

53274

DEED OF EASEMENTDated 20 March, 1990

In consideration of a reciprocal easement, HENRY J. CALDWELL, JR. and DEBRA L. CALDWELL, husband and wife, Grantors, convey to DAVID D. REEDER and SUE ANN REEDER, husband and wife their heirs, successors and assigns, Grantees, an easement to use a strip of land which is 15 feet wide and lies Easterly of the centerline and along the length of the centerline of vacated Fifth Avenue. This easement is granted subject to all prior easements or encumbrances of record.

The terms of this easement are as follows:

1. This easement is appurtenant to the real property owned by Grantors and described below:

PARCEL 1. Lots 1, 2 and 3, that portion of vacated "F" Street lying Northerly and adjacent to said Lot 1, and that portion of vacated Fifth Avenue lying Easterly of the centerline of Vacated Fifth Avenue and lying Westerly and adjacent to said Lots 1, 2 and 3 and the vacated portion of vacated "F" Street lying Northerly and adjacent to said Lot 1, all in Block 1 of SUNNYSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and that portion of vacated Fifth Avenue that lies West of the Fifth Avenue centerline.

PARCEL 2. A portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at an iron axle marking the center one-quarter corner of said Section 20, said point also being the Southwest corner of the RE-SUBDIVISION OF MCLOUGHLIN HEIGHTS: thence North 0 degrees 51' East along the West line of said McLoughlin Heights, a distance of 441.2 feet to an iron pin; thence North 87 degrees 49' West a distance of 210.13 feet to an iron pin on the Easterly line of the O.T.I. access road known as "Campus Drive"; thence Southerly along said Easterly line and along the arc of a 1004.93 foot radius curve to the right, a distance of 474.01 feet to an iron pin on the South line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20; thence South 89 degrees 36'52" East along said South line a distance of 348.04 feet, more or less, to the point of beginning. EXCEPTING THEREFROM those portions lying within the right of way of Campus Drive and Daggett Avenue.

2. Grantees, their agents, independent contractors and

invitees shall use the easement strip for road purposes only for access to property described in Paragraph 7 and in conjunction with such use may construct, reconstruct, maintain and repair a road thereon.

3. Grantors reserve the right to use and maintain the road to be constructed upon this easement strip. The parties shall cooperate during periods of joint use so that each party's use shall cause a minimum of interference to the others, however, in case of conflict Grantor's right of use shall be dominant.

4. Grantees agree to indemnify and defend Grantors from any loss, claim or liability to Grantors arising in any manner out of Grantee's use of the easement strip.

5. Grantors agree to pay two-thirds of any construction, maintenance and repair costs of the road on the easement. In the event Grantors sell either of the parcels of land described in Paragraph 1, Grantors covenant to Grantees that they will incorporate into the terms of any sale agreement that the Buyer of each parcel described in Paragraph 1 is responsible to pay one-third of the maintenance and repair costs for the road on this easement; if the buyer buys both parcels, that buyer is to be responsible to pay two-thirds of the maintenance and repair costs for the road on the easement.

6. Grantees agree to pay one-third of the costs for the construction, maintenance and repair of the road on said easement. In the event Grantees sell the land described in Paragraph 7, Grantees covenant to Grantors that they will incorporate into the terms of the sale agreement that the Buyer is responsible to pay one-third of the maintenance and repair costs for the road on this easement.

7. Following is a description of Grantee's property to which this easement is appurtenant:

Lots 1, 2, 3, 4, and 5, and that portion of vacated Fifth Avenue lying Westerly of the centerline of

vacated Fifth Avenue and Easterly and adjacent to said Lot 1, all in Block 1, REPLAT NO. 1, of a portion of SUNNYSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

IN WITNESS WHEREOF the parties have caused this instrument to be executed the day and year first written above.

