

7427

10-11-95A11:51 RCVD

MTC 36387-PS

Vol. M95 Page 27401

KNOW ALL MEN BY THESE PRESENTS, that Shamrock Development Company, an Oregon Corporation 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 utility easement to be appurtenant to the respective partitioned parcels, with the rights and obligations herein after contained, to run with the title to said parcels.

A 25 foot utility easement lying South of the following described line.

Beginning at the Northwest corner of Parcel 1 of Land Partition 31-92,

THENCE South 89 degrees 39' 50" East along the North line of said Parcel 1, 610 feet, more or less, to the Westerly line of that certain easement created in Volume M94, at page 31744, Microfilm Records of Klamath County, Oregon.

ALSO a 25 foot utility easement along the Northerly and Easterly boundary of that certain roadway easement created in Volume M94, at page 31744, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

A 60 foot wide non-exclusive private easement to provide access to Parcels 1 and 2 of Land Partition 31-92, the center line 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 easement shall provide utilities to three parcels, that being more particularly described as follows:

Parcels 1, 2 and 3 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 10th day of October, 1995.

SHAMROCK DEVELOPMENT COMPANY

By: 

RETURN TO:  
SHAMROCK DEVELOPMENT  
2250 Ranch Road  
Ashland, OR 97520

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

10172

NOV 12 1995

27462

# CORPORATE ACKNOWLEDGMENT

State of Oregon }  
County of Klamath } ss.

On this the 10th day of October, 19 95,

before me, Pamela J. Spencer

Name of Notary Public

the undersigned Notary Public, personally appeared

Robert Mullen

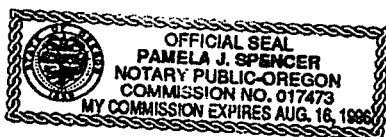
Name(s) of Signer(s)

☒ personally known to me - OR -  
☐ proved to me on the basis of satisfactory evidence  
to be the person(s) who executed the within instrument as

President

Corporate Title(s) of Signer(s)

on behalf of the corporation therein named, and acknowledged  
to me that the corporation executed it.  
Witness my hand and official seal.



Pamela J. Spencer  
Signature of Notary Public

## OPTIONAL

Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

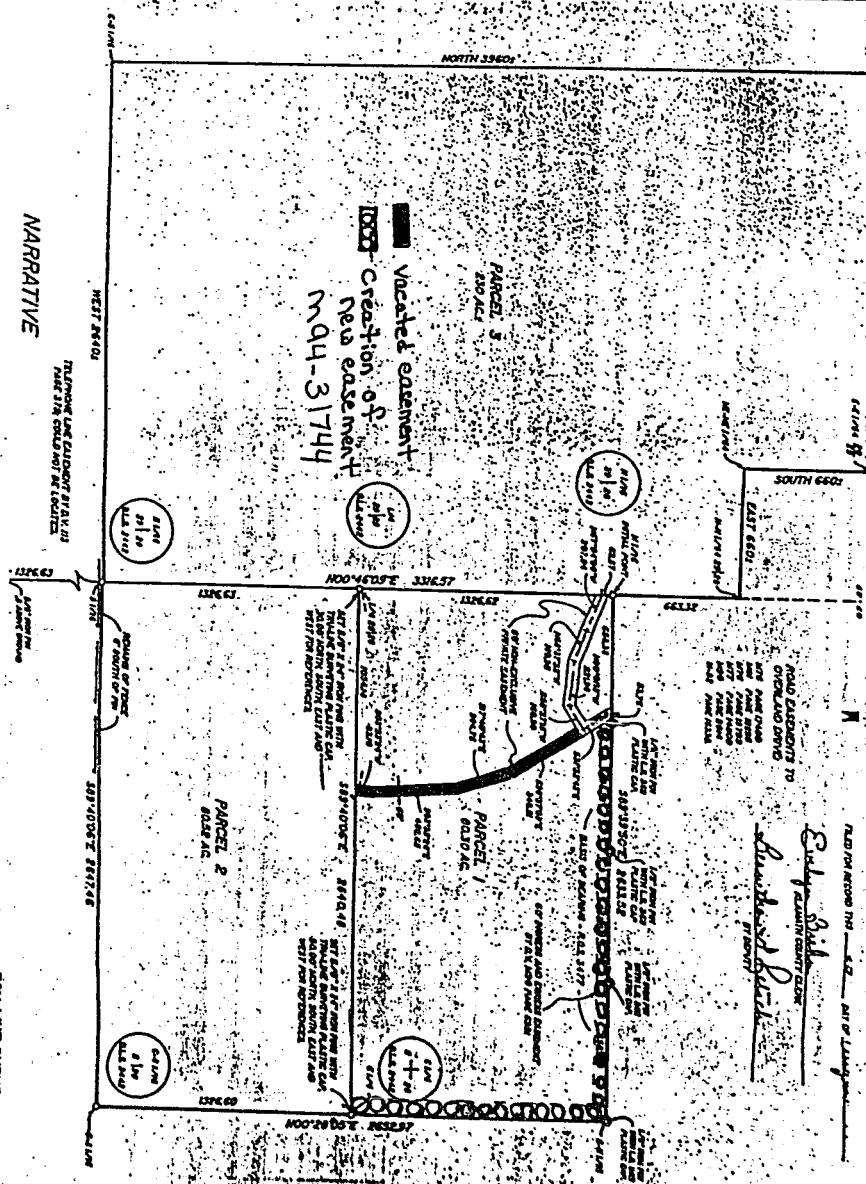
Title or Type of Document: Creation of Private Utility Easement

Document Date: 10/10/95 Number of Pages: 2

Signer(s) Other Than Named Above: none

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

NARRATIVE

TELEPHONE LINE EXISTING BY A.I.C.  
MADE 21/4 CORDS NOT BE LOCATED

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 11th day  
 of October A.D., 19 95 at 11:51 o'clock A M., and duly recorded in Vol. M95  
 of Deeds on Page 27401

FEE \$40.00

Bernetha G. Letsch, County Clerk  
 By Annette Myrle