

After recording return to  
Rhine Surveying  
1201 Front Street  
Klamath Falls, OR 97601

Vol M03 Page 58980

State of Oregon, County of Klamath  
Recorded 08/13/2003 3:45 p.m.  
Vol M03 Pg 58980-58982  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

MT 60324  
**CREATION OF ACCESS AND ROADWAY EASEMENT**

KNOW ALL MEN by these presents that Peter A. Nevin and Malinda B. Nevin, Husband and wife, in consideration of the approval of Land Partition 6-03 does hereby create the following non-exclusive access and Roadway easement over and across Parcel 3 of Partition LP 35-96. The easement is described in Exhibit "A" attached hereto and made apart hereof.

Said easement is for the benefit and appurtenant to Parcel 1 of Preliminary Partition LP 6-03, it's owners, heirs, successors and assigns in interest.

IN WITNESS WHEREOF, the parties have hereunto set their hands on the 13<sup>th</sup> of August, 2003

Peter A. Nevin  
Peter A. Nevin

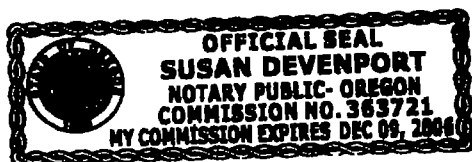
Malinda B. Nevin  
Malinda B. Nevin

State of Oregon  
County of Klamath

This instrument was acknowledged before me on 13<sup>th</sup> of August, 2003 by Peter A. Nevin and Malinda B. Nevin as their voluntary act and deed.

Susan Devenport Notary Public for Oregon

My Commission Expires 12/9/06



**EXHIBIT "A"****LEGAL DESCRIPTION FOR ROADWAY EASEMENT**

A roadway easement thirty (30) foot wide for the purpose of ingress and egress, over and across Parcel 3 of Land Partition 35-96, situated in the SW1/4 of Section 30, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County Oregon. The centerline of said thirty (30) foot wide easement being more particularly described as follows:

Commencing at the northwest corner of said Parcel 3, Land Partition 35-96; thence S.41°00'00"E., 169.15 feet; thence S.89°39'13"E. 19.13 feet to a point on the north line of Mitchell Road, a 60' wide county road, said point being the True Point of Beginning of this 30' wide roadway easement; thence N.19°59'12"E., 18.81 feet to the beginning of a 40.00 foot radius curve to the right; thence northeasterly along the arc of said curve 69.55 feet, (chord of said curve bears N.69°47'49"E., 61.11 feet); thence S.60°23'35"E., 538.20 feet to the beginning of a 45.00 foot radius curve to the left; thence northeasterly along the arc of said curve 88.48 feet, (chord of said curve bears N.63°16'38"E., 74.90 feet); thence N.06°56'51"E., 100.63 feet; thence N.07°51'03"E., 82.41 feet; thence N.05°06'12"W., 140.22 feet to a point on the north line of said Parcel 3. The roadway easement being 15.00 feet on either side of the above described centerline, with the side lines extended or shortened to terminate on the north line of Mitchell Road and the north line of Parcel 3.

R-3811-V3000-100  
MARSHALL & CAROLE CANEVARI

58982

RAIN STORAGE  
S88°45'23"E

HAY STORAGE

WELL

N88°45'23"W

500.48'

PARCEL 1

10.00 acres

HOUSE

WELL

SEPTIC

ROAD

EXISTING

3% Slope

S89°59'52"E

500.48'

PROPOSED ACCESS EASEMENT  
TO PARCEL 1 (30' WIDE)  
+4% GRADE

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	266.15	1030.00	14°48'18"	265.41
C2	192.91	1745.00	6°20'03"	192.81

LINE TABLE	
LINE	LENGTH
L1	279.44
L2	169.17
L3	47.30
L4	215.77
L5	260.79
L6	480.23
L7	187.24

MITCHELL RD.  
MOBILE HOME  
SEPTIC SYSTEM

R-3811-V3000-200 & 300  
PETER & MALINDA NEVIN

MITCHELL ROAD  
60' WIDE COUNTY ROAD  
C.J. 22 Pg. 48  
OCT. 3, 1952

R-3811-V3000-301  
PETER & MALINDA NEVIN

PARCEL 3  
LP 35-96

R-3811-V3000-302  
PETER & MALINDA NEVIN

PARCEL 2  
LP 35-96

R-3811-V3000-303  
JOHN & BENITA VENABLE

PARCEL 1  
LP 35-96

R-3811-V3100-400  
PETER & MALINDA NEVIN

NORTH  
1898.28'

DRAINAGE DITCH EASEMENT  
M73-971

S88°42'30"E  
493.71'

R-3811-V3100-600  
PETER & MALINDA NEVIN

N87°48'03"E 1527.67'

HIGHWAY 140

R-3811-V3100-1001  
PACIFICCORP

R-3811-V3100-300  
ARLENE J. PALM

R-3811-V3100-1000  
RUSSELL & ROSEMARIE COOK

SCALE 1" = 250'



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 11, 1988  
KEITH R. BROWN  
RENEWAL DATE

Rhine S

1436 Cresce  
Klamath Fa