Henry J. Caldwell
Grantor

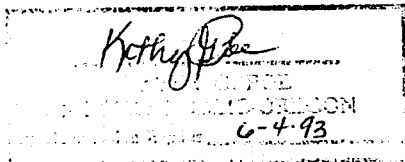
Debra L. Caldwell
Grantor

David D. Reeder
Grantee

Sue Ann Reeder
Grantee

STATE OF OREGON)
) ss. March 20, 1990.
County of Klamath)

Personally appeared the above-named DAVID D. REEDER and SUE ANN REEDER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

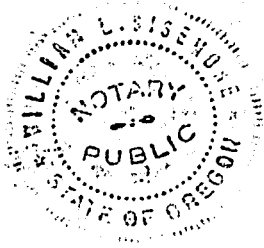


Kathy J. Be
Notary Public for Oregon
My Commission expires: June 4, 1993

STATE OF OREGON)
) ss. March 17, 1990.
County of Klamath)

Personally appeared the above-named HENRY J. CALDWELL, JR. and DEBRA L. CALDWELL, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

William L. Sisk
Notary Public for Oregon
My Commission expires: Oct 8, 1990



STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Return: Chuck Fisher & Associates
403 Pine St
Klamath Falls, Or. 97601

Chuck Fisher & Assoc.
on this 3rd day of Nov. A.D. 19 92
at 10:48 o'clock A M. and duly recorded
in Vol. M92 of Deeds Page 25936

Evelyn Biehn, County Clerk
By Debra L. Sisk
Deputy.

103013

T.O. TAG NO.

