

2009-015161

Klamath County, Oregon



00076064200900151610030031

11/30/2009 11:31:17 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 Paul Ernest Guest, 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 over Grantor's real property situate in Sections 12, Twp. 38 S., Range 8, E.W.M. , Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of the NE ¼ NE ¼, Section 13, Twp. 38 S., Range 8, EWM, on an existing North and South road, thence North 300 feet along said road to the beginning of the road easement recorded in Volume 77, Pages 10279, 10280, and 10281, Klamath County Records.

Said road here and after referred to as Sunset Ridge Road is situate on the Easterly portion of Grantor's real property and then extends from the South property limits to the North property limits, more particularly described as follows:

PARCEL 1:

A tract of land situated in Government Lot 7 and the SW¼ SE¼ of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the C-S 1/16 corner from which the South ¼ corner bears South 00° 09' 00" West 1319.53 feet; thence South 26° 31' 58" East 334.41 feet to the true point of beginning; thence South 26° 31' 58" East 492.00 feet to the Southeasterly corner of the above described tract; thence South 82° 30' 46" West 1300.84 feet to a 5/8 inch iron rod at the high water line of Klamath Lake; thence

Northwesterly along said high water line a distance of 300.00 feet; thence Northeasterly 1340 feet, more or less to the point of beginning.

AND

A parcel of land located in SW¼ SE¼ of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Northeasterly corner of Parcel B of Minor Partition 7-82; thence North 26° 31' 58" West 334.41 feet to the Northwest corner of the SW¼ SE¼ of Section 12, Township 38 South, Range 8 East of the Willamette Meridian; thence along the North line of said SW¼ SE¼ North 89° 49' 32" East 368.00 feet; thence South 26° 32' 20" East 744.14 feet to a point on the Northerly line of Parcel 3 of Minor Partition 20-89; thence along said Northerly line South 60° 20' 27" West 263.46 feet to the Northwesterly corner of said Parcel 3; thence North 26° 00' 17" West 72.19 feet; thence South 82° 31' 55" West 71.33 feet to the Southeasterly corner of Parcel B of Minor Partition 7-82; thence North 26° 31' 58" West 492.00 feet to the point of beginning, with bearings based on the recorded survey number 5988.

Account No.: 3808-01200-01204-000

Key No.: 885053

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 parties have signed this agreement on this 2 day of NOV., 2009.


Paul Ernest Guest

On this 2 day of NOV, 2009, personally appeared the above-named Paul Ernest Guest and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:


Notary Public for California

(SEAL)
My Commission Expires: 12/22/11

