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Vol M05 Page 20204

State of Oregon, County of Klamath
Recorded 03/28/2005 9:46a m
Vol M05 Pg 20204-06
Linda Smith, County Clerk
Fee \$ 31⁰⁰ # of Pgs 3

EASEMENT

THIS grant of easement is made this 26 day of March, 2005, by DEBBY D. BAIO, hereinafter referred to as Grantor, granting WHITMORE PROPERTIES, LLC, hereinafter referred to as Grantee.

WITNESSETH:

WHEREAS, Grantor owns the real property in Klamath County, Oregon, known as Parcel 1 of Land Partition 43-92, situated in the East 1/2 of the West 1/2 of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, which is to be burdened by an exclusive easement ("Grantor's parcel"); and

WHEREAS, Grantee owns the real property in Klamath County, Oregon, known as Parcel 2 of Land Partition 12-02, situated in Sections 32, 33 and 34, Township 36 South, Range 14 East of the Willamette Meridian, and in Section 3, Township 37 South, Range 14 East of the Willamette Meridian, which is to be benefited by an exclusive easement ("Grantee's parcel");

NOW THEREFORE:

1. In consideration of \$1.00 and the covenants contained herein, Grantor hereby grants an exclusive easement across Grantor's parcel for the benefit of Grantee's parcel. Said easement is described in Exhibit "A" attached hereto.
2. Said easement shall be for ingress and egress. Neither party shall conduct activities upon the easement that should unreasonably interfere with the rights enumerated herein.
3. The easement, duties and obligations herein created are appurtenant to and shall run with the land, as a benefit to Grantee's parcel and as a burden to Grantor's parcel.
4. This agreement and grant is binding on the parties hereto and upon the heirs, successors in interests, lessees, personal representatives and assigns of the parties hereto. For purposes herein, the singular shall include the plural and the plural shall include the singular.
5. This agreement is prepared on behalf of Grantee by Justin Throne, attorney. The Grantor acknowledges that she may obtain other counsel and that she has been advised to do so.

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4c Doug Stiles

31ca

IN WITNESS WHEREOF, the parties hereto have set their hands on the date first above written.

WHITMORE PROPERTIES, llc by:

Debby D. Baio
DEBBY D. BAIO

Brian Fitzgerald
BRIAN FITZGERALD Member and Officer

STATE OF OREGON]
] ss.
County of Klamath.]

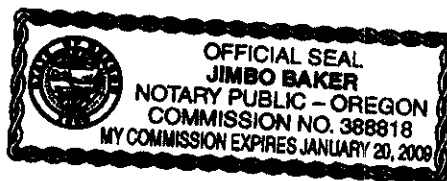
The foregoing instrument was acknowledged before me this 26 day of March 2005, by DEBBY D. BAIO.

Jimbo Baker
Notary Public for Oregon
My Commission expires: 01-20-2009

STATE OF OREGON]
] ss.
County of Klamath.]

The foregoing instrument was acknowledged before me this 26 day of March 2005, by BRIAN FITZGERALD.

Jimbo Baker
Notary Public for Oregon
My Commission expires: 01-20-2009



A strip of land 30.00 feet in width and being a part of a tract of land described in Vol. M02, page 7177, Deed Records of Klamath County, Oregon, and situated in the NW 1/4 of Section 34, T36S R14E, W.M., Klamath County, Oregon, said strip being more particularly described as follows:

Beginning at a point on the Northerly Line of said tract from which the Northeast Corner thereof bears N69°47'20"E, 255.00 feet; thence S32°54'53"W, 415.66 feet to a point on the Westerly Line of said tract; thence N19°44'46"W on said Westerly Line, 37.73 feet; thence N32°54'53"E, 352.78 feet to a point on said Northerly Line; thence N69°47'20"E on said Northerly Line, 49.99 feet to the point of beginning.