

66532

'98 SEP 18 P3:35

Vol. 198 Page 34429

EASEMENT  
ATC 03047892

THIS AGREEMENT, Made and entered into this 17th day of September, 1998, by and between LARRY E. PEACORE AND CAROLYN F. PEACORE, TRUSTEES OF THE PEACORE FAMILY TRUST, AND STEVEN D. TRENT AND LOIS E. TRENT, GRANTEES;

WHEREAS, THE GRANTORS ARE THE OWNERS OF REAL PROPERTY SITUATE IN THE COUNTY OF KLAMATH, STATE OF OREGON AS HEREINAFTER DESCRIBED; AND

WHEREAS, THE GRANTEES DESIRE AN EASEMENT FOR ROAD PURPOSES OVER THE LANDS OF GRANTORS; NOW THEREFORE,

IT IS HEREBY AGREED AS FOLLOWS:

GRANTORS DO HEREBY GRANT, ASSIGN AND SET OVER TO GRANTEES AN EASEMENT FOR ROAD PURPOSES OVER LANDS SITUATE IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND DESCRIBED AS FOLLOWS TO WIT: SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN . . . . .

SAID EASEMENT IS APPURTENANT TO THE FOLLOWING DESCRIBED PROPERTY:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN . . . . .

THE GRANTORS SHALL FULLY USE AND ENJOY THE AFORESAID PREMISES EXCEPT AS TO THE RIGHTS HEREIN GRANTED AND THE GRANTEES HEREBY AGREE TO HOLD AND SAVE THE GRANTORS HARMLESS FROM ANY AND ALL DAMAGE OR DAMAGES WHICH MAY ARISE TO THE PROPERTY, PREMISES OR RIGHTS OF THE GRANTORS THROUGH GRANTEES USE, OCCUPATION AND POSSESSION OF THE RIGHTS HEREIN GRANTED.

THE GRANTEES ARE FURTHER GIVEN THE RIGHT TO CONSTRUCT A ROAD UPON THE GRANTED PREMISES, AND THE GRANTEES DO FURTHER AGREE TO MAINTAIN THE SAME AT THEIR OWN COST AND EXPENSE.

TO HAVE AND TO HOLD THE SAID EASEMENT AND RIGHT-OF-WAY UNTO THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS UPON THE CONDITIONS, RESTRICTIONS AND CONSIDERATIONS ABOVE SET FORTH.

IN WITNESS WHEREOF, THE GRANTORS HAVE HEREUNTO SET THEIR HANDS AND SEAL.

THE PEACORE FAMILY TRUST.

*Larry E. Peacore*  
LARRY E. PEACORE, TRUSTEE

*Carolyn F. Peacore*  
CAROLYN F. PEACORE, TRUSTEE

STATE OF OREGON

County of Klamath

) ss.  
)

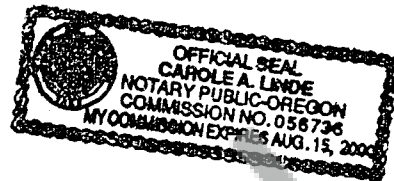
34430

On September 17, 1998, personally appeared LARRY E. PEACORE AND  
CAROLYN F. PEACORE who acknowledged the foregoing to be their  
voluntary act and deed.

*Carol A. Linde*

Notary Public for Oregon

My commission expires: 8/15/00.



Unofficial  
Copy

## EXHIBIT "A"

TOGETHER WITH a strip of land 30 feet in width for road easement purposes, for ingress and egress, said easement being situated in the SE 1/4 of Section 7, and the SW 1/4 of Section 8, Township 40 South, Range 8 East of the Willamette Meridian, said 30 foot wide strip of land being measured at right angles along the Northern side of the following described boundary:

Beginning at a point inside a parcel of land described as Parcel 3 in Book M-97 at Page 16925, said point being situated North 21 degrees 45' 07" East 15.10 feet, and North 28 degrees 36' 18" West 1987.99 feet, from the Southeast corner of said Section 7; thence South 52 degrees 08' 00" East 99.62 feet; thence South 71 degrees 36' 04" East 148.76 feet; thence South 87 degrees 00' 30" East 363.74 feet; thence North 67 degrees 52' 30" East 131.43 feet; thence North 46 degrees 37' 55" East 126.40 feet; thence North 69 degrees 15' 00" East 248 feet, more or less, to the Southwesterly right of way line of the Keno-Worden County Road. Basis of bearings is Record of Survey No. 6249 on file at Klamath County Surveyor's Office. Said easement excludes any land which falls inside said Parcel 3, Book M-97, Page 16925.

