

92671

12-20-94P03:29 RCVD

MAJOR PARTITION NO. 57-94
CREATION OF A PRIVATE ROAD

KNOW ALL MEN BY THESE PRESENTS, that Raymond J. Driscoll, Inc. 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 irrevocably 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.

PLEASE SEE ATTACHED

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

PLEASE SEE ATTACHED

IN WITNESS WHEREOF, the party has hereunto set his hand this 20th day of DECEMBER, 1994.

RAYMOND J. DRISCOLL, INC.

By: Raymond J. Driscoll
 Raymond J. Driscoll, President

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20TH DAY OF DECEMBER 1994 by RAYMOND J. DRISCOLL, PRESIDENT OF RAYMOND J. DRISCOLL, INC.

COUNTY OF KLAMATH, STATE OF OREGON }

Pamela J. Spencer
 NOTARY PUBLIC FOR OREGON

My Commission Expires: 8/16/96

Return:
 Ray Driscoll
 43411 Hwy 68
 Chiloquin, OR 97624



MAJOR LAND PARTITION NO. 31-92
 CREATION OF A PRIVATE ROAD

EXHIBIT "A"

A TRACT OF LAND FOR A NON EXCLUSIVE PRIVATE EASEMENT TO PROVIDE ACCESS TO THOSE TRACTS OF LAND DESCRIBED IN DEED VOLUMES M75 PAGE 12495 AND M75 PAGE 12497 OF THE KLAMATH COUNTY DEED RECORDS, SITUATED IN THE SW1/4 SW1/4 OF SECTION 18, T34S, R7EWM, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 62 AND THE NORTH LINE OF SAID SW1/4 SW1/4 FROM WHICH THE S1/16 CORNER ON THE WEST LINE OF SAID SECTION 18 BEARS N88°56'26"W 515.76 FEET; THENCE S88°56'26"E 249.99 FEET; THENCE S45°39'19"E 65.54 FEET; THENCE ON THE ARC OF A CURVE TO THE LEFT (CENTRAL ANGLE EQUALS 42°00'00" AND RADIUS EQUALS 310.00 FEET) 227.24 FEET; THENCE S87°56'26"E 258.82 FEET TO A POINT ON THE EAST LINE OF SAID SW1/4 SW1/4; THENCE S01°01'29"E, ALONG SAID EAST LINE, 30.07 FEET; THENCE N87°56'26"W 260.90 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT (CENTRAL ANGLE EQUALS 42°00'00" AND RADIUS EQUALS 340.00 FEET) 249.23 FEET; THENCE ON THE ARC OF A CURVE TO THE LEFT (CENTRAL ANGLE EQUALS 43°00'00" AND RADIUS EQUALS 100.00 FEET) 75.05 FEET; THENCE N88°56'26"W 200.00 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE; THENCE N11°39'58"W 41.01 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

Lot 4 of proposed Glacid Development, being a portion of the SW1/4 of the SW1/4 of Section 18, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the South 1/16 corner between Section 13, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon and Section 18, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South 88 degrees 56' 26" East 1273.88 feet to the SW 1/16 corner monument of said Section 18; thence South 1 degree 01' 29" East, 162.82 feet to a 3/4 inch iron pipe, being the most Northeasterly corner of Lot 6 of said Glacid Development; thence North 87 degrees 56' 26" West, 125.90 feet to a 3/4 inch iron pipe and the true point of beginning of this description; thence South 35 degrees 25' 00" West, 250.62 feet to a point in the centerline of Lake Glacid; thence North 82 degrees 10' 00" West along centerline of said Lake 55.89 feet to a point; thence North 18 degrees 03' 34" East to a 3/4 inch iron pipe; thence South 87 degrees 56' 26" East 135.00 feet to the true point of beginning.

And Lot 5 of proposed Glacid Development, being a portion of the SW1/4 of the SW1/4 of Section 18, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the South 1/16 corner between Section 13, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, and Section 18, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, thence South 88 degrees 56' 26" East 1273.88 feet to the SW 1/16 corner monument of said Section 18; thence South 1 degree 01' 29" East, 162.82 feet to a 3/4" iron pipe, being the most Northeasterly corner of Lot 6 of said Glacid Development; thence North 87 degrees 56' 26" West 55.90 feet to a 3/4" iron pipe, being the true point of beginning of this description; thence South 1 degree 01' 29" West 50.00 feet to a 3/4" iron pipe; thence South 30 degrees 45' 00" West 240.11 feet to a point in the centerline of Lake Glacid; thence North 59 degrees 40' 00" West along said centerline 108.12 feet to a point; thence North 35 degrees 25' 00" East 250.62 feet to a 3/4" iron pipe; thence South 87 degrees 56' 26" East 70.00 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 20th day
of Dec A.D., 19 94 at 3:29 o'clock P.M., and duly recorded in Vol. M94
of Deeds on Page 38336

FEE \$20.00

Evelyn Biehn
By Evelyn Biehn County Clerk