

MTC 51271-KK
 AGREEMENT FOR EASEMENT

THIS AGREEMENT, Made and entered into this 26th day of June 2000, by and between WILLIAM W. EATON, hereinafter called the First Party, and CHRISTOPHER P. VANCE AND MICHELE MARIE VANCE, husband and wife, herein called the Second Party,

WITNESSETH: WHEREAS: The First Party is the record owner of the following described real estate in Klamath County, State of Oregon, to wit:

See attached Exhibit "A" made a part hereof

and has the unrestricted right to grant the easement hereinafter described relative to the real estate; NOW, THEREFORE, in view of the premises and in consideration of One Dollar (\$1) by the Second Party to the First Party paid and other valuable considerations, the receipt of all of which hereby is acknowledged by the First Party, they agree as follows: The First Party does hereby grant, assign and set over to the Second Party an easement for vehicular and pedestrian access as described in Exhibit "C" attached hereto and made a part hereof. An Exhibit "D" is hereby attached and made a part hereof showing a sketch of the easement.

The second party shall have all rights of ingress and egress to and from the real estate (including the right from time to time, except as hereinafter provided, to cut trim and remove trees, brush, overhanging branches and other obstructions) necessary for the Second Party's use, enjoyment, operation and maintenance of the easement hereby granted and all rights and privileges incident thereto.

Second Party's real property is described in Exhibit "B" made a part hereof.

Except as to the rights herein granted, the First Party shall have the full use and control of the above described real estate.

The Second Party hereby agrees to hold and save the First Party harmless from any and all claims of third parties arising from Second Party's use of the rights herein granted.

The easement described above shall continue for a period of perpetuity, always subject, however, to the following specific conditions, restrictions and considerations:

During the existences of this easement, maintenance of the easement and costs of repair of the easement damaged by natural disasters or other events for which all holders of an interest in the easement are blameless shall be the responsibility of (check one): 0 the First Party; 100 the Second Party; both Parties, share and share alike; both Parties, with the First Party being responsible for 0 % and the Second Party being responsible for 100 %. (If the last alternative is selected, the percentages allowed to each party should total 100.)

During the existence of this easement, those holders of an interest in the easement that are responsible for damage to the easement because of negligence or abnormal use shall repair the damage at their sole expense.

This agreement shall bind and inure to the benefit of, as the circumstances

IN WITNESS WHEREOF, the parties have hereunto set their hands in duplicate on this, the day and year first hereinabove written.

x William W. Eaton
William W. Eaton

First Party

STATE OF OREGON,

County of Klamath

This instrument was acknowledged

before me on July 3 2000

by William W. Eaton

Christopher P. Vance
Christopher P. Vance

Michele Marie Vance
Michele Marie Vance

Second Party

STATE OF OREGON,

County of Klamath

This instrument was acknowledged

before me on July 11 2000

by Christopher P. Vance and

~~Michele Marie Vance~~

Kristil Redd
Notary Public for Oregon

My commission expires 11/16/2003



Stacy Hilfert
Notary Public for Oregon

My commission expires 8-2-03



Page 2 of 2 Easement Agreement

STATE OF OREGON,

County of Klamath

This instrument was acknowledged

before me on July 18, 2000

by Michele Marie Vance

Stacy Hilfert
Notary Public for Oregon

My commission expires 8-2-03



Return to:

Christopher Vance
6734 Cottage Ave
Klamath Falls, OR 97603

OWNERS

DENNIS ENSOR O.L.S., C.W.R.E.
SANDIE ENSOR**TRU SURVEYING, INC. LINE**2333 SUMMERS LANE
KLAMATH FALLS, OREGON 97603
PHONE: (541) 884-3691JOHN HEATON L.S.I.T.
CHAD ENSOR L.S.I.T.

MAY 11, 2000

LEGAL DESCRIPTION OF A PARCEL OF LAND
TO BE ADDED TO LOT 4, BLOCK 3 OF
"TRACT 1103 - EAST HILLS ESTATES"

BEING A PORTION OF LOT 5, BLOCK 3 OF "TRACT 1103 - EAST HILLS ESTATES", SITUATED IN THE NE1/4 OF SECTION 1, T39S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF LOT 5, BLOCK 3 OF "TRACT 1103 - EAST HILLS ESTATES", FROM WHICH THE SOUTHEASTERLY CORNER OF SAID LOT 5 BEARS S48°43'56"E 26.84 FEET; THENCE ALONG THE BOUNDARY OF SAID LOT 5, N48°43'56"W 103.54 FEET, NORTH 43.15 FEET, N69°37'00"E 131.34 FEET AND ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS POINT BEARS N69°37'00"E 50.00 FEET AND CENTRAL ANGLE EQUALS 16°15'37") 14.19 FEET; THENCE LEAVING THE BOUNDARY OF SAID LOT 5, S69°37'00"W 55.18; THENCE S06°33'47"W 46.31 FEET; THENCE S03°34'56"E 79.69 FEET TO THE POINT OF BEGINNING, CONTAINING 7,558 SQUARE FEET, MORE OR LESS.

