

66989

'98 SEP 29 P1:11

ATC 98333
EASEMENTS

Vol 1798 Page 35670

Stonecrest Homes, Inc., an Oregon corporation, Grantor, hereby creates the following easement for the mutual use and benefit of the parcels of real property described on Exhibit A attached hereto.

Grantor hereby creates and reserves an easement 15 feet in width and approximately 150 feet in length for the benefit of both Parcels 1 and 2, Exhibit A, as are now existing or as are hereafter partitioned and subdivided, over, on, under, and across the northerly 15 feet of said Parcel 1 from Patterson Street to the westerly boundary of said parcel for the construction, maintenance, repair, and replacement of sewer, water, gas, electricity, telephone, and cable television utility lines, and for a driveway common to both Parcels 1 and 2.

TERMS OF EASEMENT

The easements created hereby are appurtenant to the land benefitted thereby, are perpetual, and shall inure to the benefit of Grantor's 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.

Any repairs or replacements of the driveway or the utility lines 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 utility lines.

29 IN WITNESS WHEREOF, Grantor has caused this Easement to be executed as of the day of September, 1998.

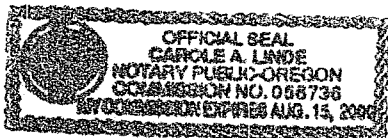
STONECREST HOMES, INC.
an Oregon corporation

By: [Signature] Pres.

STATE OF OREGON, County of Klamath) ss.

Personally appeared LEE VAN WINKLE, who acknowledged the foregoing instrument to be his voluntary act and deed as PRESIDENT of Stonecrest Homes, Inc., an Oregon corporation.

Before me this 29 day of September, 1998.



[Signature]
Notary Public for Oregon

My Commission Expires: 8/15/00

15-

EXHIBIT "A"

Parcel No. 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.

CODE 43 MAP 3909-1BC TL 500

Parcel No. 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 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
of September A.D., 19 98 at 1:11 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 35670

FEE \$15.00

By Bernetha G. Letsch, County Clerk
Kathleen Kren

WITHDRAWN September 29, 1998

Document #66990

Page #35672