

MTC - 1396 - 7229

## MAJOR LAND PARTITION NO. 31-92

## CREATION OF A PRIVATE ROAD

KNOW ALL MEN BY THESE PRESENTS, that Shamrock Development Company, an Oregon 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 Partition, I, the undersigned do hereby irrevocable create the following described non-exclusive private easement to be appurtenant to the respective partitioned parcels, with the rights and obligations hereinafter contained, to run with the title to said parcels.

A 60 foot wide non-exclusive private easement to provide access to Parcels 1 and 2 of Land Partition 31-92, the centerline of which is more particularly described as follows:

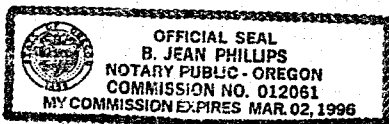
Beginning at a point on the North line of said Parcel 1 from which the Northwest corner of said Parcel 1 bears North 89 degrees 39' 50" West 604.62 feet; thence South 31 degrees 32' 45" East 35.33 feet; thence South 89 degrees 39' 50" East 1571.55 feet; thence South 63 degrees 33' 48" East 454.51 feet; thence South 00 degrees 28' 05" West 1096.41 feet, more or less, to a point on the South line of said Parcel 1 from which the Southeast corner of said Parcel 1 bears South 89 degrees 40' 06" East 30.00 feet.

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

Parcels 1 and 2 of Land Partition 31-92, as filed in the Klamath County Engineer's office, situated in the S1/2 NW1/4 and the N1/2 SW1/4 of Section 28, and the E1/2 of Section 29, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

IN WITNESS WHEREOF, the party has hereunto set his hand this 11th day of October, 1994, by Robert Mullen, President of Shamrock Development Company, an Oregon Corporation.

SHAMROCK DEVELOPMENT COMPANY

By: [Signature]

Return to: Shamrock  
Development  
2250 Ranch Road  
Ashland, Oregon  
97520

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NOTARY PUBLIC FOR OREGON

My Commission Expires: 3-2-96

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and efficiency or as to its effect upon the title to any real property that may be described therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 11th day of Oct A.D., 19 94 at 2:52 o'clock P M., and duly recorded in Vol. M94 of Deeds on Page 31744

FEE \$30.00

Evelyn Biehn County Clerk

By [Signature]