

090086 MTZ13910-9479

Jackson County Official Records 2009-013128
R-EA
Cnt=1 Str=3 MORGANSS 04/14/2009 08:03:00 AM
\$20.00 \$5.00 \$5.00 \$11.00 Total:\$41.00

After Recording Return to:
Barry Robino
P.O. Box 3637
Central Point, OR 97502

Christine Walker, County Clerk for Jackson County, Oregon, certify
that the instrument identified herein was recorded in the Clerk
records.
Christine Walker - County Clerk

2009-005412
Klamath County, Oregon



04/17/2009 03:29:29 PM

Fee: \$36.00

AmeriTitle WAS REQUESTED TO
RECORD THIS INSTRUMENT AS
AN ACCOMMODATION. IT HAS NOT
BEEN EXAMINED FOR SUFFICIENCY
OR ITS EFFECT UPON THE TITLE.

CREATION OF A RECIPROCAL ACCESS EASEMENT AND MAINTENANCE AGREEMENT

KNOW ALL MEN by these presents that Grange Co-op Supply Association and Lithia Real Estate Inc., adjacent owners of property situated in the NW1/4 SW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, hereby grant and convey to each other a nonexclusive reciprocal ingress and egress easement to use a shared access on, over and across a parcel of land described in Exhibit "A" and shown on Exhibit "B", attached hereto and made a part hereof.

The reciprocal access easement is for the benefit of Grange Co-op Supply Association and Lithia Real Estate Inc., their owners, heirs, successors and assigns in interest. The described easement area shall be used for vehicular and pedestrian ingress and egress purposes by the owners and their "Permitted Persons." An owner's "Permitted Persons" means the employees, customers, and invitees of the owner, and the tenants of the owner and employees, representatives, agents, licensees, business visitors, customers, and invitees of such tenants. Use of the described easement area shall be on a regular, continuous, nonexclusive, non-priority basis, benefiting the owners and permitted persons. No owner's rights hereunder shall lapse in the event of that owner's failure to use the easement on a continuous basis. No owner shall erect fences, walls or barriers to access on the common boundary line between owners that would interfere with the use of the described easement area.

With respect to maintenance of the shared access, the owners agree to maintain or cause to be maintained at all times the access way on each owner's property. The obligation of each owner to maintain shall include by not be limited to maintaining, repairing and resurfacing, when necessary, all paved portions of the described easement area; removing all snow, papers, debris, filth and refuse to keep the portion of the described easement area on such owner's property in a clean and orderly condition.

IN WITNESS WHEREOF, BARRY ROBINO has executed this
instrument this 13th day of APRIL 2009.

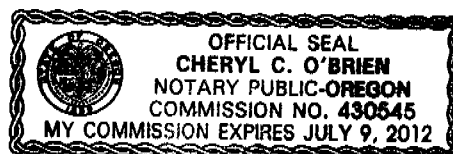
Barry Robino
Grange Co-op Supply Association

State of Oregon
County of Klamath JACKSON

This instrument was acknowledged before me on the 13 day of April
2009 by CHERYL O'BRIEN as his voluntary act and deed.

CHERYL O'BRIEN Notary Public for Oregon

My Commission expires 7/9/2012



36Amf

IN WITNESS WHEREOF, MARK DEBOER has executed this instrument this 7th day of APRIL 2009.

[Signature]
Lithia Real Estate Inc.

State of Oregon
County of Klamath JACKSON

This instrument was acknowledged before me on the 7th day of APRIL 2009 by MARK DEBOER as his voluntary act and deed.

[Signature] Notary Public for Oregon
My Commission expires 09-11-2012

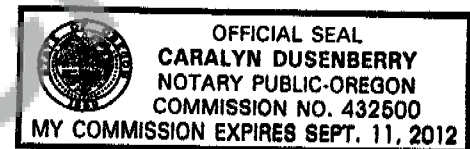


EXHIBIT "A"

**GRANGE CO-OP SUPPLY ASSOCIATION AND LITHIA REAL ESTATE INC.
RECIPROCAL EASEMENT DESCRIPTION**

A parcel of land situated in the NW1/4 SW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, the parcel being more particularly described as follows:

Beginning at the northwest corner of Lot 2, Block 5, Tract 1080-Washburn Park, a duly recorded subdivision, in the County of Klamath, State of Oregon; thence South 00°52' 34" West, 24.00 feet along the east right of way line of Washburn Way; thence South 88°37'27" East, along a line parallel with and 24.00 feet south of the north line of said Lot 2, a distance of 90.00 feet; thence North 00°52' 34" East, 39.00 feet; thence North 88°37'27" West, along a line parallel with and 15.00 feet north of the north line of said Lot 2, a distance of 90.00 feet to the east right of way line of Washburn Way; thence South 00°52' 34" West, 15.00 feet along the east right of way line of Washburn Way to the Point of Beginning. Basis of bearings is Grid North, based upon the Oregon State Plane Coordinate System of 1983, south zone.

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

WASHBURN WAY

RECREATIONAL ACCESS EASEMENT
AND MAINTENANCE AGREEMENT

CROSBY AVE.

SOUTH SLEIGHMAN
SANITARY SEWER EASEMENT

BROADMORE STREET

EXHIBIT "B"