

After recording return to: WHPacific  
1004 Main Street  
Klamath Falls, OR 97601

2007-021275  
Klamath County, Oregon



12/21/2007 11:00:52 AM

Fee: \$31.00

## CREATION OF A PUBLIC UTILITY EASEMENT

KNOW ALL MEN by these presents that Running Y Resort, Inc., an Oregon Corporation does hereby enter into a creation of a public utility easement over and across the property owned by Grantor that is legally described as follows:

Lot 249, Tract 1496, RIDGEWATER SUBDIVISION PHASE 1, 1<sup>ST</sup> ADDITION  
according to the official plat thereof on file in the Office of the Clerk of Klamath County,  
Oregon

Said easement is described in the attached Exhibit "A".

Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easement identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction, which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE

The period of this easement shall be for perpetuity. This easement shall bind and inure for the benefit of, as the circumstances may require, not only to the Grantors but also to their heirs, successors and assigns.

Dated this 12<sup>th</sup> day of December, 2007.

[Signature]

State of Oregon

County of Klamath

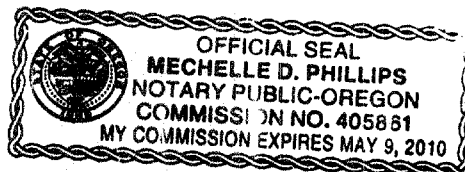
This instrument was acknowledged before me on 12<sup>th</sup> December, 2007 by

Todd Andrus as Resort Manager

for Running Y Resort, Inc., an Oregon corporation.

Notary Public for Mechelle D. Phillips

My commission expires May 9, 2010





1004 Main Street  
Klamath Falls, Oregon 97601-5813  
541.884.3042  
Fax 541.885.2105

NOVEMBER 30, 2007

TRACT 1496, RIDGEWATER SUBDIVISION,  
PHASE 1, 1<sup>ST</sup> ADDITION  
LOT 249 UTILITY EASEMENT DESCRIPTION

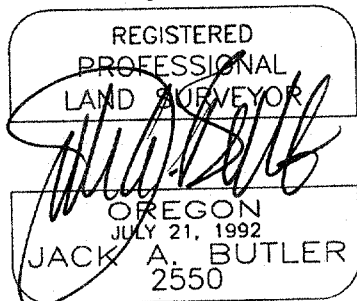
PROJECT NO. 33237

**EXHIBIT "A"**

A TRACT OF LAND LOCATED IN LOT 249 OF TRACT 1496, RIDGEWATER SUBDIVISION, PHASE 1, 1<sup>ST</sup> ADDITION, AND BEING PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 38 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

