

Returned to Counter

After recording return to: Tru-Line Surveying
2333 Summers Lane
Klamath Falls, OR 97603

2008-009277
Klamath County, Oregon



06/24/2008 02:13:33 PM

Fee: \$31.00

CREATION OF AN ACCESS & UTILITY EASEMENT

KNOW ALL MEN by these presents that William S. Snyder, in consideration of the approval of Land Partition 25-07. Do hereby irrevocably create a 30 foot wide access and public utility easement to be appurtenant to the respective partitioned parcels, with the rights and obligations hereinafter contained to run with the title to said parcel.

The Parcel to be partitioned is described as follows:

A Parcel of land situate in Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the SW1/4 NW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon; thence Easterly along the North line of the SW1/4 NW1/4 of said Section 34, 218.63 feet; thence leaving said North line South 11° 32' 30" East, 478.80 feet to a point on the Northerly right of way line of State Highway Number 140; thence South 60° 48' 50" West along said right of way line 306.17 feet to a point on the West line of said Section 34; thence North along the West line of said Section 34, 644.76 feet to the point of beginning.

Tax Account No: 3811-V34B0-03800-000 Key No: 485326
Tax Account No: 3811-V34B0-03900-000 Key No: 485371

The Easement hereby created shall provide vehicular access and public utilities over and across the following:

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

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 18th day of ^{June}~~May~~, 2008.

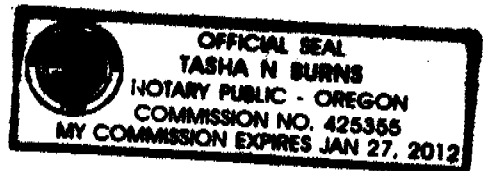
William S. Snyder

State of Oregon
County of ~~Klamath~~ Washington

This instrument was acknowledged before me on June 18th 2008 by
William S. Snyder

Notary Public for Oregon

My commission expires Jan. 27 2012



TRU SURVEYING, INC. LINE
2333 SUMMERS LANE
KLAMATH FALLS, OREGON 97603
PHONE: (541) 884-3691

DENNIS A ENSOR O.L.S
JOHN HEATON L.S.I.T.

EXHIBIT "A"

4/25/08

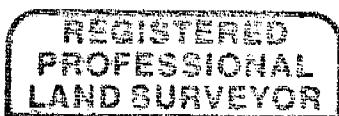
Legal Description of the
Centerline of a 30' wide access and public utility easement

Situated in the NW1/4 of section 34 and the NE1/4 of section 33, T38S, R11 ½ EWM, Klamath County, Oregon, the centerline being more particularly described as follows:

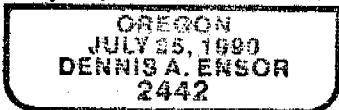
Beginning at a point on the northerly right of way line of State Highway 140, from which the Northwest corner of section 34 bears N00°04'10"E, 1971.91 feet, thence leaving said northerly right of way line N18°57'11"W 109.18 feet; thence along an arc of a curve to the right (radius equals 107.46 feet and central angle equals 26°52'09") 50.39 feet; thence N12°35'54"E 153.00 feet; thence N38°33'42"E 22.99 feet; thence N00°06'12"W 77.13 feet to the terminus of the said easement.

Dennis A. Ensor

Dennis A. Ensor O.L.S. 2442



Dennis A. Ensor



RENEWAL DATE 12-31-09

28 27
33 34
1329.32
N00°06'12"E

EXHIBIT "B"

S89°53'16"E 218.63

PARCEL 2
1.37 ACRES

EXISTING BARN

N90°00'00"W 269.00

EXISTING SHOP
NO FOUNDATION

EXISTING HOUSE

SEWER C/O
8 SEPTIC TANK LIDS

PARCEL 1
2.15 ACRES

EXISTING PUMPHOUSE

L=80.59
R=90.56
Δ=32°00'25"
C LEN=49.93
BRG=N03°00'03"W

N00°06'12"E 1975.22

S123°34'W 153

N18°11'W 169.11

400.86

245.04

22.99

S00°06'12"W 71.13

249.66

S11°32'30"E 479.56

229.90

S60°55'00"W 361.27

HIGHWAY 140