- ③ SET 5/8/70C FROM PIN WITH TRULINE SURVEYING PLASTIC C.A.

THE PARCELS IDENTIFIED WITHIN THIS PARTITION
DO NOT HAVE A WATER RIGHT.

Trak... dld.

APPROVALS

DATE _____ CITY OF KLAMATH FALLS PLANNING DIRECTOR
DATE _____ CITY OF KLAMATH FALLS PUBLIC WORKS DIRECTOR
DATE _____ KLAMATH COUNTY SURVEYOR
FILED FOR RECORD THIS _____ DAY OF _____ 1990
KLAMATH COUNTY CLERK BY DEPUTY

NARRATIVE

THIS SURVEY WAS PERFORMED TO COMPLY WITH THE APPLICABLE PROVISIONS OF SECTIONS 110000 THROUGH 110005 OF THE KLAMATH FALLS COMMUNITY DEVELOPMENT ORDINANCE, AS SPECIFIED IN THE CONDITIONS OF THE SURVEY. THE BOUNDARY OF THE ORIGINAL PARCEL WAS DETERMINED USING THE FOUND MONUMENTS OF RECORD FROM RECORDED SURVEYS No. 62 AND No. 4107.



Refused:
Mountain Title Co.
attorney

TRU	SURVEYING	LINE
KLAMATH FALLS, OREGON 97003	2333 SWAMERS LANE	
SURVEYED FOR	PRAKASH A. PATIL	5/11/90
DRAWN BY	G.A.E.	5/11/90
CHECKED BY	G.A.E.	5/11/90

STATE OF OREGON: COUNTY OF KLAMATH: ss. _____ the 12th day
Filed for record at request of Mountain Title Co. _____
of April 90 at 1:58 o'clock P.M., and duly recorded in Vol. M90
Deeds on Page 6834
By Evelyn Biehn, County Clerk
Pauline Mullins

FEE \$23.00

Return: M.T.C.