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DMS

After recording return to:
Rhine-Cross Group LLC
112 N 5th St – Suite 200
Klamath Falls, OR 97601

2013-004078

Klamath County, Oregon

04/17/2013 01:15:23 PM

Fee: \$52.00

**STORMWATER DRAINAGE EASEMENTS FOR TRACT 1506
THE TIMBERS, PHASE 1**

KNOW ALL MEN by these presents that Klamath Falls Partners, LLC, (Grantor) and owners of Lots 2, 3, 30, and 31 of Tract 1506 – The Timbers, Phase 1, does hereby grant(s) unto The Ridgewater Community Association (Grantee) the following non-exclusive stormwater drainage easements over, under, and across a portion of the W1/2 of Section 36, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County Oregon, owned by the Grantor. The easements are described in Exhibit "A" attached hereto and by this reference made a part hereof.

Said stormwater drainage easements are for the benefit of, and appurtenant to the property of, the Grantee, its owners, heirs, successors and assigns in interest. Grantor grants said easement described herein together with the right of ingress and egress over said premises, to survey, construct, inspect, reconstruct, maintain, operate, remove, control and use said facilities, and all fixtures, devices and structures and grading, whatsoever necessary or useful in the operation of said drainage facilities consisting of buried pipes and culverts, headwalls, surface drainage ditches and rip-rap protection; provided that in the event of damage to adjacent premises, the party causing the damage shall repair same and place said premises to its pre-existing grade and to as good condition as they were immediately prior to such damage.

Grantor, its heirs, successors and assigns agree not to erect any structures within the easement area that would in any way way inhibit the function of, or access to, the stormwater drainage system. Grantor, its heirs, successors and assigns reserves the rights to use said premises for any purpose consistent with the rights and privileges herein granted and which will not interfere with or endanger the Grantee's facilities therein, or interfere with the use of any of the rights herein granted.

IN WITNESS WHEREOF, the parties hereto have executed these presents this

4th day of April, 2013.

By: **KLAMATH FALLS PARTNERS, LLC**, a Colorado limited liability company

By: **PREO (KLAMATH FALLS), LLC**, a Colorado limited liability company,
Its: Manager

By: [Signature]
Brian Pauls
Its: Authorized Signatory
Grantor

Acceptance:

By: Ridgewater Community Association

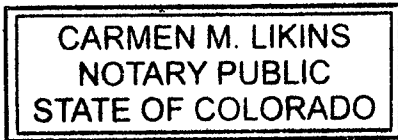
[Signature]
Peter F. Dunne
Its: President
Grantee

**Please See Attached
Acknowledgement
From Notary Public**

F.
52-

STATE OF COLORADO)
)ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 4th day of APRIL, 2013 by BRIAN PAULS, the Authorized Signatory of PREO (KLAMATH FALLS), LLC, a Colorado limited liability company, Manager of KLAMATH FALLS PARTNERS, LLC, a Colorado limited liability company (Grantor), as their voluntary act and deed.



Carmen M. Likins
Notary Public for Colorado
My commission expires: 3/5/15

STATE OF _____)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2013 by _____, the President of the Ridgewater Community Association (Grantee), as their voluntary act and deed.

Notary Public for _____
My commission expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Mateo

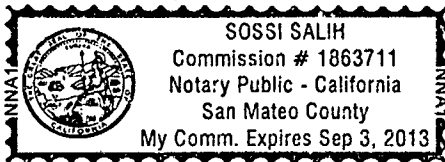
On April 12, 2013 before me, Sossi Salih, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared Peter F. Dunne, IV

Name(s) of Signer(s)



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.

Place Notary Seal Above

Signature

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Stormwater Drainage Easements For Tract 1506

Document Date: April 12, 2013

Number of Pages: 2

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
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EXHIBIT "A"

TRACT 1506, THE TIMBERS, PHASE 1 STORM DRAINAGE EASEMENT DESCRIPTIONS

Non-exclusive stormwater drainage easements over, across, and under a portion of the W1/2 of Section 36, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County Oregon, said easement encompassing that property lying within 8' on either side of the lot line common to Lots 2 and 3, and 8' on either side of the lot line common to Lots 30 and 31, all within Tract 1506, The Timbers, Phase 1, a duly recorded subdivision on file in the Klamath County clerks office. Said centerline of sixteen (16) foot wide easements being more particularly described as follows:

Beginning at the Southwest corner of said Lot 2; thence along the lot line common to said Lots 2 and 3 North 25°42'57" East, 114.67 feet to the Northwest corner of Lot 2, with sidelines shortened and extended to terminate on the south and north property lines of said Lots 2 and 3.

Also beginning at the Northwest corner of said Lot 30; thence along the lot line common to said Lots 30 and 31 South 69°17'59" East, 114.11 feet to the Northeast corner of said Lot 30, with sidelines shortened and extended to terminate on the east and west property lines of said Lots 30 and 31.

Basis of Bearings is per Tract 1506, The Timbers, Phase 1.