

2006-019033

Klamath County, Oregon

ptdc
After recording return to:
Rhine-Cross Group LLC
430 Walnut Avenue
Klamath Falls, OR 97601



00004377200600190330020028

09/22/2006 10:06:10 AM

Fee: \$26.00

CREATION OF A TEMPORARY VEHICLE TURNAROUND EASEMENT FOR TRACT 1436

KNOW ALL MEN by these presents that Klamath Cascade Group LLC, grantor, in consideration of the approval of Tract 1436 does hereby create the following temporary vehicle turnaround easement over and across a portion of the NW1/4 SE1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, owned by the grantor. The easement is described in Exhibit "A" attached hereto and made a part hereof.

Said vehicle turnaround easement is for the benefit and appurtenant to Tract 1436, its owners, heirs, successors and assigns in interest.

DURATION OF TURNAROUND EASEMENT: Upon development and dedication of a public road, extending easterly from the public road in Tract 1436, the turnaround easement will no longer be needed and the easement shall terminate, and all the right, title and interest appurtenant to Tract 1436 shall be extinguished.

IN WITNESS WHEREOF, the grantor has executed this instrument this 21 day of September, 2006.

Bob Stewart, Manager, Klamath Cascade Group LLC

State of Oregon
County of Klamath

This instrument was acknowledged before me on the 21 day of September, 2006 by Bob Stewart as his voluntary act and deed.

Amy K Rhine Notary Public for Oregon
My Commission expires 12/13/08

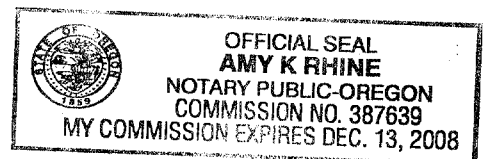


EXHIBIT "A"

**TRACT 1436-HARBOR VISTA BOULEVARD
TEMPORARY VEHICLE TURNAROUND EASEMENT DESCRIPTION**

A 45 foot radius vehicle turnaround easement over a parcel of land situated in the NW1/4 SE1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said parcel being more particularly described as follows:

Commencing at the 2" iron pipe that marks the center 1/4 corner of said Section 18, which point is also the southeast corner of "First Addition to Terminal City", according to the official plat thereof on file in the office of the Klamath County Clerk; thence S.01°33'39"W., along the east line of Government Lot 2 of said Section 18, a distance of 968.60 feet to the north right-of-way line of Harbor Vista Boulevard and the **True Point of Beginning**; thence continuing S.01°33'39"W. along said east line, 53.54 feet to the south right-of-way line of Harbor Vista Boulevard; thence S.80°16'13"E., 4.28 feet to the beginning of a not tangent curve; thence along the arc of a 45.00 foot radius curve to the left, through a central angle of 287°50'37" (the long chord of which bears N.09°43'47"E., 53.00 feet) an arc distance of 226.07 feet; thence N.80°16'13"W., 11.89 feet to the True Point of Beginning. Basis of Bearings is Grid North, based upon the Oregon Coordinate System of 1983, South Zone.