

# RELEASE OF RECORDED EASEMENT

Grantor: Lake Ridge Park Home Owners Association  
940 Lakeridge Court  
Klamath Falls, OR 97601

Grantee: Ore-Cal Land Development, LLC  
32159 Transformer Road  
Malin, OR 97632

State Of Oregon, County Of Klamath

M05-61301

Consideration: Exchange for a Public Access Road

08/05/2005 11:55:33 AM

After recording,  
return to:

# Of Pages 1 Fee: \$21.00

Boivin, Uerlings & DiIaconi, P.C.  
803 Main Street, Suite 201  
Klamath Falls, OR 97601

Send all property

tax statements to: Jim Hogue

*re* Ore-Cal Land Development, LLC  
32159 Transformer Road  
Malin, OR 97632

**KNOW ALL MEN BY THESE PRESENTS**, that the Lake Ridge Park Home Owners Association, hereinafter called grantor, for the consideration hereinafter stated, does hereby release and relinquish all of the right, title and interest of the grantor in the premises arising by reason of that certain easement granted in the Agreement for Easement from the B.P.O.E. Lodge # 1247 to Wayne Connors and Pamela J. Connors, husband and wife, dated November 1, 1993 and recorded in the Official Records of Klamath County, State of Oregon at Vol. M93, Page 29109. More specifically described as:

Lots 18 through 27, Block 10, 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.

ALSO that portion of Buena Vista, not plated, designated as Hotel Park, comprising of 18.504 acres, more or less, saving and excepting the following portion thereof:

Beginning at the Southwest corner of Lot 27, Block 41, Buena Vista Addition to the City of Klamath Falls, Oregon, thence Westerly along the Northerly line of Front Street a distance of 80 feet, thence Northerly at right angles to Front street at a distance of 140 feet, thence Easterly parallel to Northerly line of Front Street a distance of 80 feet to the Northwest corner of said Lot 27, thence Southerly along the Westerly line of said Lot 27 a distance of 140 feet to the point of beginning. ALSO a tract beginning 80 feet Westerly from the Southwest corner of Lot 27, Block 41, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, thence Westerly along the Northerly line of Front Street a distance of 100 feet, thence Northerly at right angles to Front Street a distance of 140 feet, thence Easterly parallel to the Northerly line of Front Street a distance of 100 feet, thence Southerly to the place of beginning a distance of 140 feet. (See attached Exhibit A.)

The true and actual consideration paid for this transfer: (1) the establishment a public access roadway by the City of Klamath Falls, Oregon in a new location in a northerly direction from the currently existing easement recorded in the Official Records of Klamath County, State of Oregon at Vol. M93, Page 29109; and, (2) development of a parkway for ingress and egress, which will be a part of the new public access road to be maintained by the City of Klamath Falls, Oregon.

In construing this Easement Release where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

**IN WITNESS WHEREOF**, the grantor has executed this instrument this 5<sup>th</sup> day of August, 2005; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized thereto by order of its board of directors.

STATE OF OREGON )  
 ) ss.  
County of Klamath )

This instrument was acknowledged before me on this 5<sup>th</sup> day of August, 2005,  
by Rich Burge

Julie A. Stenkamp  
Notary Public for Oregon  
My Commission Expires: 10/21/05

