

2007-007759

Klamath County, Oregon



00021260200700077590050055

05/01/2007 09:05:50 AM

Fee: \$41.00

Recording Requested by:

Dean C. Engelson

When recorded please return to:

Dean C. Engelson
P. O. Box 952
Shingle Springs, CA 95682-0952

(Space above this line for Recorder's use)

Cover Sheet

Document: Alfaro-Engelson Easement Agreement

Grantor(s): Maurice J. Alfaro and Gisela Alfaro, Trustees under The Alfaro Revocable Declaration of Trust dated 5/2/2000

Grantee(s): Dean C. Engelson and Jennifer S. Engelson, Trustees under The Engelson Trust of 1995

Page 1: Real Property Descriptions and Terms and Conditions

Page 2: Additional Terms and Conditions & Notarized Grantors Signature Page

Page 3: Notarized Grantees Signature Page

Exhibit A: Extraction of a portion of Minor Land Partition 39-90 (surveyed by Tru-Line Surveying, 2333 Summers Lane, Klamath Falls, OR 97603) to provide a visual of the described easement.

Alfaro- Engelson Easement

Grantors, Maurice J. Alfaro and Gisela Alfaro, Trustees under The Alfaro Revocable Declaration of Trust dated 5/2/2000, are owners of the following described real property situated in Klamath County, State of Oregon:

Parcel 2 of "Minor Land Partition 39-90" located in the W1/2 of the W 1/2 of Section 26, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon and filed in the office of the clerk of Klamath County, Oregon on June 21, 1993

Excepting Therefrom

A tract of land being a portion of Parcel 2 of "Minor Land Partition 39-90", situated in the NW1/4SW1/4 of Section 26, Township 33 South, Range 7 1/2 East of the Willamette Meridian , Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Parcel 2, said point being on the Northeasterly right of way line of State Highway 62, from which the West 1/4 corner of said Section 26 bears North 51 degrees 51' 28" West 1196.49 feet; thence North 19 degrees 26' 26" West, along said line 207.0 feet to the center of Fort Creek; thence, along the center of Fort Creek, North 57 degrees 47' East 37.0 feet, North 37 degrees 05' East 19.0 feet and North 45 degrees 40' East 35.0 feet; thence, leaving the center of Fort Creek, South 50 degrees 33' East 225.1 feet, more or less, to a point on the South line of said Parcel 2; thence South 57 degrees 10' 20" West 205.59 feet to the point of beginning, with bearings based on record of survey 5389 on file at the office of the Klamath County Surveyor, being Property Line Adjustment 47-99.

Map Tax Lot: R-3307-V2600-00601

Grantees, Dean C. Engelson and Jennifer S. Engelson, Trustees under The Engelson Trust of 1995* are owners of the following described real properties situated in Klamath County, State of Oregon:

That portion of the NE1/4NW1/4 lying South of the Southerly bank of Short Creek in Section 26, Township 33 South, Range 7 1/2 East of the Willamette Meridian, excepting therefrom the South 330 feet, Klamath County, Oregon.

Map Tax Lot: R-3307-V2600-00200

and

The South 330 feet of the NE1/4NW1/4, Section 26, Township 33 South, Range 7 1/2 East Willamette Meridian, Klamath County, Oregon.

Map Tax Lot: R-3307-V2600-00300

Maurice J. Alfaro and Gisela Alfaro, Trustees under The Alfaro Revocable Declaration of Trust dated 5/2/2000, Grantors, hereby grant and convey to Dean C. Engelson and Jennifer S. Engelson, Trustees under The Engelson Trust of 1995*, Grantees, their heirs, successors and assigns, a perpetual non-exclusive easement on, over, and across the Grantor's real property previously described which said easement shall be over and across the existing twenty (20) foot road easement as shown on Minor Land Partition 39-90 (and as shown on Exhibit A attached hereto) which serves Grantee's real properties previously described.

This easement is made to document a matter of record Grantee's historic use of the existing road through the Grantor's real property previously described.

The easement may be used by the Grantee's for access {ingress and egress}, and the provisions of utilities to and from the Grantee's real property previously described.

Alfaro- Engelson Easement

Grantee may install utility services on the roadway easement, provided that said utility lines are buried.

No gates shall be placed across the roadway easement without the prior written consent of both parties.

Notwithstanding any other provision herein to the contrary, neither party shall make such use of the easement granted hereby which unreasonably interferes with the other party's use of the easement and their property.

The easement granted herein shall run with the land as to all property burdened and benefited by such easements, including any division or partition of such property. The rights, covenants and obligations contained herein shall bind, burden and benefit each party's successors and assigns, lessees, mortgagees, and other lien holders.

* The Engelson Trust of 1995 was created by a Declaration of Trust dated November 3, 1995.

Dated this ^{17th} 07.17.06 day of July, 2006.

M. Alfaro
Maurice J. Alfaro

Gisela Alfaro
Gisela Alfaro

State of California County of San Diego

This instrument was acknowledged before me on July 17th 2006
by Maurice J. Alfaro and Gisela Alfaro.