## EXHIBIT "B"

## PARCEL 1:

A tract of land situated in the NE 1/4 of the SE 1/4 of Section 7, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin which is located North 28 degrees 36' 18" West 1987.99 feet from the Southeast corner of said Section 7; thence South 74 degrees 15' 20" West 157.77 feet to a 5/8" iron pin in an existing fence line; thence South 15 degrees 44' 40" East along said fence line 194.5 feet to a fence corner; thence leaving said fence line and continuing South 15 degrees 44' 40" East to the South line of the NE 1/4 of the SE 1/4 of said Section 7; thence Easterly along the South line of the NE 1/4 of the SE 1/4 of said Section 7, to a point that bears South 15 degrees 44' 40" East from the point of beginning; thence North 15 degrees 44' 40" West to the point of beginning.

TOGETHER WITH a strip of land 30 feet in width for road easement purposes, for ingress and egress to the above described tract of land, said easement being situated in the SE 1/4 of Section 7, and the SW 1/4 of Section 8, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said strip of land being 15 feet each side of, measured at right angles to the following described centerline:

Beginning at a point on the Easterly line of the above described tract of land, said point being situated North 28 degrees 36' 18" West 1987.99 feet and South 15 degrees 44' 40" East 70.42 feet from the Southeast corner of said Section 7; thence North 70 degrees 14' 50" East 102.17 feet; thence South 65 degrees 44' 20" East 111.88 feet; thence South 87 degrees 00' 30" East 358.12 feet; thence North 67 degrees 52' 30" East 122.99 feet; thence North 30 degrees 20' 50" East 109.81 feet; thence North 59 degrees 09' 30" East 285.17 feet, more or less, to the centerline of the Keno-Worden County Road.

EXCEPTING THEREFROM that portion within the county road right of way.

## EXHIBIT "B" CONTINUED

## PARCEL 2:

A tract of land situated in the SE 1/4 of Section 7, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin which is located North 24 degrees 22' 20" West a distance of 2137.93 feet from the Southeast corner of said Section 7; thence North 26 degrees 02' 00" West 416.00 feet to a 5/8" iron pin; thence South 63 degrees 58' 00" West 208.00 feet to a 5/8" iron pin; thence South 26 degrees 02' 00" East 416.00 feet to a 5/8" iron pin; thence North 63 degrees 58' 00" East 208.00 feet to the point of beginning, with the bearings based on recorded Survey No. 1356 as recorded in the office of the Klamath county Surveyor.

TOGETHER WITH a strip of land, thirty feet in width for road easement purposes, for ingress and egress to the above described tract of land, said easement being situated in the SE 1/4 of Section 7 and the SW 1/4 of Section 8, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said strip of land being 15 feet each side of, measured at right angles to the following described centerline:

Beginning at a point on the Southerly line of the above described tract of land, said point being situated North 24 degrees 22' 20" West a distance of 2137.93 feet and South 63 degrees 58' 00" West a distance of 125.02 feet from the Southeast corner of said Section 7; thence South 21 degrees 47' 30" East 154.15 feet; thence South 15 degrees 44' 40" East 69.19 feet; thence North 70 degrees 14' 50" East 87.13 feet; thence South 65 degrees 44' 20" East 111.88 feet; thence South 87 degrees 00' 30" East 358.12 feet; thence North 67 degrees 52' 30" East 122.99 feet; thence North 30 degrees 20' 50" East 109.81 feet; thence North 59 degrees 09' 30" East 285.17 feet, more or less, to the centerline of the Keno-Worden County Road.



## EXHIBIT "B" CONTINUED

## PARCEL 3:

A tract of land situated in the SE 1/4 of Section 7, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the Southeast corner of that tract of land described Deed Volume M-71 at Page 10862, as recorded in the Klamath County Deed Records, said point being North 24 degrees 22' 20" West 2137.93 feet from the Southeast corner of said Section 7; thence South 63 degrees 58' 00" West along the Southerly line of said Deed Volume 208.00 feet to the Southwest corner thereof; thence South 12 degrees 39' 37" West 157.42 feet to the Northwest corner of that tract of land described in Deed Volume M-69 at Page 5656 of said Deed Records; thence North 74 degrees 15' 20" East, along the Northerly line of said Deed Volume M-69 at Page 5656, 157.77 feet to the Northeasterly corner thereof; thence North 18 degrees 59' 34" East 213.70 feet to the point of beginning, with bearings based on Survey No. 1356, as recorded in the Office of the Klamath County Surveyor.

CODE 21 MAP 4008-700 TL 1200  
CODE 21 MAP 4008-700 TL 1100  
CODE 52 MAP 4008-700 TL 801

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day  
of September A.D., 19 98 at 3:35 o'clock P. M., and duly recorded in Vol. M98  
of Deeds on Page 34429

FEE \$55.00

By Bernetha G. Letsch, County Clerk  
Kathleen Rose