

Returned to County

After Recording
Return to
C & M Ehlers
1401 Pacific Terrace

2009-013473

Klamath County, Oregon



00074087200900134730020023

10/16/2009 08:38:50 AM

Fee: \$42.00

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT the Eleanor M. Klump Trust, Grantor, by Eleanor M. Klump Trustee, for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration to them in hand paid by CHARLES C. EHLERS and MAURENE W. EHLERS, husband and wife, Grantees, receipt of which is hereby acknowledged, do hereby give and grant unto Grantees, their heirs, administrators and assigns, a perpetual non-exclusive easement for the excepted 60 ft. wide strip along the E. boundary of Grantor's property for use and maintenance of an access road, here and after referred to as Sunset Ridge Road as per Volume M80 Page 5331, over Grantor's real property situate in Section 13, Twp. 38 S., Range 8, E.W.M. , Klamath County, Oregon, more particularly described as follows:

A tract of land situated in Government Lot 2, Sect. 13, T. 38 S., Range 8, E.W.M. more particularly described as follows: Beg. at the iron pin marking the NE corner of Gov. Lot 2, S.13, T. 38 S., Range 8, E.W.M. Klamath County, Ore.; thence S. 8° 26' W. along the W. boundary of that parcel described in Klamath County Deed Rec. M-68, at p.1815, 293.50 ft. to an iron pin; thence S. 28° 48' W., 362.23 ft. to an iron pin marking the SW corner of that parcel described in Klamath County Deed Rec. M-68, at p.1815; thence N. 53° 13' W. 106.08 ft. to an iron pin, thence N. 61° 27' W. 722.02 ft; thence N. 80° 19' W. 38.30 ft; thence N. 189.63 ft. to a point on the N. boundary line of said Gov. Lot 2; thence E. along said N. boundary line 980.00 ft. to the point of beg. EXCEPTING a 60 ft. strip along the S. boundary and a 60 ft. strip along the E. boundary for roads.

This easement is for the sole use and benefit of the owners of the following-described
Parcels their heirs, grantees and invitees:

Parcel A: S ½ of Lot 6, Section 12, Twp.38 S., R. 8 EWM, less and excepting that certain property situated in the S ½ SW ¼ of Lot 6, Section 12, Twp. 38 S.. Range 8 EWM, in the County of Klamath, State of Oregon, shown on Property Line Adjustment 9-95 and more particularly described as follows:

Commencing at the center quarter corner as per CS No. 471; thence South 00 degrees 10' 37" West 653.16 feet; thence North 89 degrees 32' 23" West 914.77 feet; thence South 17 degrees 24' 31" East 350.98 feet; thence North 89 degrees 36' 37" West 677.96 feet to a point which is the true point of beginning; thence South 24 degrees 06' 06" East 199.66 feet; thence North 89 degrees 36' 20" West 281.55 feet, to a point on the Westerly boundary of Lot 6; thence North along said Westerly boundary North 24 degrees 06' 06" West 127.04 feet; thence North 72 degrees 05' 20" East 210.37 feet; thence South 89 degrees 36' 37" East 51.72 feet to the true point of beginning.

In consideration of the granting of this easement, Charles C. Ehlers and Maurene W. Ehlers covenant and agree that not more than three single family dwellings shall be constructed on Parcel A above described, excepting any dwellings solely accessed by Sunset Beach Road.

TO HAVE AND TO HOLD the said easement unto Grantees, their heirs, representatives and assigns, forever.

IN WITNESS WHEREOF, the Grantor has signed this agreement on this 24th day of

July, 2009.

Eleanor M. Klump
Eleanor M. Klump Trust
By Eleanor M. Klump Trustee

On this 24th day of July, 2009, personally appeared the above-named Eleanor M. Klump and acknowledge the foregoing instrument to be her voluntary act and deed.
Before me:



Crystal Knoke
Notary Public for Oregon

(SEAL)

My Commission Expires: 1-21-2011