

P.O. Box 489
Philogwin, OR 97624
Returned to County

2011-014044

Klamath County, Oregon

AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601



00111665201100140440040041

12/21/2011 03:27:29 PM

Fee: \$52.00

EASEMENT

Linda Long, Grantor, owner of Lot 6, Tract 1314 Pine Ridge Ranches Subdivision, Klamath County, Oregon, grants and conveys to the owners of the lots located in Tract 1314, Pine Ridge Ranches Subdivision, Klamath County, Oregon, Grantees, a perpetual non-exclusive easement for access to the Williamson River and to the fire suppression system located on the easement, on, over, across, and under the real property described on Exhibit A and shown on Exhibit B attached hereto and incorporated herein by this reference. The easement hereby granted shall be appurtenant to and for the benefit of the real property (lots) owned by Grantees in said Tract 1314.

This Easement is granted subject to the following terms and conditions:

1. Without limiting the non-exclusive nature of this Easement, Grantor reserves the use of the easement area for the benefit of the owners of Lots 6 and 7 of said Tract 1314 for ingress, egress, the location and relocation of utilities and services for the benefit of said Lots 6 and 7, and the owners and occupants thereof.

2. Any of the parties (Grantor and Grantees), at any time, may construct, reconstruct, maintain, and improve a roadway and such utilities and services as such party may desire for the purposes described above. However, no other party to this agreement shall be obligated to join in such development and shall not be liable for the cost of any such development unless otherwise agreed in writing.

3. The cost of periodic maintenance and necessary repairs to the roadway and other improvements now existing and hereafter constructed on the easement and right of way shall be borne by the parties benefitted by said improvements on a pro rata basis.

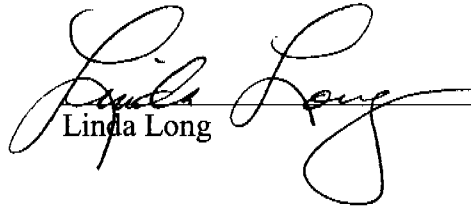
4. Each party shall and does hereby agree to indemnify and hold the other parties harmless from any damages or claims of damages relating to all activities, conditions, operations, and usages on or about the easement by the party and the party's successors in interest.

5. In the event that any party to this agreement shall fail to perform its obligations under this agreement, the other parties shall be entitled to require such performance by suit for specific performance or, where appropriate, through injunctive relief. Such remedies shall be in addition to any other remedies afforded under Oregon law and those rights of cure and reimbursement specifically granted under this agreement.

6. In the event of any litigation arising under this agreement, the prevailing party shall recover from the losing party the prevailing party's reasonable attorney's fees at arbitration, trial, or on appeal, as adjudged by the appropriate arbitrator, trial or appellate court.

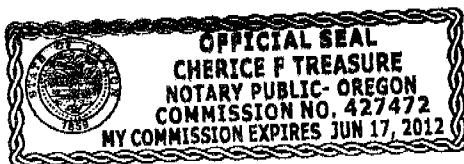
7. The easements created and granted hereunder shall run with the land as to all property burdened and benefited by such easements, including any division or partition of such property. The rights, covenants, and obligations contained in this agreement shall bind, burden, and benefit each party's successors and assigns, lessees, mortgagees, and beneficiaries under Deeds of Trust.


WITNESS the hand of the Grantor on the 21st day of December 2011.


Linda Long

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on December 21st, 2011 by Linda Long.




