

2006-018027

Klamath County, Oregon



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09/07/2006 08:57:51 AM

Fee: NO FEE

PERMANENT PUBLIC ROAD EASEMENT

KNOW ALL BY THESE PRESENTS, that William W Holmes and Virginia L Holmes hereinafter called grantor, for the consideration hereinafter stated, does hereby remise a Permanent Public Road Easement unto **Klamath County, a political subdivision of the State of Oregon**, hereinafter called grantee, and unto grantee's successors, for public road and right-of-way purposes attached hereto as Exhibit "A" in, upon, and across the real property located in Klamath County, State of Oregon, more particularly described as follows:

Attached hereto as Exhibit "A" and made a part hereof.

Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORS 197.352 (Ballot Measure 37). This instrument does not allow use of the property described herein 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 and to inquire about the rights of neighboring property owners, if any, under ORS 197.352 (Ballot Measure 37).

The true and actual consideration paid for this transfer, stated in terms of dollars is THREE HUNDRED FIFTY AND NO/100 DOLLARS \$ 350.00

Grantor(s)

Klamath County, a political subdivision of the State Oregon

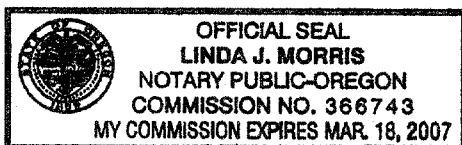
William W Holmes
William W Holmes

William R. Brown
William R. Brown, Chairman of the Board
John Elliott
John Elliott Vice Chairman

Virginia L Holmes
Virginia L Holmes

STATE OF OREGON)
)ss.
County of Klamath)

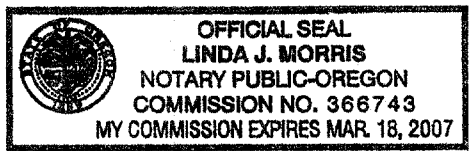
This instrument was acknowledged before me on AUGUST 16, 2006, by William W Holmes.



Linda J. Morris
Notary Public for Oregon
My Commission Expires: 3-18-2007

STATE OF OREGON)
)ss.
County of Klamath)

This instrument was acknowledged before me on AUGUST 16, 2006,
by Virginia L Holmes.



Linda J. Morris
Notary Public for Oregon
My Commission Expires: 3-18-2007

Unofficial
Copy

EXHIBIT A

Holmes – TL 1200

Crystal Springs Road
GAC-DEA Inc - 03/16/06

Parcel 1 – Permanent Easement

A variable width strip of land lying in Government Lot 2 in the SE1/4 of Section 20, Township 39 South, Range 10 East, of the Willamette Meridian, Klamath County, Oregon, and being a portion of that property conveyed to William W. Holmes and Virginia L. Holmes, husband and wife, by instrument recorded August 8, 1997 in Volume M97, Page 26073, Klamath County deed records; the said parcel being that portion of said property lying Easterly of Engineer's construction center line station 3+00.00 and Northerly of and adjacent to the existing right-of-way of Crystal Springs County Road, as measured at right angles to the following described centerline, to wit:

Beginning at Engineer's construction center line station 0+00.00, which point lies 20.02 feet North and 1459.50 feet West of the section corner common to Sections 20, 21, 28 and 29, Township 39 South, Range 10 East, of the Willamette Meridian, Klamath County, Oregon; thence South 89°15'09" East, a distance of 186.57 feet to the point of curvature of a 880.00-foot radius circular curve, concave to the Southwest, thence following said curve to the right through a central angle of 13°45'57" (said curve being subtended by a chord bearing South 82°22'10" East, a distance of 210.92 feet), an arc distance of 211.43 feet to the point of tangency; thence South 75°29'12" East, a distance of 351.99 feet to the point of curvature of a 450.00-foot radius circular curve, concave to the North, thence following said curve to the left through a central angle of 35°13'37" (said curve being subtended by a chord bearing North 86°54'00" East, a distance of 272.34 feet), an arc distance of 276.67 feet to the point of tangency; thence North 69°17'11" East, a distance of 129.00 feet to the point of terminus.

SUBJECT TO:

1. Rights of the public in and to that portion of the herein described premises lying within the limits of streets, roads and highways.
2. An easement, including the terms and provisions thereof, granted to the United States of America, by instrument recorded Feb. 28, 1930 in Volume 91, Page 39, Klamath County Deed Records.

The widths in feet of the strip of land above referred to are as follows:

<u>Station</u>	<u>to</u>	<u>Station</u>	<u>Width on Northerly side of centerline</u>
3+05.00		3+40.00	36.72 in a straight line to 43.00
3+40.00		7+49.99	43.00 in a straight line to 40.00

Bearings are based upon the Oregon Coordinate System of 1983, 1991 adjustment, South zone values.

The parcel of land to which this description applies contains 191 square feet, more or less.



EXHIBIT MAP

T. 39 S., R. 10 E., SEC. 20, W.M.
KLAMATH COUNTY, OREGON

TL1200,
MAP NO. 39-10-20
WILLIAM W. & VIRGINIA L. HOLMES
VOL. M97, PG. 26074, KCDR

PARCEL 2
TEMPORARY CONST. EASEMENT
AREA = ± 2532 SQ.FT., ± 0.06 AC.

STA: 0+65
OFFSET: 39.00 L

STA: 1+86.57
OFFSET: 39.00 L

STA: 3+40
OFFSET: 43.00 L

STA: 3+05
OFFSET: 47.39 L

STA: 3+50
OFFSET: 73.00

STA: 7+49.99
OFFSET: 40.00 L

EXST. R/W

CONSTRUCTION C/L
1+00

2+00

STA: 3+05
OFFSET: 36.72 L

3+00

3+00

EXST. R/W

SEC. 20

SEC. 29

4+00
SECTION LINE

EXST. R/W

EXISTING C/L

CRYSTAL SPRINGS ROAD

TL0400,
MAP NO. 39-10-29
STATE OF OREGON
STATE GAME COMMISSION
INST. NO. 65747, VOL. 334,
PG. 223, KCDR

PC = 1+86.57

PARCEL 1
PERMANENT EASEMENT
AREA = ± 191 SQ.FT.,
 ± 0.004 AC.

PT = 3+98

REGISTERED
PROFESSIONAL
LAND SURVEYOR

LEGEND

- TEMPORARY CONST. EASEMENT
- PERMANENT EASEMENT

VERTICAL DATUM: NGVD 29
MEAN HIGH WATER: 9.2'

GRAPHIC SCALE



1 inch = 50 ft.



DAVID EVANS
AND ASSOCIATES INC.

530 Center Street N.E., Suite 605
Salem Oregon 97301
Phone: 503.361.8635

PROJECT

CRYSTAL SPRINGS

TITLE

CRYSTAL SPRINGS ROAD

KLAMATH COUNTY

FILE

000T00000464

DRAWN BY

DDB

DESIGN BY

MTR

SCALE

1" = 50'

DATE

2-01-06

SHEET

1