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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRO

2012-006839

Klamath County, Oregon



00120157201200068390020025

06/21/2012 01:23:42 PM

Fee: \$42.00

EASEMENT FOR AUTOMOBILE DRIVEWAY

Kathleen Sanderson

33655 Elde St. (P.O. Box 113)

Sprague River, OR 97639

First Party's Name and Address*

Ron + La Vaughn Kemnow + Kathleen Sanderson

33655 Elde St. (P.O. Box 416)

Sprague River, OR 97639

Second Party's Name and Address*

After recording, return to (Name and Address):

Kathleen Sanderson

P.O. Box 113

Sprague River, OR 97639

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

SPACE RESERVED

FOR

RECORDER'S USE

THIS AGREEMENT made and entered into on June 21, 2012, by and between Kathleen Sanderson hereinafter called first party, and Ron + La Vaughn Kemnow and Kathleen Sanderson, hereinafter called second party, WITNESSETH:

WHEREAS: First party is the record owner of the following described real property in Klamath County, Oregon (*legal description of property*):

2nd Add. Nimrod River Park Map + Tax Lot 36 11 9A 4800

and second party is the record owner of the following described real property in that county and state (*legal description of property*):

2nd Add. Nimrod River Park Map + Tax Lot 36 11 9A 4700

and the two parcels of real estate adjoin one another; and the parties desire to grant to each other an easement and right to use a certain automobile driveway now existing or about to be constructed along and upon a portion of each parcel;

NOW, THEREFORE, in consideration of each party's granting to the other an easement hereinafter described, and other valuable consideration paid to each other, the receipt of which is hereby acknowledged:

First party conveys to second party a perpetual easement for automobile driveway purposes, along and upon that portion of first party's property described as follows (*description of that portion of first party's property that the parties will share*):

n/a

(CONTINUED)



Second party conveys to first party a perpetual easement for automobile driveway purposes, along and upon that portion of second party's property described as follows (description of that portion of second party's property that the parties will share):
 East 85' of north 25' of lot.

Each party may use the whole automobile driveway in common with the other party, including that portion thereof situated on the property of the other party, for ingress and egress of automobiles and uses incidental thereto.

Maintenance and the cost of maintenance of all of the real estate described in this easement, if damaged by natural disasters or other events for which all holders of an interest in the easement are blameless, shall be the responsibility of (check one): ☐ both parties, share and share alike; ☒ both parties, with the first party responsible for 50% and the second party responsible for 50%. (If the last alternative is selected, the percentages allocated to each party should total 100).

During the existence of this easement, holders of an interest in the easement who are responsible for damage to the easement because of negligence or abnormal use shall repair the damage at their sole expense.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, the parties have executed this instrument on the date stated above; any signature on behalf of a business or other entity is made with the authority of that entity.



Kathleen Sanderson

FIRST PARTY

STATE OF OREGON, County of Klamath ss.
 This instrument was acknowledged before me on 6-21-12
 by Kathleen Sanderson
 This instrument was acknowledged before me on 6-21-12
 by Devin L. Perkins
 as Notary Public
 of Oregon

Devin L. Perkins
 Notary Public for Oregon
 My commission expires 12-2-2012

Ronald + La Vaughn Kemnow
La Vaughn Kemnow
 SECOND PARTY

Kathleen Sanderson

STATE OF OREGON, County of Klamath ss.
 This instrument was acknowledged before me on 6-21-12
 by Ronald + La Vaughn Kemnow
 This instrument was acknowledged before me on 6-21-12
 by Devin L. Perkins
 as Notary Public
 of Oregon

Devin L. Perkins
 Notary Public for Oregon
 My commission expires 12-2-2012