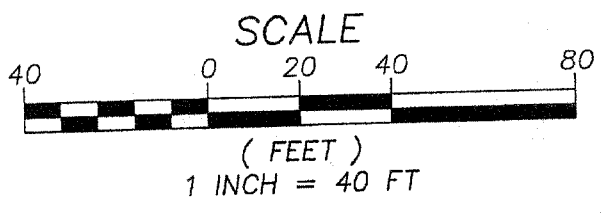
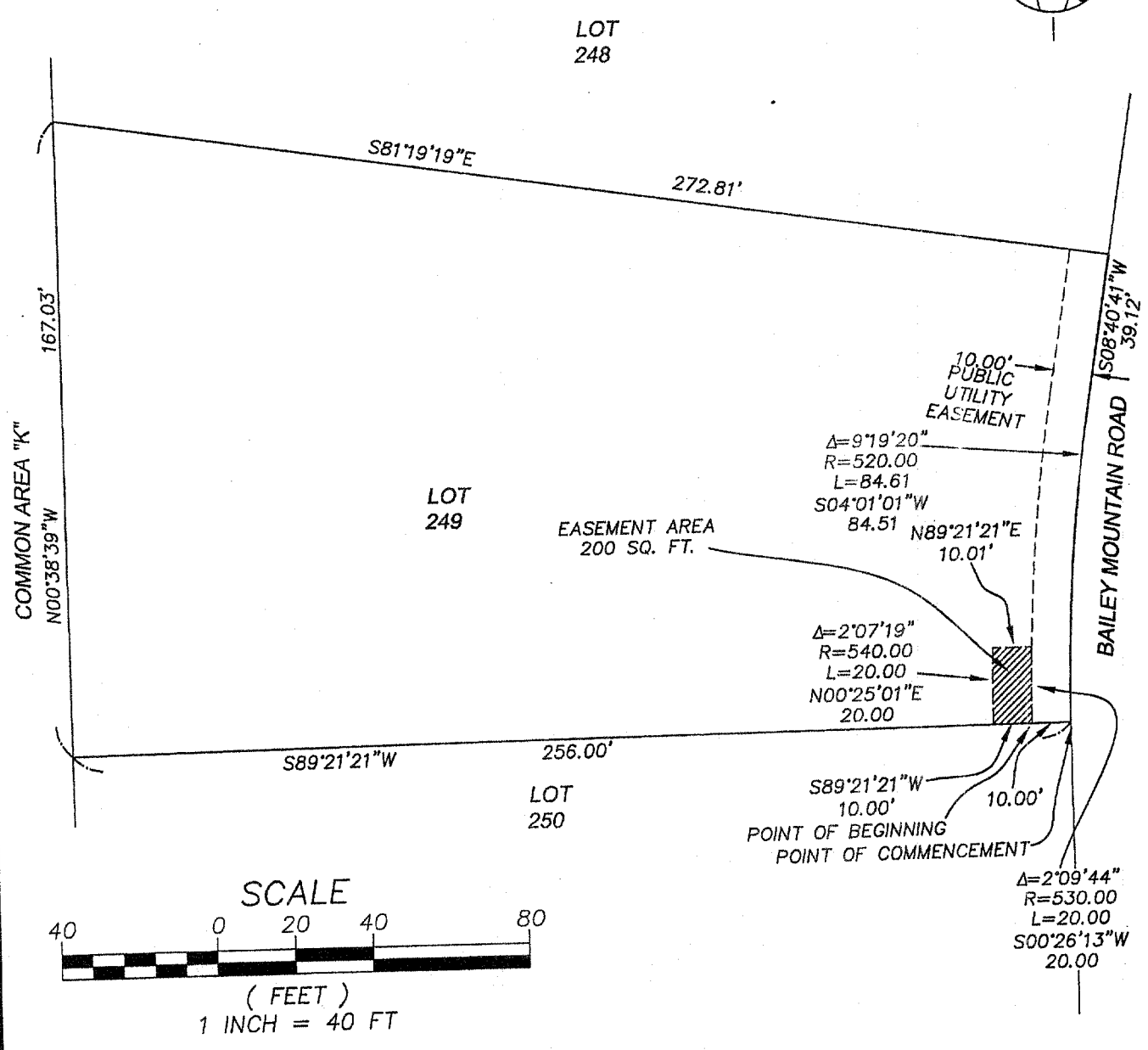
COMMENCING AT THE EASTERLY CORNER COMMON TO LOTS 249 AND 250 OF SAID TRACT 1496, RIDGEWATER SUBDIVISION, PHASE 1, 1<sup>ST</sup> ADDITION; THENCE SOUTH 89°21'21" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 249, 10.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUING SOUTH 89°21'21" WEST ALONG SAID SOUTHERLY LINE 10.00 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE LEAVING SAID LINE AND ALONG A 540.00 FOOT RADIUS CURVE TO THE RIGHT, 20.00 FEET, THROUGH A CENTRAL ANGLE OF 02°07'19" (THE LONG CHORD OF WHICH BEARS NORTH 00°25'01" EAST, 20.00 FEET) TO A POINT OF NON-TANGENCY; THENCE NORTH 89°21'21" EAST, 10.01 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE WESTERLY RIGHT-OF-WAY LINE OF BAILEY MOUNTAIN ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG A 530.00 FOOT RADIUS CURVE TO THE LEFT, 20.00 FEET, THROUGH A CENTRAL ANGLE OF 02°09'44" (THE LONG CHORD OF WHICH BEARS SOUTH 00°26'13" WEST, 20.00 FEET) TO SAID COMMON CORNER AND THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 200 SQUARE FEET, MORE OR LESS.



RENEWAL: 12-31-07

P:\RYR Pine Valley\033237\Survey\Documents\LOT 249 UTILITY EASEMENT.DOC



Office: K Falls / System: KLM-9822301 / User: THUTH-HISON / Time: 11/30/2007 11:27:48

SURVEYED BY _____		CHECKED BY: _____	
DRAWN BY: T.J.H.		APPROVED BY: _____	
LAST EDIT: 11/20/2007		PLOT DATE: 11/30/07	
DATE	BY	REV#	REVISION

1004 Main St.  
Klamath Falls, Oregon  
97601-0010  
(844) 999-9048  
(541) 888-0100 Fax  
whpublic.com

EXHIBIT "B" - SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
TRACT 1496, RIDGEWATER SUBDIVISION, PHASE 1, 1ST ADD.

**LOT 249**

**ADDITIONAL UTILITY EASEMENT**

KLAMATH FALLS

SCALE: 1" = 40'	PROJECT NO. 33237	DRAWING FILE NAME: 33237-SURV-EX08	1 SHEET
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