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After Recording Return To:
 Jud Holtey
 LOMBARD, KNUDSEN & HOLTEY, LLP
 Post Office Box 1090
 Ashland, OR 97520

**EASEMENT AGREEMENT
 FOR
 INGRESS, EGRESS AND PUBLIC UTILITIES**

DATE: July 10, 1998

BETWEEN: MARY P. McGUIRE ("Grantor"), current owner of the "Servient estate"
 (Please see the attached "SCHEDULE 'A'" for legal description)

AND: KENNETH DALE LEPPERT, SR., and KATHY R. LEPPERT, husband and
 wife, ("Grantee"), current owners of the "dominant estate", The NE 1/4 of
 Section 22, township 39 South, Range 11 East of the Willamette
 Meridian, in the County of Klamath, State of Oregon.

TERMS AND CONDITIONS

1. **Grant Of Easement And Right-Of-Way**

In consideration of Grantee agreeing to survey and fence the easement area at their cost, and to forever assume the responsibility to repair and maintain the easement area, Grantor grants to Grantee, for vehicular ingress and egress and common public utilities from West Langell Valley Road, a perpetual, nonexclusive easement and right-of-way along a strip of land thirty (30) feet in width situated in the NW 1/4 of the SE 1/4 of Section 22, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, the westerly edge of which is more particularly described as follows:

Beginning at the Center 1/4 Corner of said Section 22;
 Thence south, along the Center Of Section Line, to a point
 at the intersection of the said Center Section Line and the
 centerline of West Langell Valley Road.

2. **Character Of Easement And Right-Of-Way**

The easement and right-of-way granted in this instrument is appurtenant, and shall run with the land as to all property burdened and benefitted thereby. The rights, covenants and obligations contained in this agreement shall bind, burden, and benefit each party's successors and assigns, lessees and mortgagees (and beneficiaries under trust deeds or successors or assigns under contracts of sale).

This easement and right-of-way is intended to allow access to the dominant estate to and from West Langell Valley Road for vehicular traffic and common utilities (such as gas and electric, telephone, and such) consistent with the needs and desired

conveniences of a single family home and its residents and visitors.

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

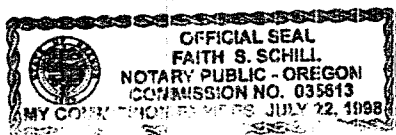
Mary P. McGuire
MARY P. MCGUIRE
Grantor

Kenneth Dale Leppert, Sr.
KENNETH DALE LEPPERT, SR.
Grantee

Kathy R. Leppert
KATHY R. LEPPERT
Grantee

STATE OF OREGON)
) ss.
County of Klamath)

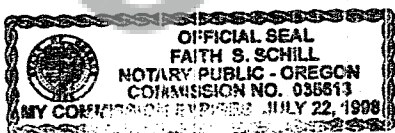
This instrument was acknowledged before me on July 10, 1998, by MARY P. MCGUIRE.



Faith S. Schill
Notary Public for Oregon
My Commission Expires: 7-22-98

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on July 10, 1998, by KENNETH DALE LEPPERT, SR. and KATHY R. LEPPERT.



Faith S. Schill
Notary Public for Oregon
My Commission Expires: 7-22-98

SCHEDULE "A"

LEGAL DESCRIPTIONSPARCEL I:

All that portion of the NW 1/4 SE 1/4 and S 1/2 SE 1/4 lying Northeasterly of the West Langell Valley Road in Section 22, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

PARCEL II:

A portion of the NE 1/4 SE 1/4 of Section 22, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon described as follows:

Beginning at the Southwest corner of said NE 1/4 SE 1/4; thence North 100 feet; thence East 100 feet; thence South 100 feet; thence West 100 feet to the point of beginning.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

PARCEL III:

All that portion of the NW 1/4 SE 1/4 and S 1/2 SE 1/4 lying Northeasterly of the West Langell Valley Road in Section 22, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPT: Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

STATE OF OREGON: COUNTY OF KLAMATH: ss/

Filed for record at request of _____ the 14th day
of July A.D., 19 98 at 9:58 o'clock A.M., and duly recorded in Vol. M98
of Deeds on Page 25166.

Bernetha G. Letsch, County Clerk

FEE \$40.00

Return: Ken Leppert
12305 Hwy 66
Klamath Falls, OR 97601

By K. Knudsen