

04 MAY 25 AM 11:35

Vol M04 Page 33033

**GENERAL EASEMENT AGREEMENT**

STATE OF OREGON                     )  
  ) ss.  
County of Klamath                    )

State of Oregon, County of Klamath  
Recorded 05/25/2004 11:35 a.m.  
Vol M04 Pg 33033-36  
Linda Smith, County Clerk  
Fee \$ 36.00 # of Pgs 4

David W. Ebsen, his heirs, assigns and successors, henceforth, "Grantor", being the owner of the following real property.

Address, 743 California Ave., Klamath Falls, OR 97601  
County, Klamath

Legal Description: See attached Exhibit "A"

AND, Don K. McDonnell and Kwanda C. McDonnell, their heirs, assigns and successors, henceforth, "Grantee", being the owner of real property adjoining or adjacent to the above cited property, which said property is described as follows:

Address, 139 Uerlings Ave., Klamath Falls, OR 97601  
County, Klamath

Legal Description: See attached Exhibit "B"

AND Grantor, DOES HEREBY GRANT to Grantee, his heirs and assigns, a perpetual, exclusive easement for use as a lawn, the following described real property: See attached Exhibit "C"

to use as a lawn for Grantee's sole purposes. Grantee shall be responsible for all maintenance of the subject property. The consideration for this Agreement is the sum of \$1.00 and other valuable consideration.

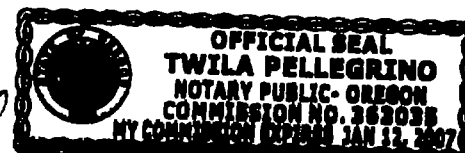
  
GRANTOR

SUBSCRIBED AND SWORN to before me this 20<sup>th</sup> day of May, 2004

  
Notary Public for Oregon  
My Commission Expires: 1-12-2007

  
GRANTEE

  
GRANTEE



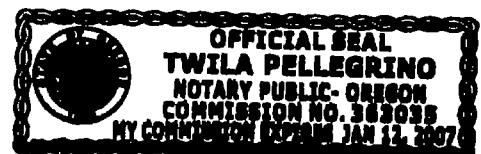
SUBSCRIBED AND SWORN to before me this 20<sup>th</sup> day of May, 2004

  
Notary Public for Oregon  
My Commission Expires: 1-12-2007

Grantor: David W. Ebsen

Grantee: Don K. and Kwanda McDonnell

After Recording Return to:  
Don K. and Kwanda McDonnell



36 ✓ *Paulene Young*  
FEB 2004 @ Counter

EXHIBIT "A"

2862

33034

Lot 7, LESS the East 10 feet, Block 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ALSO a portion of land 5 feet by 170.6 feet off the Northerly side of Lot 8, Block 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, being the area lying within the following described boundaries, to wit:

Beginning at the Northwestern corner of Lot 8; thence Easterly along the Northern boundary line of Lot 8 a distance of 170.6 feet; thence Southerly a distance of 5 feet parallel to California Avenue; thence Westerly on a line parallel to the Northerly boundary line of said Lot 8 a distance of 170.6 feet to California Avenue; thence Northerly along California Avenue a distance of 5 feet to the point of beginning.

CODE 1 MAP 3809-3288 TL 3900

CODE 1 MAP 3809-3288 TL 4000

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 15 day  
of Feb A.D. 19 91 at 2:09 o'clock P.M., and duly recorded in Vol. R91  
of Deeds on Page 2861  
By Lyn Bishn County Clerk

33.00

30859-KR

EXHIBIT 8  
LEGAL DESCRIPTION

33035

## PARCEL 1

A portion of Lots 1 and 7, Block 102, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 1; thence North along the West boundary of University Street 50 feet to a point; thence Southwesterly parallel with the South line of said Lot 1 to the East line of Lot 7; thence Northerly along said East line of Lot 7 to the Northeast corner thereof; thence Southwesterly along North line of Lot 7, 10 feet to a point; thence Southerly parallel with the East line of Lot 7 to the South line thereof; thence Northeasterly along the South line of Lot 7 a distance of 10 feet to the Southwest corner of Lot 1; thence continuing Northeasterly along the South line of Lot 1 to the point of beginning.

## PARCEL 2

A portion of Lot 8, Block 102, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwestern corner of said Lot 8; thence Easterly along the Northerly line of Lot 8 a distance of 170.6 feet to the true point of beginning of this description; thence Southerly 5 feet parallel to California Avenue; thence Easterly parallel to the Northerly boundary line of said Lot 8 to the Westerly line of Uerlings Street; thence Northerly along Uerlings Street, a distance of 5 feet, more or less to the Northeasterly corner of said Lot 8; thence Westerly along the Northerly line of said Lot 8, to the point of beginning.

## PARCEL 3

The Southeasterly 8 feet, (as measured along the Westerly line and parallel to the South line of Lot) of the following parcel:

All of Lot 1, Block 102 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING a tract of land described as follows:

Beginning at the Southwest corner of Lot 1, Block 102 of BUENA VISTA ADDITION and running thence Northerly along the Westerly line of said Lot 1 a distance of 50 feet to a point; thence Easterly along a line parallel to the South line of said Lot 1 to the Easterly line of said Lot 1; thence South along the Easterly line of said Lot 1 to the Southeast corner of Lot 1 in Block 102 of BUENA VISTA ADDITION; thence Westerly along the South line of said Lot 1 to the point of beginning, being the Southerly portion of said Lot; ALSO SAVING AND EXCEPTING that portion of said Lot 1 lying Northerly of said line between Lots 2 and 6 of said Block 102 extended, through said Lot 1 to Second Street.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 3rd day  
of Sept. A.D. 19 93 at 9:08 o'clock A. M., and duly recorded in Vol. 1893  
of Deeds on Page 22489

FEE \$35.00

Evelyn Biehn County Clerk

By Paul H. Williams Esq.

Exhibit "C"

**Legal Description of Easement  
for  
Don McDonnell**

**33036**

**A portion of Lot 7, Block 102, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point on the North Line of said Lot 7 from which the Northeast Corner of Lot 7 bears N63°22'30"E, 10.00 feet; thence S11°52'00"E parallel with the East Line of Lot 7, 91.83 feet to a point on the South Line of Lot 7; thence S69°34'30"W on said South Line, 0.63 feet; thence N21°02'51"W, 89.16 feet to the North Line of Lot 7; thence N63°22'30"E on said North Line, 15.35 feet to the point of beginning.**