

C. A. GALPIN
744 Cardley Ave
Medford OR

2010-001469

Klamath County, Oregon



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01/29/2010 10:38:53 AM

Fee: \$47.00

ROAD EASEMENT

Saddle Springs Ranch LLC hereinafter called Grantor, does hereby grant unto Joseph C. Torano, Grantee, a perpetual, non-exclusive easement, to be appurtenant and beneficial to the Grantee's property described on Exhibit "B", attached hereto. Said easement shall be 20 feet wide of which the centerline is more particularly described as follows:

See Exhibit "A"

Said easement shall be for the purpose of ingress, egress and utilities over, across and beneath the surface of the ground, including a right to go upon the premises hereinabove described with equipment as may be necessary to maintain the road, the expense to be shared based upon the percentage of use per ORS 105.170-105.185.

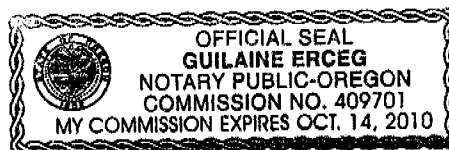
Each party/owner agrees to defend, indemnify and hold the other party/owner harmless from and against any and all losses, claims, demands or other liabilities whatsoever arising out of its own use of the private road, or use by its invitees, guests, agents or employees. Each party/owner assumes all risks arising out of its own use of the private road and none of the other parties/owners shall have any liability as between themselves for any conditions existing thereon.

In the event suit, or action, or appeal thereon, is brought to enforce the terms of this Easement, the losing party or parties shall pay the prevailing party or parties reasonable attorney fees as determined by the Court.

DATED this 5th day of November, 2009.

BY: _____

C. A. Galpin, Manager
Saddle Springs Ranch LLC



STATE OF OREGON)
COUNTY OF JACKSON)

The foregoing instrument was acknowledged before me this 5th day of November, 2009 by C. A. Galpin, Manager of Saddle Springs Ranch LLC.

Guilaïne Erceg
Notary Public of Oregon
My commission expires: Oct. 14, 2010

EXHIBIT "A"

Beginning at a brass cap monument at the Northwest corner of Section 15, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, Klamath County, Oregon; thence North $89^{\circ}48'31''$ East along the North line of said Section 15, 1257.79 feet to the TRUE POINT OF BEGINNING; thence along the centerline of the road to be described the following courses: South $28^{\circ}54'19''$ East, 15.00 feet; South $85^{\circ}02'08''$ East, 12.12 feet; North $70^{\circ}44'10''$ East, 18.90 feet; North $88^{\circ}28'40''$ East, 80.44 feet; South $86^{\circ}38'48''$ East, 47.63 feet; South $89^{\circ}45'14''$ East, 289.06 feet; South $87^{\circ}09'45''$ East, 126.34 feet; North $87^{\circ}53'08''$ East, 243.07 feet; South $89^{\circ}44'35''$ East, 188.94 feet; North $87^{\circ}15'29''$ East, 138.02 feet; South $84^{\circ}31'09''$ East, 70.59 feet; South $51^{\circ}49'32''$ East, 84.60 feet; South $59^{\circ}18'52''$ East, 74.95 feet; South $66^{\circ}16'58''$ East, 104.23 feet; South $78^{\circ}12'49''$ East, 43.25 feet; North $74^{\circ}59'46''$ East, 21.43 feet; North $22^{\circ}09'47''$ East, 31.39 feet; North $04^{\circ}10'41''$ East, 60.46 feet; North $26^{\circ}57'34''$ East, 32.28 feet; North $61^{\circ}55'22''$ East, 35.00 feet; North $77^{\circ}24'33''$ East, 27.24 feet; North $88^{\circ}19'41''$ East, 46.89 feet; South $83^{\circ}26'07''$ East, 74.76 feet; South $88^{\circ}03'23''$ East, 104.16 feet; North $83^{\circ}37'45''$ East, 67.95 feet; North $88^{\circ}10'00''$ East, 140.62 feet; South $89^{\circ}44'16''$ East, 168.36 feet; South $76^{\circ}31'21''$ East, 57.59 feet; South $50^{\circ}39'09''$ East, 19.26 feet; South $18^{\circ}26'02''$ East, 71.44 feet; South $16^{\circ}35'15''$ East, 130.30 feet; South $24^{\circ}04'01''$ East, 133.03 feet; South $34^{\circ}22'02''$ East, 139.23 feet; South $39^{\circ}18'19''$ East, 166.98 feet; South $69^{\circ}26'06''$ East, 47.25 feet; South $81^{\circ}40'19''$ East, 99.00 feet; South $60^{\circ}01'55''$ East, 29.17 feet; South $19^{\circ}33'59''$ East, 26.49 feet; South $00^{\circ}13'51''$ West, 127.44 feet; South $25^{\circ}22'06''$ East, 34.95 feet; South $48^{\circ}59'33''$ East, 75.78 feet; South $65^{\circ}58'07''$ East, 160.45 feet; South $49^{\circ}40'14''$ East, 87.68 feet; South $41^{\circ}55'22''$ East, 96.83 feet; South $41^{\circ}09'58''$ East, 75.67 feet; South $51^{\circ}23'49''$ East, 53.31 feet; South $39^{\circ}47'27''$ East, 161.37 feet; South $28^{\circ}35'25''$ East, 49.29 feet; South $13^{\circ}44'12''$ East, 121.69 feet; South $07^{\circ}35'18''$ East, 311.88 feet; South $45^{\circ}11'47''$ East, 15.00 feet; North $85^{\circ}27'46''$ East, 421.60 feet; North $83^{\circ}20'08''$ East, 174.0 feet more or less to the Westerly right of way line of Hildebrand Road (County Road number 1059), being the point of terminus.

EXHIBIT B

Real property in the City of , County of Klamath, State of Oregon, described as follows:

SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 SOUTH,
RANGE 11 1/2 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF
OREGON.

APN: R483300