Notary Public for Oregon
My Commission Expires: 6/17/2012

ADKINS

CONSULTING
ENGINEERS, INC

Engineers



Planners



Surveyors



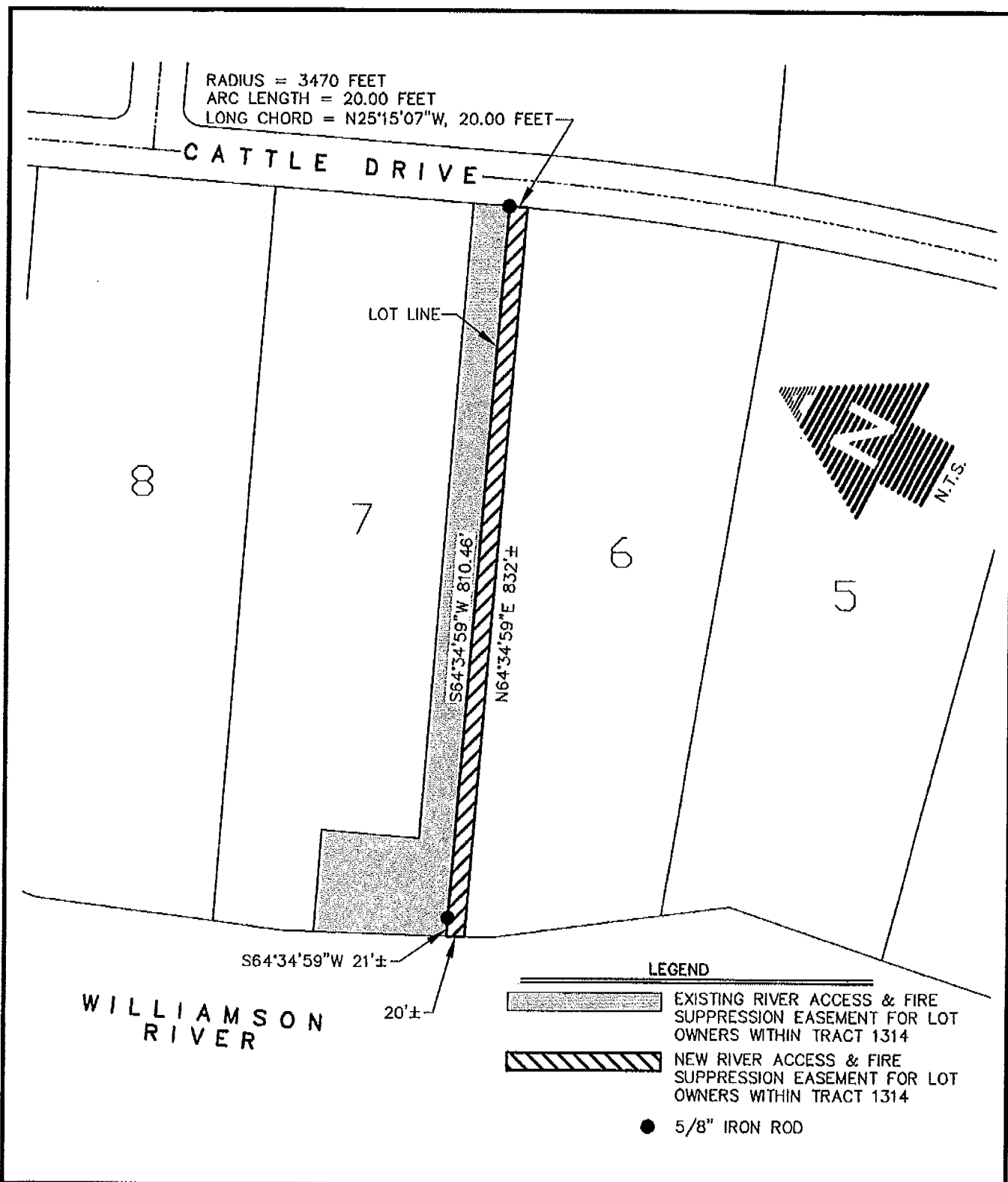
Testing

Easement Description

A River access and fire suppression easement for Lot owners within Tract 1314 Pine Ridge Ranches Subdivision over the following described property:

A strip of land situated in the NE1/4 of Section 27, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County Oregon, said strip being the Northwesterly 20 feet of Lot 6, Tract 1314 Pine Ridge Ranches Subdivision as filed with the Klamath County Surveyor, more particularly described as follows:

Beginning at the Northeast corner of Lot 6, Tract 1314 Pine Ridge Ranches Subdivision, said point marked by a 5/8 inch Iron rod; thence S64°34'59"W 810.46 feet along the Northwesterly lot line of said Lot 6 to a point marked by a 5/8 inch Iron rod; thence continuing S64°34'59"W 21 feet more or less to the mean high water of the Williamson River; thence following the mean high water of the Williamson River Southeasterly 20 feet more or less to a point; thence along a line 20 feet distant and parallel to the Northwesterly line of said Lot 6 N64°34'59"E 832 feet more or less to the westerly right of way line of Cattle Drive; thence Northwesterly following said right of way line 20.00 feet along the arc of a 3470 foot radius curve to the left, the long chord of which bears N25°15'07"W 20.00 feet to the point of beginning.



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 Klamath Falls, OR · Medford, OR · Alturas, CA

7-29-11

EXHIBIT

1948-01

EASEMENT DESCRIPTION
EXHIBIT MAP