

M05-71445

Klamath County, Oregon

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Pages 2 Fee: \$26.00

After recording return to:

Rhine-Cross Group LLC

430 Walnut Avenue


Klamath Falls, OR 97601

CREATION OF A STORMWATER DRAINAGE EASEMENT FOR TRACT 1452

KNOW ALL MEN by these presents that Joe Bair Jr., grantor, in consideration of the approval of Tract 1452 does hereby create the following non-exclusive stormwater drainage easement over and across a portion of that property owned by the grantor, described in deed volume M04 at page 11502 of the Klamath County deed records. The easement is described in Exhibit "A" attached hereto and made a part hereof.

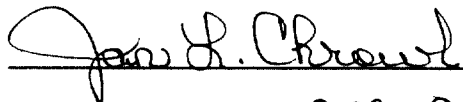
Said stormwater drainage easement is for the benefit and appurtenant to Tract 1452, its owners, heirs, successors and assigns in interest, with the right of ingress and egress on the property covered by said easement for the purpose of inspecting, repairing, replacing, maintaining, constructing or removing said stormwater drainage system; provided that in the event of damage to adjacent premises, the party causing the damage shall repair same and place said premises in as good condition as they were immediately prior to such damage. Grantor agrees not to erect any structures within the easement area, or in any other way inhibit access to the stormwater drainage system.

IN WITNESS WHEREOF, the grantor has executed this instrument this 19 day of ~~November~~ ^{Dec}, 2005.

JB Jr

Joe Bair Jr.

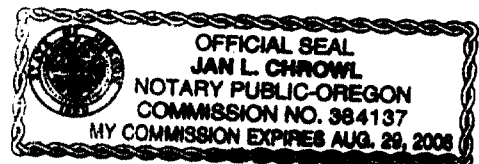
State of Oregon
County of Klamath

This instrument was acknowledged before me on the 19th day of ~~November~~ ^{December}, 2005 by Joe Bair Jr. as his voluntary act and deed.



Notary Public for Oregon

My Commission expires 8-29-08



TRACT 1452
STORMWATER DRAINAGE EASEMENT DESCRIPTION
EXHIBIT "A"

A 16 foot wide storm drainage easement over and across a strip of land situated in the NW1/4 SE1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said easement lying easterly of and adjacent to the easterly line of the "12th Addition to Sunset Village - Tract 1405", according to the official plat thereof on file in the office of the Klamath County Clerk, the centerline of said 16 foot wide strip of land being more particularly described as follows:

Beginning at a point on the north line of Land Partition No. 15-93, said point being S.88°57'26"E., 8.00 feet from the northwest corner of said Land Partition No. 15-93; thence N.00°12'55"E. a distance of 221.90 feet, more or less, along a line parallel with and 8.00 feet east of the easterly line of said Tract 1405, to the intersection with the easterly prolongation of the north line of Lot 5 of said Tract 1405; thence WEST a distance of 8.00 feet along the easterly prolongation of the north line of said Lot 5, to the northeast corner of Lot 5, with the sidelines of said 16 foot strip of land being shortened or lengthened to begin on the north line of Land Partition 15-93 and to terminate on the easterly line of said Tract 1405. Basis of Bearings is Land Partition No. 15-93.