SUBJECT TO AN OVER AND ACROSS EASEMENT FOR ACCESS TO LOT 6, BLOCK 5 OF "TRACT 1103 - EAST HILLS ESTATES" AND THAT PORTION OF SAID LOT 5 ATTACHED THERETO.

REGISTERED
PROFESSIONAL
LAND SURVEYOR*Dennis A. Ensor*OREGON
JULY 25, 1990
DENNIS A. ENSOR
2442*Dennis A. Ensor*
DENNIS A. ENSOR O.L.S. 2442

EXPIRES 12/31/01

WKE

EXHIBIT "B"

26242

OWNERS

DENNIS ENSOR O.L.S., C.W.R.E.
SANDIE ENSOR

TRU SURVEYING, INC. LINE

2333 SUMMERS LANE
KLAMATH FALLS, OREGON 97603
PHONE: (541) 884-3691

JOHN HEATON L.S.I.T.
CHAD ENSOR L.S.I.T.

MAY 11, 2000

LEGAL DESCRIPTION OF A PARCEL OF LAND
TO BE ADDED TO LOT 6, BLOCK 3 OF
"TRACT 1103 - EAST HILLS ESTATES"

BEING A PORTION OF LOT 5, BLOCK 3 OF "TRACT 1103 - EAST HILLS ESTATES", SITUATED
IN THE NE1/4 OF SECTION 1, T39S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF LOT 5, BLOCK 3 OF "TRACT
1103 - EAST HILLS ESTATES", FROM WHICH THE SOUTHEASTERLY CORNER OF SAID LOT 5
BEARS S48°43'56"E 26.84 FEET; THENCE N03°34'56"W 79.69 FEET; THENCE N06°33'47"E 46.31 FEET;
THENCE N69°37'00"E 55.18 FEET TO THE RIGHT OF WAY LINE OF COTTAGE AVE. ALSO BEING A
POINT ON THE BOUNDARY OF SAID LOT 5; THENCE ALONG THE BOUNDARY OF SAID LOT 5,
ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS POINT BEARS N53°21'23"E 50.00 FEET AND
CENTRAL ANGLE EQUALS 32°50'09") 28.65 FEET, S20°31'14"W 155.34 FEET AND N48°43'56"W 26.84
FEET, TO THE POINT OF BEGINNING, CONTAINING 7,557 SQUARE FEET, MORE OR LESS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Dennis A. Ensor

OREGON
JULY 25, 1990
DENNIS A. ENSOR
2442

EXPIRES 12/31/01

Dennis A. Ensor
DENNIS A. ENSOR O.L.S. 2442

WJE

EXHIBIT "C"

Easement Agreement

First party: William W. Eaton

Second Party: Christopher and Michele Vance

WHEREAS: ...

To Wit: a Portion of Lot 5, Block 3 of "Tract 1103 – East Hills Estates", situated in the NE1/4 of Section 1, T39S, R9EWM, Klamath County Oregon.

Access to that northern-most portion of Lot 5, Block 3, beginning with the 14.14' wide right of way which borders Lot 4, Block 3, proceeding westward to the 5/8" X 30" iron pin (pin #1) located 55.18' from the curbing along the adjusted lot line, and along the radius of a curve that extends south and east, which has as a southern boundary the pin (Pin #2) located 46.31 south of Pin #1. (See attached Map of Survey). The entire easement will be 14.14 feet in width.

The intent of said 14.14' wide easement is to allow vehicular and pedestrian access to the eastern portion of Lot 5, Block 3, for any improvements, which may in the future be made by the owner(s).

Such improvements will comply with any/all current applicable building codes and other ordinances in force.

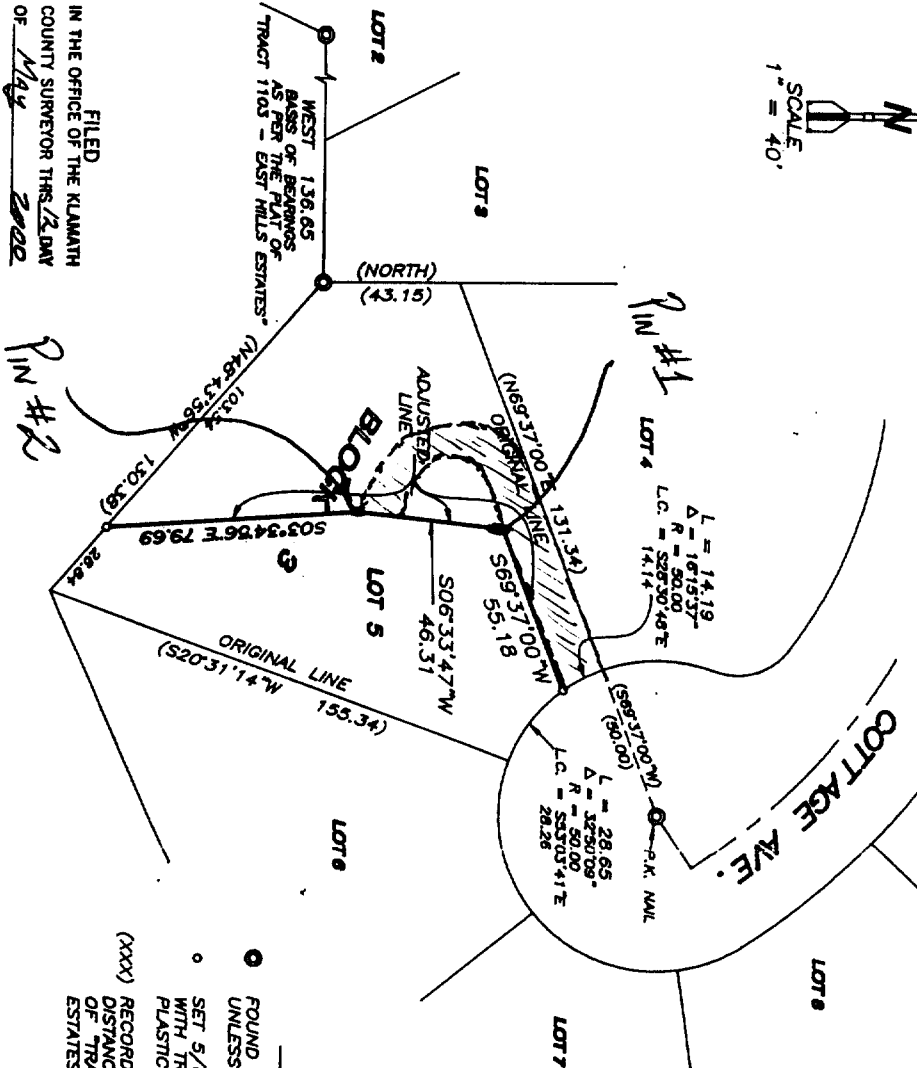
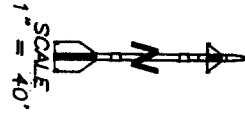
Period: In perpetuity.

Maintenance will be the responsibility of the second party, with the second party responsible for 100% and the first party for 0%.

WWE

6512

MAP OF SURVEY FOR PROPERTY LINE ADJUSTMENT 8-00 BEING LOT 5, BLOCK 3 OF TRACT 1103 - EAST HILLS ESTATES, SITUATED IN THE NE 1/4 OF SECTION 1, T39S, R9EWM, KLAMATH COUNTY, OREGON



LEGEND

- FOUND 5/8" IRON PIN UNLESS OTHERWISE NOTED
- SET 5/8" x 30" IRON PIN WITH TRU-LINE SURVEYING, INC. PLASTIC CAP
- (XXX) RECORD BEARING AND/OR DISTANCE AS PER THE PLAT OF TRACT 1103 - EAST HILLS ESTATES

NARRATIVE

CHRIS VANCE REQUESTED TRU-LINE SURVEYING, INC. TO SURVEY THE ADJUSTED LINE OF PROPERTY LINE ADJUSTMENT 8-00, AS REQUIRED BY THE CONDITIONS OF APPROVAL. FOUND MONUMENTS FROM TRACT 1103 - EAST HILLS ESTATES WERE USED FOR CONTROL TO SET THE MONUMENTS AS SHOWN.

Wick
JRV

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**
Chris Vance
OREGON
JULY 15, 1990
DEMAND A. ENSOR
2442

EXPIRES 12/31/01

TRU SURVEYING INC. LINE			
2333 SUMMERS LANE KLAMATH FALLS, OREGON 97603			
SURVEYED FOR	CHRIS VANCE		
SURVEYED BY	J.M.H. & D.J.M.	5/00	
MAPPED BY	C.B.E.	5/00	
CHECKED BY	D.A.E.	5/00	

State of Oregon, County of Klamath
Recorded 07/18/00, at 3:28 p.m.
In Vol. M00 Page 2537
Linda Smith,
County Clerk Fee \$46.00

Wick

FILED
IN THE OFFICE OF THE KLAMATH
COUNTY SURVEYOR THRS/2 DAY
OF May 2000