(Notary Public)

My commission expires Feb 8, 2008



Alfaro- Engelson Easement

Dean C Engelson, Trustee of The Engelson Trust of 1995
Dean C. Engelson, Trustee, Engelson Trust of 1995

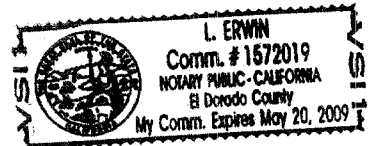
State of California County of El Dorado

This instrument was acknowledged before me on April 25 2007
by Dean C. Engelson, Trustee, Engelson Trust of 1995.

L. Erwin

Notary Public for Ca (El Dorado County)

My Commission Expires: 5/20/09



Jennifer S Engelson Trustee, Engelson Trust of 1995.
Jennifer S. Engelson, Trustee, Engelson Trust of 1995

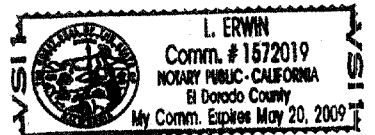
State of California County of El Dorado

This instrument was acknowledged before me on April 25, 2007
by Jennifer S. Engelson, Trustee, Engelson Trust of 1995.

L. Erwin

Notary Public for Ca (El Dorado County)

My Commission Expires: 5/20/09

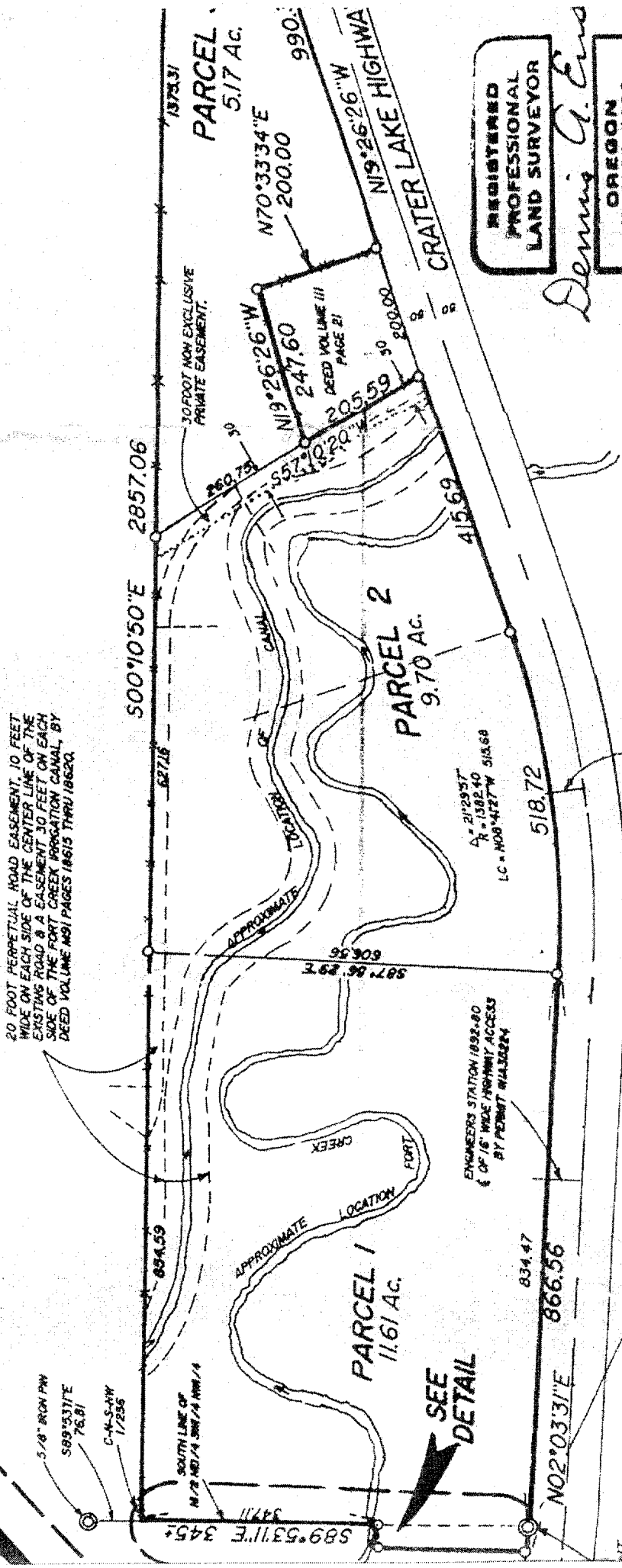


Return to:
Dean Engelson
P.O. Box 952
Shingle Springs, CA 95682

DETAIL
Exhibit "A"

SCALE
1" = 60'

SCALE 1" = 200'



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Dennis A. Ensor
OREGON
JULY 25, 1990
DENNIS A. ENSOR
2442

EXPIRES 12/31/93

DECLARATION

STATE OF OREGON SS
COUNTY OF KLAMATH

THIS IS TO CERTIFY THAT EVAN THOMPSON AND INGRID T. THOMPSON (d.b.a.)

Evan Thompson
KLAMATH COUNTY SURVEYOR
DATE 6/21/93
6/21/03

