

Returned to County

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C & M Ehlers

2009-013474

Klamath County, Oregon



00074088200900134740030037

EASEMENT

10/16/2009 08:39:39 AM

Fee: \$47.00

KNOW ALL MEN BY THESE PRESENTS, THAT the Matthews Family Trust, Grantor, 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 forty ft. easement for the use and maintenance of an existing access road and utility lines over Grantor's real property situate in Sections 12 and 13, Twp. 38 S., Range 8, E.W.M. , Klamath County, Oregon, said road here and after referred to as Sunset Ridge Road as per Volumes M77 Page 10279 and M80 Page 5331, is situate on Grantor's property and more particularly described as followed:

Parcel 1 of Land Partition 28-08, more particularly described as follows; that portion of Parcel 1 wherein, the approximate location of a 40 foot access and utility easement as per Volume M77 Page 10279 is shown; specifically including the 40 foot easement for that road, which here and after is referred to as Sunset Ridge Road, from its Southerly point of beginning on Parcel 1 to its Northwesterly exit from said Parcel.

IN ADDITION, a non-exclusive 40 foot easement for the use and maintenance of an access road and utility lines over the real property connecting Sunset Ridge Road to the South ½ of Lot 6, more particularly described as follows;

Beginning at a ¾ inch iron pipe, which marks the Northeast corner of the South ½ of Lot 6 as per C.S. No. 471, thence South 00° 10' 37" West, 89.00 feet, to a point on the Easterly line of the South ½ of Lot 6, which marks the true point of beginning, thence South 00° 10' 37" West, 40.00 feet along said Easterly line of the South ½ of Lot 6, thence South 89° 32' 23" East to Sunset Ridge Road, thence Northerly along said road easement 40 feet, thence North 89° 32' 23" West to the true point of beginning.

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; thence South 89 degrees 36' 37" East 51.72 feet to the true point of beginning.

In consideration of the granting 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 parties have signed this agreement on this 8th day of June, 2009.

Duwayne T. Matthews

Matthews Family Trust

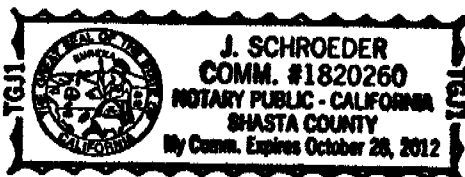
By Duwayne T. Matthews, Trustee

Elsie Pearl Matthews

Matthews Family Trust

By Elsie Pearl Matthews, Trustee

On this 8th day of June, 2009, personally appeared the above-named Duwayne T. Matthews and Elsie Pearl Matthews and acknowledge the foregoing instrument to be her voluntary act and deed. Before me:



[Signature] 'notary public'
Notary Public for ~~Oregon~~
CALIFORNIA

(SEAL)

My Commission Expires: