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AFTER RECORDING, RETURN TO: William M. Ganong
514 Walnut Avenue
Klamath Falls OR 97601

ATC# 05047944
EASEMENTS

Andrew A. Patterson, and William M. Ganong and Marie I. Ganong, as Trustees of the William M. Ganong Profit Sharing Plan Trust, Grantors, hereby create the following easements for the mutual use and benefit of the parcels of real property described on Exhibit A attached hereto.

SEWER EASEMENT

Grantors hereby create and reserve an easement for the benefit of Parcel 3, Exhibit A, as now existing or as hereafter partitioned or subdivided, over, on, under, and across Parcel 2, Exhibit A, for the construction, maintenance, repair, and replacement of a sewer line which serves both parcels 2 and 3. Said easement is more particularly described on Exhibit B attached hereto.

DRIVEWAY EASEMENT

Grantors hereby create and reserve for the benefit of Parcel 3, Exhibit A, an easement 30 feet in width and 40 feet deep as measured from the westerly right of way line of Patterson Street, Klamath Falls, Oregon, on, over, and across the northeast corner of Parcel 1, Exhibit A, for ingress and egress from Patterson Street to Parcel 3, Exhibit A, as now existing and as hereafter partitioned or subdivided.

TERMS OF EASEMENTS

The easements created hereby are appurtenant to the land benefitted thereby, are perpetual, and shall inure to the benefit of Grantors' successors and assigns in title to said parcels.

The owners of the dominant parcels, their contractors, agents, and employees, shall have the right to enter upon the servient parcels for the purpose of constructing and maintaining the sewer line and the driveway located on the easements.

The owners of the servient parcels may make such uses of their land as do not interfere with the rights of the dominant parcels.

Any repairs or replacements of the driveway or the sewer line shall be made in a prompt and workmanlike manner. The owners of the dominant and the servient parcels shall share in the cost of such repairs and replacements in proportion to the benefit they derive from the use of the driveway and the sewer line.

IN WITNESS WHEREOF, Grantors have executed this Easement as of this 1st day of July, 1998.

Andrew A. Patterson
Andrew A. Patterson

WILLIAM M. GANONG PROFIT
SHARING PLAN TRUST

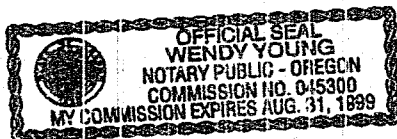
By William M. Ganong
William M. Ganong, Trustee

By: Marie I. Ganong
Marie I. Ganong, Trustee

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above-named Andrew A. Patterson known to me to be the identical person described in the foregoing instrument, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me this 8th day of July, 1998.

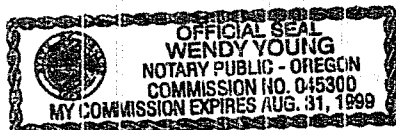


Wendy Young
Notary Public for Oregon
My Commission Expires: 8-31-99

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above-named William M. Ganong and Marie I. Ganong known to me to be the identical persons described in and who executed the foregoing instrument as Trustees of the William M. Ganong Profit Sharing Plan Trust.

Before me this 8th day of July, 1998.



Wendy Young
Notary Public for Oregon
My Commission Expires: 8-31-99

EXHIBIT "A"

PARCEL 1:

A parcel of land situated in the SW 1/4 NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 720 feet East and 792 feet North of an iron pin driven into the ground near the fence corner at the Southwest corner of the Northwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, on the property of Otis V. Saylor, being the Southwest corner of said property abutting on the Dalles-California Highway (now Klamath Falls-Lakeview Highway), and which pin is East 30 feet of the center of a road intersecting said Highway from the North and 30 feet North of the center of said Highway; thence East 540 feet; thence North 80.70 feet to the point of beginning; thence North 80.70 feet; thence West 270 feet; thence South 80.70 feet; thence East 270 feet to the point of beginning. TL 3709-00136-00500

PARCEL 2:

A parcel of land situated in the SW 1/4 NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 990 feet East and 990 feet North of an iron pin driven into the ground near the fence corner of the Northwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, on the property of Otis V. Saylor, which iron pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway, from the North and 30 feet North of the center of said Highway; thence North 44.10 feet to the point of beginning; thence East 270 feet; thence North 86.50 feet; thence West 205 feet; thence South 23.10 feet; thence North 89 degrees 58' West 65 feet; thence South 63.40 feet to the point of beginning. TL 3709-00136-00300

Continued on next page

EXHIBIT "A" CONTINUED

PARCEL 3:

A parcel of land situated in the SW 1/4 NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 990 feet East and 990 feet North of an iron pin driven into the ground near the fence corner of the NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, on the property of Otis V. Saylor, which iron pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway, from the North and 30 feet North of the center of said Highway; thence North 44.10 feet; thence East 270 feet; thence South 80.70 feet; thence West 270 feet; thence North 36.60 feet to the point of beginning.

TL 3909-00186-00400

EXHIBIT B

An easement for sewer line over the most Northerly 8 feet and the East 25 feet of the following described real property:

A parcel of land situated in the SW 1/4 NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 990 feet East and 990 feet North of an iron pin driven into the ground near the fence corner of the NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, on the property of Otis V. Saylor, which iron pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway, from the North and 30 feet North of the center of said Highway; thence North 44.10 feet to the point of beginning; thence East 270 feet; thence North 86.50 feet; thence West 205 feet; thence South 23.10 feet; thence North 89 degrees 58' West 65 feet; thence South 63.40 feet to the point of beginning.

CODE 43 MAP 3909-1BC TL 300

For the benefit of the following described real property:

A parcel of land situated in the SW 1/4 NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 990 feet East and 990 feet North of an iron pin driven into the ground near the fence corner of the NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, on the property of Otis V. Saylor, which iron pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway, from the North and 30 feet North of the center of said Highway; thence North 44.10 feet; thence East 270 feet; thence South 80.70 feet; thence West 270 feet; thence North 36.60 feet to the point of beginning.

CODE 43 MAP 3909-1BC TL 400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 14th day
of July A.D., 19 98 at 3:52 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 25336

Bernetha G. Letsch, County Clerk

FEE \$30.00

By Kathleen Rood