

2006-019034

Klamath County, Oregon



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09/22/2006 10:07:12 AM

Fee: \$26.00

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

ptdc

CREATION OF A STORMWATER DRAINAGE EASEMENTS 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 non-exclusive stormwater drainage easements 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 easements are described in Exhibit "A" attached hereto and made a part hereof.

Said stormwater drainage easements are for the benefit and appurtenant to Tract 1436, its owners, heirs, successors and assigns in interest, with the right of ingress and egress on the property covered by said easements 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 21 day of September, 2006.

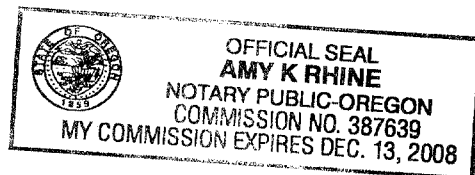
Bob Stewart, Manager, Cascade Group LLC

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.

Notary Public for Oregon

My Commission expires 12/13/08



Je

EXHIBIT "A"

HARBOR VIEW DRIVE STORM DRAINAGE EASEMENT DESCRIPTIONS

A storm drainage 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 easement lying southerly of and adjacent to the southerly right-of-way line of Harbor View Drive, 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 503.58 feet to a point on a curve; thence easterly along said southerly right-of-way line and the arc of a 473.50 foot radius curve to the right, through a central angle of 06°23'32" (the long chord of which bears S.76°28'30"E., 52.80 feet) an arc distance of 52.83 feet; thence S.71°36'18"E., 102.71 feet to the beginning of a non-tangent curve; thence along the arc of a 629.50 foot radius curve to the left, through a central angle of 9°48'32" (the long chord of which bears S.78°11'00"E., 107.64 feet) an arc distance of 107.77 feet to the **True Point of Beginning**; thence continuing along said southerly right-of-way and the arc of a 629.50 foot radius curve to the left, through a central angle of 1°39'10" (the long chord of which bears S.83°54'51"E., 18.16 feet) an arc distance of 18.16 feet; thence S.34°18'38"W., 35.80 feet; thence N.55°41'22"W., 16.00 feet; thence N.34°18'38"E., 27.21 feet to the True Point of Beginning. Basis of Bearings is Grid North, based upon the Oregon Coordinate System of 1983, South Zone.

Also, a storm drainage 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 easement lying northerly of and adjacent to the northerly right-of-way line of Harbor View Drive, 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 450.01 feet to a point on a curve; thence easterly along said northerly right-of-way line and the arc of a 526.50 foot radius curve to the right, through a central angle of 07°16'51" (the long chord of which bears S.76°55'09"E., 66.86 feet) an arc distance of 66.90 feet; thence S.74°57'09"E., 102.71 feet to the beginning of a non-tangent curve; thence along the arc of a 570.50 foot radius curve to the left, through a central angle of 20°51'26" (the long chord of which bears S.83°42'27"E., 206.53 feet) an arc distance of 207.68 feet to the **True Point of Beginning**; thence continuing easterly along said northerly right-of-way and the arc of a 570.50 foot radius curve to the left, through a central angle of 01°40'15" (the long chord of which bears N.85°01'43"E., 16.64 feet) an arc distance of 16.64 feet; thence N.10°55'55"E., 8.85 feet; thence N.79°04'05"W., 16.00 feet; thence S.10°55'55"W., 13.41 feet to the True Point of Beginning. Basis of Bearings is Grid North, based upon the Oregon Coordinate System of 1983, South Zone.