416

Local File Number

OREGON DEPARTMENT OF HUMAN RESOURCES
HEALTH DIVISION
CENTER FOR HEALTH STATISTICS
CERTIFICATE OF DEATH

136

State File Number

1. DECEDENT'S NAME First: DOLORES M. Last: GARDIS		2. SEX FEMALE	3. DATE OF DEATH (Month, Day, Year) SEPT 22, 1992
4. SOCIAL SECURITY NUMBER 398 26 1921	5a. AGE Last Birthday (Years) 62	5b. Under 1 Year Mos. Days	5c. Under 1 Day Hours Mins.
6. BIRTHPLACE (City and State or Foreign Country) Kenosha, Wisc		7. DATE OF BIRTH (Month, Day, Year) June 7, 1930	
8. WAS DECEDENT EVER IN U.S. ARMED FORCES? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
9a. PLACE OF DEATH (Check only one) <input type="checkbox"/> HOSPITAL <input type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> DOA <input type="checkbox"/> OTHER <input checked="" type="checkbox"/> Nursing Home <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other (Specify)			
9b. FACILITY NAME (If not institution, give street and number) Plum Ridge Care Center, 1401 Campus Dr. Klamath Falls, Oregon		9c. CITY, TOWN, OR LOCATION OF DEATH Klamath	
10a. DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired) House wife		10b. KIND OF BUSINESS/INDUSTRY Own Home	
11. MARITAL STATUS Married		12. SPOUSE (If Married, Widowed, Divorced) (Specify) George A. Gardis	
13a. RESIDENCE - STATE Oregon	13b. COUNTY Klamath	13c. CITY, TOWN OR LOCATION Klamath Falls	13d. STREET AND NUMBER 1561 Wiard Street
13e. INSIDE CITY LIMITS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	13f. ZIP CODE 97603	14. WAS DECEDENT OF HISPANIC ORIGIN? (Specify No or Yes - If yes, specify Cuban, Mexican, Puerto Rican, etc.) <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	15. RACE American Indian, Black, White, etc. (Specify) White
16. DECEDENT'S EDUCATION (Specify 2nd highest grade completed) Elementary/Secondary (6-12) College (14 or 5+) 12			
17. FATHER - NAME first middle last David D. Dyberg		18. MOTHER - NAME first middle maiden Mildred Unknown	
19. INFORMANT - NAME and relationship to deceased George A. Gardis. Husband			
20a. METHOD OF DISPOSITION <input type="checkbox"/> Mausoleum <input checked="" type="checkbox"/> Burial <input checked="" type="checkbox"/> Cremation <input type="checkbox"/> Removal from State <input type="checkbox"/> Donation <input type="checkbox"/> Other (Specify)		20b. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place) Klamath Cremation Service	
20c. LOCATION - City or Town, State Klamath Falls, Oregon			
21a. SIGNATURE OF FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH <i>Don Q. Gois</i>		21b. LICENSE NUMBER (Of Licensee) 3211	22. NAME, ADDRESS AND ZIP OF FACILITY Wards Klamath Funeral Home 945 Main St., Klamath Falls, Oregon 97601
23. DATE FILED (Month, Day, Year) SEP 24 1992		24. REGISTRAR'S SIGNATURE <i>Charlene Robinson</i>	
25. DID FATHER REPRESENTATIVE MAKE REQUEST FOR ANATOMICAL GIFT CONSENT? <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		26. WAS GIFT MADE? <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	
TO BE COMPLETED BY CERTIFYING PHYSICIAN			
27. TIME OF DEATH M <input type="checkbox"/> Yes <input type="checkbox"/> No			
28. WAS MEDICAL EXAMINER NOTIFIED? M <input type="checkbox"/> Yes <input type="checkbox"/> No			
29. To the best of my knowledge, death occurred at the time, date, place and due to the cause(s) and manner stated. (Signature) <i>Charles D. Bury</i>			
30. DATE SIGNED (Month, Day, Year) September 23 1992			
31. NAME, TITLE, ADDRESS AND ZIP OF CERTIFYING MEDICAL EXAMINER (Type or Print) CHARLES D. BURY, M.D. 2300 Clairmont, Klamath Falls, Oregon 97601			
32. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)			
TO BE COMPLETED ONLY BY MEDICAL EXAMINER			
31a. TIME OF DEATH M		31b. DATE PROXIMOUS DEAD (Month, Day, Year, Hour) M	
32. On the basis of examination and/or investigation, in my opinion death occurred at the time, date, place and due to the cause(s) and manner stated. (Signature)			
33. DATE SIGNED (Month, Day, Year)		COUNTY	
CONDITIONS IF ANY WHICH CAUSE RISE TO IMMEDIATE CAUSE STATING THE UNDERLYING CAUSE LAST			
CAUSE OF DEATH			
34. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c)) Do not enter mode of dying, e.g. Cardiac or Respiratory Arrest			
PART I (a) <i>Occ. Ischemic Vascular Disease</i>		Interval between onset and death <i>immediate</i>	
DUE TO, OR AS A CONSEQUENCE OF:		Interval between onset and death	
(b)		Interval between onset and death	
DUE TO, OR AS A CONSEQUENCE OF:		Interval between onset and death	
(c)		Interval between onset and death	
PART II OTHER SIGNIFICANT CONDITIONS - Conditions contributing to death but not resulting in the underlying cause given in PART I.		37. Did tobacco use contribute to the death? <input type="checkbox"/> Yes <input type="checkbox"/> Probably <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	38. AUTOPSY <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
39. IF YES were findings considered in determining cause of death? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
40. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Accident <input type="checkbox"/> Undetermined Manner <input type="checkbox"/> Suicide <input type="checkbox"/> Legal Intervention <input type="checkbox"/> Homicide	41a. DATE OF INJURY (Month, Day, Year)	41b. TIME OF INJURY M <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	41c. INJURY AT WORK? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
41d. DESCRIBE HOW INJURY OCCURRED	41e. PLACE OF INJURY - At home, farm, street, factory, office building etc. (Specify)		
41f. LOCATION (Street and Number or Rural Route Number, City or Town, State)			
RESERVED FOR REGISTRAR'S USE			

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THIS IS A TRUE AND EXACT REPRODUCTION OF THE DOCUMENT OFFICIALLY
REGISTERED AT THE OFFICE OF THE KLAMATH COUNTY REGISTRAR.

DATE ISSUED: SEP 24 1992

Charlene Sarcus
CHARLENE SARCUS
COUNTY REGISTRAR
KLAMATH COUNTY, OREGON



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of George Gardis the 3rd day
of Nov. A.D., 19 92 at 10:48 o'clock A M., and duly recorded in Vol. M92
of Deeds on Page 25939.

Evelyn Biehn - County Clerk

By *Pauline Muelandore*

FEE \$10.00

Return: Geo. Gardis

1561 Wiard, Klamath Falls, Or. 97603