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MTC 72624-SH  
MAINTENANCE AGREEMENT

THIS AGREEMENT, the effective date of which is the 1st day of January 2006 between Shu Ting Rong partial owner as to Parcel 1 and Parcel 2, Grant J. Pine as co-owner of Parcel 3 and Mike Ryser as co-owner as to Parcel 4.

For \$1.00 and other valuable consideration, the Parties hereby to create a Road Maintenance Agreement for the parties common easement.

All expenses of maintenance, repair and replacement of said easement shall be the responsibility of the owners of Parcels 3 and 4 shall be shared equally. In the event that a dispute arises regarding this maintenance, repair, or replacement of this easement, such dispute shall be resolved by arbitration where each party appoints on arbitrator and those arbitrators choose another. The arbitrator shall decide the resolution of said dispute, and the parties shall be bound thereby. The costs of arbitration shall be shared equally by the parties.

The Agreement shall run with the land. It is recognized that said agreement burdens Parcels Parties and that the benefit and appurtenance shall be to Parcels.

If suit or action is instituted to enforce any of the provisions of this Agreement, the party prevailing therein shall be entitled to recover from the other such sum as the Court may adjudge reasonable as attorney's fees therein including any appeal thereof.

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

PARTIES:

Grant J. Pine  
Grant J. Pine  
Shu Ting Rong  
Shu Ting Rong

PARTIES:

Mike Ryser  
Mike Ryser

STATE OF OREGON )  
COUNTY OF Klamath )



BE IT REMEMBERED, That on this 1st day of Feb, 2006, before me, the undersigned, a Notary Public in the State of Oregon personally appeared the within named

Grant J. Pine

known to me or proved to me on the basis of satisfactory evidence, to be the identical individual described in and who executed the same freely instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Pamela J. Spencer  
Notary Public, State of Oregon  
My commission expires: 8/16/2008

STATE OF OREGON       )  
COUNTY OF Klamath   )

BE IT REMEMBERED, That on this 2 day of Feb., 2006, before me, the undersigned,  
a Notary Public in the State of Oregon personally appeared the within named

Mike Ryser

known to me or proved to me on the basis of satisfactory evidence, to be the identical individual  
described in and who executed the same freely instrument and acknowledged to me that he  
executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day  
and year last above written.



Kate Lukkari  
Notary Public, State of Oregon  
My commission expires: May 30, 2009

STATE OF OREGON       )  
COUNTY OF Klamath   )

BE IT REMEMBERED, That on this 2 day of Feb, 2006, before me, the undersigned,  
a Notary Public in the State of Oregon personally appeared the within named

Shu Ting Rong

known to me or proved to me on the basis of satisfactory evidence, to be the identical individual  
described in and who executed the same freely instrument and acknowledged to me that She  
executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day  
and year last above written.



Kate Lukkari  
Notary Public, State of Oregon  
My commission expires: May 30 2009

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

Parcel 1 of Land Partition 42-02, situated in the SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 2:**

Parcel 3 of Land Partition 42-02, situated in the SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 3:**

Parcel 2 of Land Partition 42-02, said Land Partition being situated in the SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. TOGETHER WITH an easement for ingress, egress, and public utilities as reserved in Quitclaim Deed recorded December 29, 2004 in Volume M04, page 88985, Microfilm Records of Klamath County, Oregon.

**PARCEL 4:**

Beginning at point which is 662 feet Westerly on the Northerly right of way line of the Dalles-California Highway, from the Southeast corner of the SW1/4 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and thence North a distance of 1241.46 feet and West a distance of 203.4 feet to the true point of beginning of this description; thence North a distance of 139.3 feet; thence West a distance of 100 feet; thence South a distance of 139.3 feet; thence East a distance of 100 feet to the place of beginning, situated in the NW1/4 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO a tract of land situated in the NW1/4 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of that tract of land described as Parcel 2 in Deed Volume M84, page 20,944 Microfilm Records of Klamath County, Oregon, from which the center 1/4 corner of said Section 1 bears North 34° 14' 27" West 1065.58 feet; thence South 00° 00' 23" East, along the East line of said Deed Volume, 18.89 feet; thence South 84° 47' 46" West 76.72 feet; thence North 00° 00' 23" West 25.85 feet to a point on the North line of said Deed Volume, thence East 76.40 feet to the point of beginning.