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2011-007027

Klamath County, Oregon

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06/08/2011 02:34:52 PM

Fee: \$42.00

Alan L. Laird and Sharon A. Laird

And
Robert H. Schock

Atter recording, return to (Name, Address, Zip):
Robert H. Schock

PO Box 5108
Klamath Falls, OR 97601

FASEMENT

THIS AGREEMENT made and entered into on March 2011 \_\_\_\_\_\_, by and between \_\_Alan L. Laird and Sharon A. Laird \_\_\_\_\_\_, hereinafter called the first party, and Robert H. Schock \_\_\_\_\_\_\_,

WHEREAS: The first party is the record owner of the following described real property in \_\_Klamath County, State of Oregon, to-wit:

Parcel 1 of MLP 24-91, situate in the SE  $\frac{1}{4}$  of Section 15, Township 38 South, Range 9 East of the Willamette Meridian.

and has the unrestricted right to grant the easement hereinafter described relative to the real estate; and the second party is the record owner of the following described real property in that county and state, to-wit:

A parcel of land situated in the SW% of Section 14, Township 38 South, Range 9 E, E.W.M. more particularly described as follows:Beginning at a point on the West line of said SW% of Section 14, which bears N. 28°07'05" W. a distance of 1,500.0 feet and N. 46°08'22" E. distance of 950.00 feet from the Section corner common to Sections 14, 15, 22 and 23, said Township and Range: thence S. 60°26'26" E. a distance of 1,310.41 feet to a point on the North line of the S%SW% of said Section 14; thence N. 89°17'08" E. along said North line a distance of 850.0 feet to a point which is 660 feet West of the Northeast corner of S%SW%; thence S. 01°44'37"E., parallel with the East line of the W% of Section 14, a distance of 1,319.58 feet to the South line of Section 14; thence S. 89°14'34" W. along said line a distance of 521.26 feet to a point; thence N 0°48'40" W. a distance of 411.75 feet to a point; thence N. 46°36'44" W. a distance of 2,070.0 feet, more or less, to a point on the West line of said Section 14; thence North along said West line to the point of beginning.

NOW, THEREFORE, in view of the premises and in consideration of \$\_\_NONE\_\_\_\_\_ by the second party to the first party paid, the receipt of which is acknowledged by the first party, it is agreed:

The first party hereby grants, assigns and sets over to the second party an easement, to-wit: An easement for ingress, egress, utilities, road construction and maintenance over and across the following described parcel: A parcel of land situated in the E%SE% of Section 15, Township 38 South, Range 9
East of the Willamette Meridian, being a portion of Parcel 1 of Land Partition 24-91
according to the official plat thereof on file at the office of the Klamath County Clerk and more particularly described as follows:Beginning at a point on the east line of Section 15, said point being the northernmost corner of said Parcel 1, thence along said east line South 00°06'15" W. 123.83 feet; thence leaving said east line of Parcel 1 North 45°50'56"
West 30.65 feet; thence continuing on the line of Parcel 1 South 48°37'05" West 105.19 feet more or less, to the westerly side line of the 40.00 foot wide easement contained in Deed
Volume M69, Page 9249, Records of Klamath County, Oregon; thence along said side line
101.22 feet, more or less, on the arc of a non-tangent curve to the left having a radius of 170.99 feet (chord bears North 12°00'33" East 99.74 feet, more or less), to the northwesterly line of said Parcel.1; thence along said northwesterly line North 47°11'37" East 109.58 feet, more or less, to the point of beginning, with bearings based on County Survey 5358.

(INSENTAFULL DESCRIPTION OF THE NATURE AND TYPE OF EASEMENT GRANTED BY THE FIRST PARTY TO THE SECOND PARTY)

(OVER)

	:	•
The second party shall have all rights of ingress and eg	ress to and from the real estate (inc	cluding the right from time to time,
except as hereinafter provided, to cut, trim and remove trees, b	orush, overhanging branches and of	her obstructions) necessary for the
second party's use, enjoyment, operation and maintenance of	f the easement hereby granted and	l all rights and privileges incident
thereto.		•
Except as to the rights herein granted, the first party sh	all have the full use and control of	the above described real estate.
The second party agrees to save and hold the first party	harmless from any and all claims of	of third parties arising from the sec-
A compared to the state of the		
The period of this easement shall be perpetuity	always subject how	ever to the following specific con-
ditions, restrictions and considerations:	·:	over, to the following speeding son
mudns, restrictions and considerations.	1	· · · · · · · · · · · · · · · · · · ·
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If this easement is for a right of way over or across the	e real estate, the center line of the (	easement is described as follows:
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and the second party's right of way shall be parallel with the	center line and not more than	feet distant from
either side thereof.	•	
During the existence of this easement, maintenance of	f the easement and costs of repair of	of the easement, if damaged by nat-
ural disasters or other events for which all holders of an interes	est in the easement are blameless,	shall be the responsibility of (check
one: □ the first party; □ the second party; □ both parties,	share and share alike; Dooth par	ties, with the first party responsible
for % and the second party responsible for		selected, the percentages allocated
to each party should total 100.)		
During the existence of this easement, holders of an in	terest in the easement who are resp	onsible for damage to the easement
because of negligence or abnormal use shall repair the damag	ge at their sole expense.	
This agreement shall bind and inure to the benefit of,	as the circumstances may require,	not only the parties hereto but also
their respective heirs, executors, administrators, assigns, and a	successors in interest.	
In construing this agreement, where the context so requ	nation and another in all a death a street	. )
In consuming this agreement, where the context so requ	mres, the singular includes the plur	al and all grammatical changes shall
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