

2010-009094

Klamath County, Oregon

After recording return to: Robert Stewart  
2618 Westgate Drive  
Klamath Falls, OR 97603



08/02/2010 11:31:46 AM

Fee: \$47.00

**CREATION OF AN INGRESS, EGRESS  
AND UTILITY EASEMENT**

KNOW ALL MEN by these presents that Klamath Cascade Group, LLC an Oregon limited liability company, (grantor) does hereby enter into a creation of an ingress, egress and utility easement over and across the property owned by Grantor that is legally described as follows:

Parcels 2 and 3 of Land Partition 18-95, situated in the SE 1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

The Easement hereby created shall provide vehicular and pedestrian access along with an area for public utilities over and across the following:

Said easement is described in the attached Exhibit "A".

This easement shall bind and inure for the benefit of, as the circumstances may require, not only to the Grantors but also to their heirs, successors and assigns as owners of the property legally described as follows:

Parcels 1, 2 and 3 of Land Partition 18-95, situated in the SE 1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

The period of this easement shall be for perpetuity.

Dated this 2 day of <sup>August</sup>~~July~~, 2010.

Klamath Cascade Group, LLC  
Robert A. Stewart, member

State of Oregon, County of Klamath;

This instrument was acknowledged before me on August 2, 2010

By Robert A. Stewart as Member of Klamath Cascade Group, LLC.

  
Notary Public

State of Oregon

My Commission expires: 11/20/11



**EXHIBIT "A"**  
**DESCRIPTION FOR A NON-EXCLUSIVE**  
**ROADWAY ACCESS AND UTILITY EASEMENT**

A non-exclusive roadway and utility easement, for the purpose of ingress and egress and utility service, over and across Parcel 2 and 3 of Land Partition No. 18-95, situated in the SE1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said easement being more particularly described as follows:

Beginning at a point on the south line of Parcel 3 of Land Partition No. 18-95, said point being N.89°12'23"W., a distance of 113.19 feet from the section corner common to Sections 17, 18, 19 and 20, of said Township 38 South, Range 9 East; thence N.89°12'23"W., 623.41 feet to the southwest corner of Parcel 2 of Land Partition No. 18-95; thence N.00°00'29"E. a distance of 86.38 feet along the west line of said Parcel 2; thence S.89°12'23"E., 625.29 feet along a line 86.37 feet north of and parallel with the south line of said Parcel 2 and Parcel 3, to a 5/8" rebar with plastic cap marked "Rhine-Cross Group LLC", on the west end of an ODOT right of way as shown on Record of Survey No. 7199; thence S.01°15'27"W. a distance of 86.37 feet to the Point of Beginning. Containing 1.24 acres more or less.

