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12-01-94A11:33 RCVD

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When recorded return to:
Klanath County Title Company
422 Main Street
Klanath Falls, OR 97601

K-47340
EASEMENT

DATED: October 23, 1994

PARTIES: Nevin Family Trust, Carrie Nevin and Penny L

Lassett Co - Trustees. Carrie Nevin owner of Parcel A described in Exhibit A attached hereto and incorporated hereby this reference; and Matthew C. Biaggi and Kimberly A. Biaggi husband and wife (Biaggis) and John M. Venable (Venable) owners of Parcel B described in Exhibit B attached hereto and incorporated hereby by this reference.

RECITALS:

A. Biaggis and Venable have the right to use recorded easements #78435 & #78486, Volume M87 Pages 15290 and 15295 and #33605, Volume M69 pages 5982 and 10524.

B. The parties to this agreement intend to create a permanent, non exclusive easement and right of way for use of said existing roads. This easement is to be private roads and shall be appurtenant to and shall benefit Parcel B. The parties therefore agree as follows:

AGREEMENTS

1. GRANT OF EASEMENTS:

1.1 Nevin Family Trust; Carrie Nevin co-trustee owner of Parcel A hereby grant and convey to Matthew C. Biaggi and Kimberly A. Biaggi, husband and wife and John M. Venable two permanent non-exclusive right of ways over, across and along existing roadways which run from Parcel A to Parcel B in Township 38 Range 10, beginning at the NE4SW4 of Section 24 running in a north-westerly direction through the W2 of Section 13 and running north through the SW4 of Section 12 to Parcel B described in Exhibit "B"; and beginning at the NE4E2 of Section 23 running in a north-easterly direction to the NW4 of Section 24, running north-west through the SE4 of Section 13, running north-west through the SE4 of Section 14 and running north through the NE4 of Section 14 and SE4 of Section 11 to Parcel B described in Exhibit "B". Such easement shall be appurtenant to each and every part of Parcel B.

1.2 Such easement may be used for road purposes only by Biaggis and Venable, their heirs, successors and assigns.

1.3 Such easement shall "float" where existing roads have been replaced or moved due to farming or irrigation practices or farm field realignment.

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The Biaggis and Venable shall indemnify and defend the Nevin Family Trust from any loss, claim or liability to the Nevin Family Trust arising in any manner out of Biaggi's and Venable's use of the road easement.

IN WITNESS WHEREOF, the parties hereto have signed this agreement on the date first set forth above.

NEVINS FAMILY TRUST:

Carrie Nevin Co-Trustee
Carrie Nevin, Co-Trustee

Penny L. Lassett Co-Trustee
Penny L. Lassett, Co-Trustee

BIAGGIS and VENABLE

Matthew C. Biaggi

Kimberly A. Biaggi

John M. Venable

STATE OF OREGON)

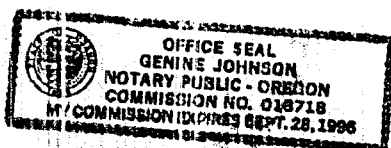
County of Klamath)

) ss.

Date

11/3/94

Personally appeared the above named Nevin Family Trust. Carrie Nevin and Penny L. Lassett, Co-Trustees and acknowledge the foregoing document to be their voluntary act and deed.



Genine Johnson
Notary Public for Oregon
My commission Expires: 9/28/96

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3008 (1/91) - (General) First American Title Company

STATE OF CALIFORNIA }
COUNTY OF Tehama } ss.

On November 28, 1997 before me, Nanette McBrayer, Notary Public
personally appeared Carrie Nevin

Carrie Nevin personally known to me (or proved
to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

[Signature]



(This area for official notarial seal)

EXHIBIT "A"
Legal Description of
Parcel A

Tax Lot # R483667 R-3811-00000-03800-000 (Real Estate)
Legal Description: TWP 38 RNGE 11-1/2, BLOCK SEC 19, TRACT POR ACRES 378.30.

Tax Lot # R483676 R-3811-00000-03900-000 (Real Estate)
Legal Description: TWP 38 RNGE 11-1/2, BLOCK SEC 18, TRACT E2NE4, ACRES 80.00.

Tax Lot # R483630 R-3811-00000-03600-000 (Real Estate)
Legal Description: TWP 38 RNGE 11-1/2, BLOCK SEC 18, TRACT LOTS N2SE4, ACRES 80.00.

Tax Lot # R483658 R-3811-00000-03700-000 (Real Estate)
Legal Description: TWP 38 RNGE 11-1/2, BLOCK SEC 18, TRACT LOTS 3&4 E2SW4 S2SE4, ACRES 188.60

2 Tax Lot # R455019 R-3810-00000-03400-000 (Real Estate)
Legal Description: TWP 38 RNGE 10, BLOCK SEC 26, TRACT POR ACRES 3.54.

Tax Lot # R865503 R-3810-00000-03201-000 (Real Estate)
Legal Description: TWP 38 RNGE 10, BLOCK SEC 26, TRACT POR NE4SE4 SE4NE4, ACRES 18.08.

Tax Lot # R1535 R-3810-02500-00400-000 (Real Estate)
Legal Description: TWP 38 RNGE 10, BLOCK SEC 25, TRACT POR ACRES 8.52.

Tax Lot # R455279 R-3810-02500-00400-000 (Real Estate)
Legal Description: TWP 38, RNGE 10, BLOCK SEC 25, TRACT POR ACRES 17.44

Tax Lot # R813472 and R454396 R-3810-00000-02700-000 (Real Estate)
TWP 38 RNGE 10, BLOCK SEC 11, SE4, BLOCK SEC 12, SW4 SE4W2SE4, BLOCK SEC 13 ALL OF EXCEPTING THEREFROM PORTION OF THE SW4SW4, BLOCK SEC 14, NE4N2 NE4SE4SW4E2 TRACT FOR SE4, BLOCK SEC 24, N2 EXCEPTING A POR OF NW4; TRACT FOR N2SW4, BLOCK SEC 23, TRACT FOR E2NE4, ACRES 1556.30

EXHIBIT "B"
Legal Description of
Parcel B

Tax Lot # R381296 R-3710-00000-06900-000 (Real Estate)
Legal Description: TWP 37 RNGE 10, BLOCK SEC 33, TRACT
E2 SW4, ACRES 180.00.

Tax Lot # R381303 R-3710-00000-07000-000 (Real Estate)
Legal Description: TWP 37 RNGE 10, BLOCK SEC 34, TRACT
NW4 NE4 S2NE4 W2 SE4, ACRES 600.00.

Tax Lot # R454252 R-3810-00000-00400-000 (Real Estate)
Legal Description: TWP 38 RNGE 10, BLOCK SEC 3, TRACT
E2 SE4, ACRES 179.96.

Tax Lot # R454261 R-3810-00000-00500-000 (Real Estate)
Legal Description: TWP 38 RNGE 10, BLOCK SEC 4, TRACT
N2 NE4SW4 N2SE4 LESS SLY 30', ACRES
436.89.

Tax Lot # R454369 R-3810-00000-02500-000 (Real Estate)
Legal Description: TWP 38 RNGE 10, BLOCK SEC 10, TRACT
N2, ACRES 320.00.

Tax Lot # R454396 R-3810-00000-02700-000 (Real Estate)
Legal Description: TWP 38 RNGE 10, BLOCK SEC 11, TRACT
N2, ACRES 320.00.

Tax Lot # R454403 R-3810-00000-02900-000 (Real Estate)
Legal Description: TWP 38 RNGE 10, BLOCK SEC 12, TRACT
W2 NW4, ACRES 30.00.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 1st day
of Dec A.D. 19 94 at 11:33 o'clock A M., and duly recorded in Vol. M94
of Leeds on Page 36647.

FEE \$50.00

Evelyn Biehn, County Clerk

By Daniel M. Mendenhall