

2010-000141

Klamath County, Oregon



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01/05/2010 03:12:06 PM

Fee: \$42.00

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

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT, Sherry Ann Fenton, 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 Southerly border of Grantor's real property more particularly described as follows:

Parcel 3 of Land Partition 38-04, being a replat of Parcels 1, 2, and 3 of Land Partition 1-01, situated in the NE ¼ of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

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 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 31 day of Dec., 2009.

Sherry Ann Fenton
Sherry Ann Fenton

On this 31 day of Dec., 2009, personally appeared the above-named and acknowledge the foregoing instrument to be her voluntary act and deed. Before me:

Denise Montensen
Notary Public for Oregon

(SEAL)

My Commission Expires:

