

Returned to County

2008-014209

Klamath County, Oregon



00054837200800142090020026

10/16/2008 01:06:05 PM

Fee: \$26.00

After recording return to:
Donald R. Crane
37070 Highway 62
Chiloquin, OR 97624

EASEMENT DEED

GRANTORS: Robert Odell Young and Phyllis Aileen Young, co-trustees of the Young Joint Living Trust (herein called "Youngs") as the current owners of Parcel 3 of Land Partition 61-94, said Land Partition situated in Government Lots 20, 21 and 22 (NW1/4 SW1/4) of Section 5, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon,

CONVEY TO

GRANTEE: Walter E. Dotson, Jr. and Linda L. Dotson, co-trustees of The Walter E. Dotson, Jr. and Linda L. Dotson Revocable Trust dated August 19, 1996 (herein called "Dotsons"), the owner of Parcel 2 of Land Partition 61-94, an non-exclusive easement for roadway and underground utility purposes over, across and under the real property described as the easterly forty five (45) feet of Parcel 3.

This easement is for the benefit of and appurtenant to Grantee's real property described above.

This easement, except to the extent that the roadway encroachment occupies Grantors' land, shall not affect or limit the use by Grantor of its land in any way as long as that use does not materially interfere with Grantee's use and enjoyment of this easement,

This easement shall be perpetual. Maintenance of the roadway shall be in compliance with ORS 105.170 et. seq. or subsequent statutes relating to easement maintenance.

The true and actual consideration for this easement is other consideration.

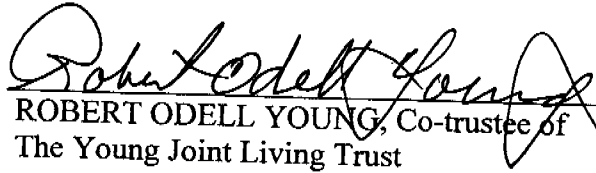
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS AND 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF

24-

NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS AND 5 TO 11, CHAPTER 424, OREGON LAWS 2007.


DATED: October 15, 2008.

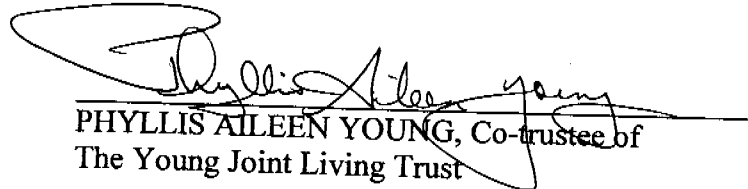
GRANTOR:


ROBERT ODELL YOUNG, Co-trustee of
The Young Joint Living Trust

This instrument was acknowledged before me on October 15, 2008, by Robert Odell Young, as Co-trustee of The Young Joint Living Trust.





NOTARY PUBLIC FOR OREGON
My Commission expires: 12/23/2011


PHYLLIS AILEEN YOUNG, Co-trustee of
The Young Joint Living Trust

This instrument was acknowledged before me on October 15, 2008, by Phyllis Aileen Young, as Co-trustee of The Young Joint Living Trust.




NOTARY PUBLIC FOR OREGON
My Commission expires: 12/23/2011