

WTC 92390-DS

2012-000156

Klamath County, Oregon



00112252201200001560030038

01/09/2012 11:31:14 AM

Fee: \$47.00

**RECORDING COVER SHEET**

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference – Escrow No. MT92390-DS  
Title Order No. 0092390

Please print or type information.

**1. AFTER RECORDING RETURN TO –**

Required by ORS 205.180(4) & 205.238:

Name: **Virginia I. Ring**

Address: **2277 N. Poe Valley Rd.**

City, ST Zip: **Klamath Falls, OR 97603**

**2. TITLE(S) OF THE TRANSACTION(S) –** Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:

**Document Title(s): General Easement Agreement**

**3. DIRECT PARTY / GRANTOR Names and Addresses –** Required by ORS 205.234(1)(b)

Seller Name & Address: **The Bates Family Trust 2007**

**35680 Hwy. 41**

**Coarsegold, CA 93614**

**4. INDIRECT PARTY / GRANTEE Names and Addresses –** Required by ORS 205.234(1)(b)

Buyer Name & Address: **Virginia I. Ring and Dale W. Ring, 22777 N. Poe Valley Rd., Klamath Falls, OR 97603**

**5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:**

**UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**

Name: **Virginia I. Ring**

Address: **22777 N. Poe Valley Rd.**

City, ST Zip: **Klamath Falls, OR 97603**

**6. TRUE AND ACTUAL CONSIDERATION –** Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

**\$-0-**

47Amf

Between:

Steven V. Bates and Christina M. Bates  
Trustees of the Bates Family Trust 2007

and Virginia L. Ring and Dale W. Ring

After Recording return to:

Virginia L. Ring  
22777 N. Poe Valley Rd.  
Klamath Falls, OR 97603

### GENERAL EASEMENT AGREEMENT

Steven V. Bates and Christina M. Bates, Trustees of the Bates Family Trust 2007, their assigns and successors, henceforth, "Party A" being the owner of the following real property.

Legal Description: That part of the NE 1/4 of the SW 1/4 that lies North of the Sprague River Highway, in Section 35, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

AND, Virginia L. Ring and Dale W. Ring their heirs, assigns and successors, henceforth "Party B" being the owner of the following real property:

Legal Description: The SW 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4 of Section 35, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

WHEREFORE, for and in consideration of the agreements contained herein, the parties hereto agree as follows:

1. "Party A" hereby grants to "Party B" a permanent, non-exclusive easement for the purposes of ingress, egress and utility placement and maintenance over the Easterly 30 feet of that part of the NE 1/4 of the SW 1/4 that lies North of the Sprague River Highway, in Section 35, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

2. The consideration for this easement is other than money.

X Steven V. Bates  
Steven V. Bates, Trustee

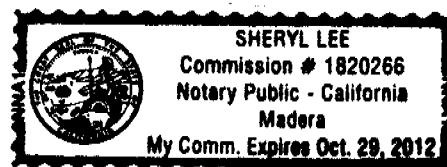
X Christina M. Bates, Trustee  
Christina M. Bates, Trustee

STATE OF OREGON, County of Klamath)ss.

BE IT REMEMBERED that on this 16<sup>th</sup> day of December, 2011, personally appeared before me Steven V. Bates and Christina M. Bates, who is known to me to be the identical persons described in and who executed the above instrument, and who acknowledged to me that they executed the same freely and voluntarily on behalf of the Bates Family Trust of 2007. In witness whereof, I have hereunto set my hand and affixed my seal this day and date written above.

(SEAL)

Before me: Sheryl Lee  
Notary Public for Oregon



STATE OF  
COUNTY OF Madera

On 12-16-11 before me, Sheryl Lee, Notary Public,

personally appeared Steven V. Bates & Christina M. Bates who  
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that  
by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,  
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and  
correct.

WITNESS my hand and official seal.

Signature: [Signature]  
Commission Expiration Date: 10-29-2012

