

2009-013476

Klamath County, Oregon



00074090200900134760030038

10/16/2009 08:40:39 AM

Fee: \$47.00

After recording:  
Return to: C and M Ehlers  
1401 Pacific Terrace  
Klamath Falls, OR 97601

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT Joseph Michael Hohman and Nora Francis Hohman, trustees of the Joseph Michael Hohman and Nora Francis Hohman 2009 trust, U.A.D. April 6, 2009, 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 twenty ft. easement for the use and maintenance of an access road over the 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 Volume M-80 Page 5331, is situate on the Northeasterly border of Grantor's real property more particularly described as follows:

A tract of land situate in the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 3/8 inch rod in a mound of stone and on the Section line between Section 12 and 13, from which the stone marking the  $\frac{1}{4}$  corner common to Sections 12 and 13 bears North 88 degrees 58' 56" West along said Section line, 671.61 feet; thence Easterly along said Section line, South 88 degrees 43' 15" East 69.63 feet to a point on the centerline of a 40 foot wide road easement as platted for Minor Land Partition Number 51-82; thence Southerly along said centerline the following courses and distances: (1) South 13 degrees 04' 50" East 65.99 feet; (2) South 40 degrees 32' 19" East, 214.21 feet; (3) South 64 degrees 15' 00" East, 201.43 feet; (4) South 32 degrees 45' 00" East, 158.47 feet; (5) South 18 degrees 40' 48" East, 514.71 feet; (6) South 62 degrees 58' 12" East, 21.33 feet to a point on the 1/16 line being the East boundary of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 13; thence leaving said centerline and continuing along said 1/16 line, south 0 degrees 03' 45" West 400.89 feet to a  $\frac{3}{4}$ " pipe marking the NE 1/16 corner of Section 13; thence North 26 degrees 35' 02" West 1506.90 feet to the point of beginning.

Property ID No.: R421622  
Map Tax Lot No.: R-3808-01300-00300-000  
M09 Page: 004873

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

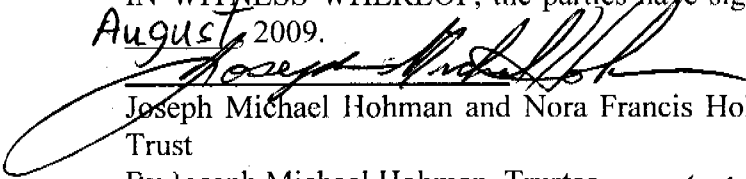
Parcel A: S ½ of Lot 6, Section 12, Twp.38 S., R. 8 EWM, less and excepting that  
certain property situated in the S ½ SW ¼ of Lot 6, Section 12, Twp. 38 S.. Range  
8 EWM, in the County of Klamath, State of Oregon, shown on Property Line  
Adjustment 9-95 and more particularly described as follows:

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.

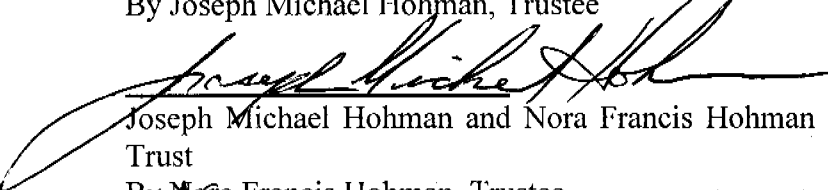
In consideration of the granting this casement, Charles C. Ehlers and Maurene W. Ehlers  
covenant and agree that not more than three single family dwellings shall be constructed  
on Parcel A above described, excepting any dwellings solely accessed by Sunset Beach  
Road.

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

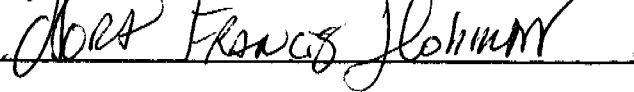
IN WITNESS WHEREOF, the parties have signed this agreement on this 6 day of  
August 2009.

  
Joseph Michael Hohman and Nora Francis Hohman 2009 Trust, U.A.D. April 6, 2009  
Trust

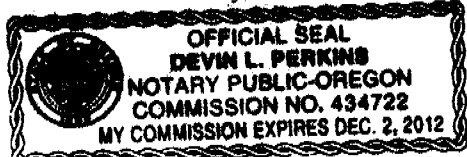
By Joseph Michael Hohman, Trustee

  
Joseph Michael Hohman and Nora Francis Hohman 2009 Trust, U.A.D. April 6, 2009  
Trust

By Nora Francis Hohman, Trustee



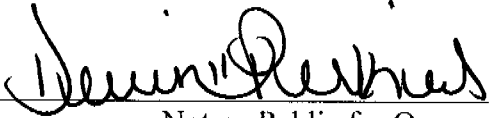
On this 16 day of August 2009, personally appeared the above-named Joseph Michael Hohman and Nora Francis Hohman and acknowledge the foregoing instrument to be her voluntary act and deed. Before me:



(SEAL)

My Commission Expires:

Dec 2 2012

  
Notary Public for Oregon