

AFTER RECORDING RETURN TO:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

2014-003587
Klamath County, Oregon
04/17/2014 03:44:32 PM
Fee: \$57.00

EASEMENT

THIS AGREEMENT, made and entered into this 9th day of April, 2014, by and between John M. Venable, hereinafter called Grantor, and Penny Lea Lassett and Patricia Ann Venable, Successor Trustees under declaration of trust, dated July 27, 1982 hereinafter called Grantees:

W I T N E S S E T H

WHEREAS, Grantor is the record owner of the following described real property in Klamath County, State of Oregon, to-wit:

Parcel 1 of Land Partition 50-07 being a re-plat of parcel 1 of "Land Partition 65-94" situated in Sections 11, 12, 13, 14, 23 and 24, Township 38 South, Range 10 East of the Willamette Meridian and in Sections 18 and 19, Township 38 South, Range 11 ½ East, of the Willamette Meridian, Klamath County, Oregon and recorded at 2007-21024.

And has the unrestricted right to grant the easement hereinafter described relative to said real property.

Grantor conveys to Grantees, their heirs, successors, and assigns, a perpetual non-exclusive easement across the property of the Grantor, more particularly described as:

A 60 foot road easement along and across Hankins Lane, as depicted and described on Land Partition 50-07, according the records on file in the Klamath County Clerk's office at 2007-21024 and as more particularly depicted and described on the attached Exhibit "A"

The terms of this easement are as follows:

1. Grantees, their agents, independent contractors and invitees shall use the easement for road purposes only, for access to the property described in paragraph 8 and in conjunction with such use may construct, reconstruct, maintain and repair a road thereon.

2. Grantor reserves the right to use, construct, reconstruct and maintain the road located upon the easement and Grantor may grant use rights for use by third parties. The parties shall cooperate during periods of joint use so that each party's use shall cause a minimum of interference to the others.

3. Upon mutual agreement, the parties may relocate the road at any time and in such case shall reconstruct a road at such new location in as good or better condition as existed at the prior location. If the road is relocated, Grantor may record an instrument indicating the relocated road easement and such instrument shall serve to amend this easement and eliminate any rights of Grantees in the original easement.

Such amendment of the description shall be effective whether or not signed by Grantees but Grantees shall execute it or such other document necessary to indicate relocation of the easement, when and if requested by Grantor.

4. Grantees agree to indemnify and defend Grantor from any loss, claim or liability to Grantor arising in any manner out of Grantees' use

of the easement. Grantees assume all risks arising out of their use of the easement and Grantor shall have no liability to Grantees or others for any condition existing thereon.

5. This easement is appurtenant and for the benefit of the real property owned by Grantees and described below in paragraph 8.

6. This easement shall be perpetual and shall not terminate for periods of non-use by Grantees. Said easement may be terminated upon written agreement by Grantor and Grantees, their heirs, successors and assigns.

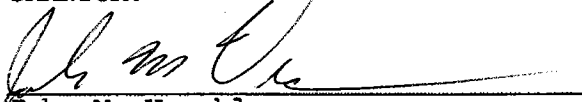
7. This easement is granted subject to all prior easements or encumbrances of record.

8. The following is a description of the Grantees dominant property to which this easement is appurtenant:

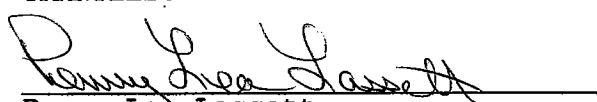
Parcel 3 of Land Partition 50-07 being a re-plat of parcel 1 of "Land Partition 65-94" situated in Sections 11, 12, 13, 14, 23 and 24, Township 38 South, Range 10 East of the Willamette Meridian and in Sections 18 and 19, Township 38 South, Range 11 ½ East, of the Willamette Meridian, Klamath County, Oregon and recorded at 2007-21024.

IN WITNESS THEREOF, the parties have caused this instrument to be executed this 9 day of April, 2014.

GRANTOR:


John M. Venable

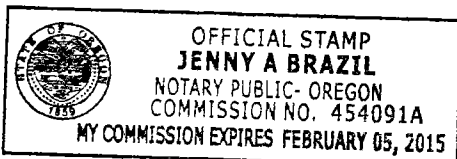
GRANTEES:

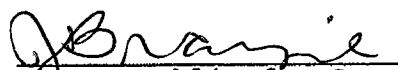

Penny Lea Lassett
Successor Trustee


Patricia Ann Venable
Successor Trustee

STATE OF Oregon)
) ss.
County of Klamath)

Personally appeared before me this 9 day of April, 2014, the above-named John M. Venable, and acknowledged the foregoing instrument to be his voluntary act and deed.





Notary Public for Oregon
My Commission expires: 2/5/2015

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 9 day of April, 2014, the above-named Penny Lea Lassett and Patricia Ann Venable, as Successor Trustees under declaration of trust, dated July 27, 1982, and acknowledged the foregoing instrument to be their voluntary act and deed.




Notary Public for Oregon 6/17/2016
My Commission expires: 6/17/2016

BEING A RE-PLAT OF PARCEL 1 OF "LAND PARTITION 65-94"
SITUATED IN SECTIONS 11, 12, 13, 14, 23, AND 24, T38S, R10E W.M.,
AND IN SECTIONS 18 AND 19, T38S, R11 1/2E W.M.,
KLAMATH COUNTY, OREGON

[illegible]

STATE OF OREGON

THIS IS TO CERTIFY THAT PRIVATE ASSETT AND PATRICK, AS SUCCESSOR TRUSTEES UNDER RETRACTION OF TRUST, DATED MAY 21, 1972, BEING BY A SPOON, DEPOSED AND SAID THAT HE ARE THE OWNERS OF LAND PARCELS 50-47, 50-58, PARCELS 49-36, 49-38, 49-39, 49-40, 49-41, 49-42, 49-43, 49-44, 49-45, 49-46, 49-47, 49-48, 49-49, 49-50, 49-51, 49-52, 49-53, 49-54, 49-55, 49-56, 49-57, 49-58, 49-59, 49-60, 49-61, 49-62, 49-63, 49-64, 49-65, 49-66, 49-67, 49-68, 49-69, 49-70, 49-71, 49-72, 49-73, 49-74, 49-75, 49-76, 49-77, 49-78, 49-79, 49-80, 49-81, 49-82, 49-83, 49-84, 49-85, 49-86, 49-87, 49-88, 49-89, 49-90, 49-91, 49-92, 49-93, 49-94, 49-95, 49-96, 49-97, 49-98, 49-99, 49-100, 49-101, 49-102, 49-103, 49-104, 49-105, 49-106, 49-107, 49-108, 49-109, 49-110, 49-111, 49-112, 49-113, 49-114, 49-115, 49-116, 49-117, 49-118, 49-119, 49-120, 49-121, 49-122, 49-123, 49-124, 49-125, 49-126, 49-127, 49-128, 49-129, 49-130, 49-131, 49-132, 49-133, 49-134, 49-135, 49-136, 49-137, 49-138, 49-139, 49-140, 49-141, 49-142, 49-143, 49-144, 49-145, 49-146, 49-147, 49-148, 49-149, 49-150, 49-151, 49-152, 49-153, 49-154, 49-155, 49-156, 49-157, 49-158, 49-159, 49-160, 49-161, 49-162, 49-163, 49-164, 49-165, 49-166, 49-167, 49-168, 49-169, 49-170, 49-171, 49-172, 49-173, 49-174, 49-175, 49-176, 49-177, 49-178, 49-179, 49-180, 49-181, 49-182, 49-183, 49-184, 49-185, 49-186, 49-187, 49-188, 49-189, 49-190, 49-191, 49-192, 49-193, 49-194, 49-195, 49-196, 49-197, 49-198, 49-199, 49-200, 49-201, 49-202, 49-203, 49-204, 49-205, 49-206, 49-207, 49-208, 49-209, 49-210, 49-211, 49-212, 49-213, 49-214, 49-215, 49-216, 49-217, 49-218, 49-219, 49-220, 49-221, 49-222, 49-223, 49-224, 49-225, 49-226, 49-227, 49-228, 49-229, 49-230, 49-231, 49-232, 49-233, 49-234, 49-235, 49-236, 49-237, 49-238, 49-239, 49-240, 49-241, 49-242, 49-243, 49-244, 49-245, 49-246, 49-247, 49-248, 49-249, 49-250, 49-251, 49-252, 49-253, 49-254, 49-255, 49-256, 49-257, 49-258, 49-259, 49-260, 49-261, 49-262, 49-263, 49-264, 49-265, 49-266, 49-267, 49-268, 49-269, 49-270, 49-271, 49-272, 49-273, 49-274, 49-275, 49-276, 49-277, 49-278, 49-279, 49-280, 49-281, 49-282, 49-283, 49-284, 49-285, 49-286, 49-287, 49-288, 49-289, 49-290, 49-291, 49-292, 49-293, 49-294, 49-295, 49-296, 49-297, 49-298, 49-299, 49-300, 49-301, 49-302, 49-303, 49-304, 49-305, 49-306, 49-307, 49-308, 49-309, 49-310, 49-311, 49-312, 49-313, 49-314, 49-315, 49-316, 49-317, 49-318, 49-319, 49-320, 49-321, 49-322, 49-323, 49-324, 49-325, 49-326, 49-327, 49-328, 49-329, 49-330, 49-331, 49-332, 49-333, 49-334, 49-335, 49-336, 49-337, 49-338, 49-339, 49-340, 49-341, 49-342, 49-343, 49-344, 49-345, 49-346, 49-347, 49-348, 49-349, 49-350, 49-351, 49-352, 49-353, 49-354, 49-355, 49-356, 49-357, 49-358, 49-359, 49-360, 49-361, 49-362, 49-363, 49-364, 49-365, 49-366, 49-367, 49-368, 49-369, 49-370, 49-371, 49-372, 49-373, 49-374, 49-375, 49-376, 49-377, 49-378, 49-379, 49-380, 49-381, 49-382, 49-383, 49-384, 49-385, 49-386, 49-387, 49-388, 49-389, 49-390, 49-391, 49-392, 49-393, 49-394, 49-395, 49-396, 49-397, 49-398, 49-399, 49-400, 49-401, 49-402, 49-403, 49-404, 49-405, 49-406, 49-407, 49-408, 49-409, 49-410, 49-411, 49-412, 49-413, 49-414, 49-415, 49-416, 49-417, 49-418, 49-419, 49-420, 49-421, 49-422, 49-423, 49-424, 49-425, 49-426, 49-427, 49-428, 49-429, 49-430, 49-431, 49-432, 49-433, 49-434, 49-435, 49-436, 49-437, 49-438, 49-439, 49-440, 49-441, 49-442, 49-443, 49-444, 49-445, 49-446, 49-447, 49-448, 49-449, 49-450, 49-451, 49-452, 49-453, 49-454, 49-455, 49-456, 49-457, 49-458, 49-459, 49-460, 49-461, 49-462, 49-463, 49-464, 49-465, 49-466, 49-467, 49-468, 49-469, 49-470, 49-471, 49-472, 49-473, 49-474, 49-475, 49-476, 49-477, 49-478, 49-479, 49-480, 49-481, 49-482, 49-483, 49-484, 49-485, 49-486, 49-487, 49-488, 49-489, 49-490, 49-491, 49-492, 49-493, 49-494, 49-495, 49-496, 49-497, 49-498, 49-499, 49-500, 49-501, 49-502, 49-503, 49-504, 49-505, 49-506, 49-507, 49-508, 49-509, 49-510, 49-511, 49-512, 49-513, 49-514, 49-515, 49-516, 49-517, 49-518, 49-519, 49-520, 49-521, 49-522, 49-523, 49-524, 49-525, 49-526, 49-527, 49-528, 49-529, 49-530, 49-531, 49-532, 49-533, 49-534, 49-535, 49-536, 49-537, 49-538, 49-539, 49-540, 49-541, 49-542, 49-543, 49-544, 49-545,

Patricia Ann Venable, Co-Trustee
Patsy Ann Venable, Co-Trustee

STATE OF OREGON)
15

BEIT REAFFIRMED THAT ON THIS 4 DAY OF December, 2001, PERSONALLY APPEARED BEFORE ME PATRICIA ARIAS VIZUELA, AND PRINCE LEE LUSTIG, WHO ARE KNOWN TO ME TO BE THE DOMINICAL PERSONS DESCRIBED BY AND WHO EXECUTED THE ABOVE INSTRUMENT, AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY AS SUCH TRUSTEES ON BEHALF OF THE DELAWARE TRUST, DATED MAY 21, 1992.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL NOTARY SEAL THIS 4 DAY
OF December, 2007.

NOTARY PUBLIC FOR OREGON Judy Bechtolt
MY COMMISSION EXPIRES April 25, 2011

THE UNITED STATES OF AMERICA, DISTRICT OF COLUMBIA, DO hereby certify that this plat was prepared using the original official documents on file in the National Archives and Records Administration.

Ken A. Adams
KEITH R. ADAMS FIS



3. BURN EASTMENT OVER EXISTING ROAD IN DV 314, PAGE 608, EXPIRED JULY 1, 1953.

THE PURPOSE OF THIS PLAT IS TO CREATE AND MEET THE REQUIREMENTS OF APPROVAL FOR LAND PARTITION 55-91. THE PROPERTY WAS NOT REQUIRED TO BE CONVEYED. THE 14P AND PARTITION BOUNDARY WAS DERIVED FROM INFORMATION BASED ON LAND PARTITION 65-91. BASIS OF BEARINGS IS PER LAND PARTITION 65-91.

APPROVED BY Mike Markson 12/14/2007
KLAHATHCOWNEY SURETOR
DATE

APPROVED BY [Signature] 12/13/87
KLANATH COUNTY PLANNING DIRECTOR
DATE

APPROVED BY [Signature] 12/13/2007
KERRAICH COUNTY PUBLIC WORKS DIRECTOR
DATE

THEBY CERTIFY THAT ALL TAXES, INTEREST, PENALTIES, ASSESSMENTS, FEES OR OTHER CHARGES REQUIRED BY OR S. 92.095 HAVE BEEN PAID.

Michael R. Long Sr., Duvalville
COUNTY TAX COLLECTOR DATE 12/17/07

1. DELBERT E. FOX, PRESIDENT OF PINE PLAT DISTRICT IMPROVEMENT COMPANY HERETO CERTIFY THAT THE PORTION OF LAND PARCEL 1915-50-07 SITUATED IN SEVA SKVA OF SECTION 31 IS INCLUDED WITHIN THE DISTRICT FOR PURPOSES OF RELIEVING SLAVES AND BEING SUBJECT TO THE FEES AND OTHER CHARGES OF THE DISTRICT.

Del. for 10 Dec 07

FILED FOR RETURN THE 17 DAY OF November 2007
Richard L. Hill
 ALTHOUGH COGNATE CLERK
Sherrin Drake
 DEPUTY

SHEET 1 OF 2

REGISTERS PROFESSIONAL LAND SURVEYOR	
<i>K. n. d. d.</i> JOHN R. RHINE <small>offices 1000 1000 1000</small>	RENEWAL DATE 12-31-04

PARTITION FOR: JOHN VENABLE P.O. BOX 5246 KLAMATH FALLS, OR 97601	
DATE: OCTOBER 2007	PROJECT NO. 793

R-C RHINE-CROSS GROUP <small>ENGINEERING • SURVEYING • PLANNING</small> 430 WALNUT AVE. • P.O. BOX 509 KLAMATH FALLS, OREGON 97601	Phone: (541) 911-9205 Fax: (541) 273-9200 email:rcr@rcg.com
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2007-26024

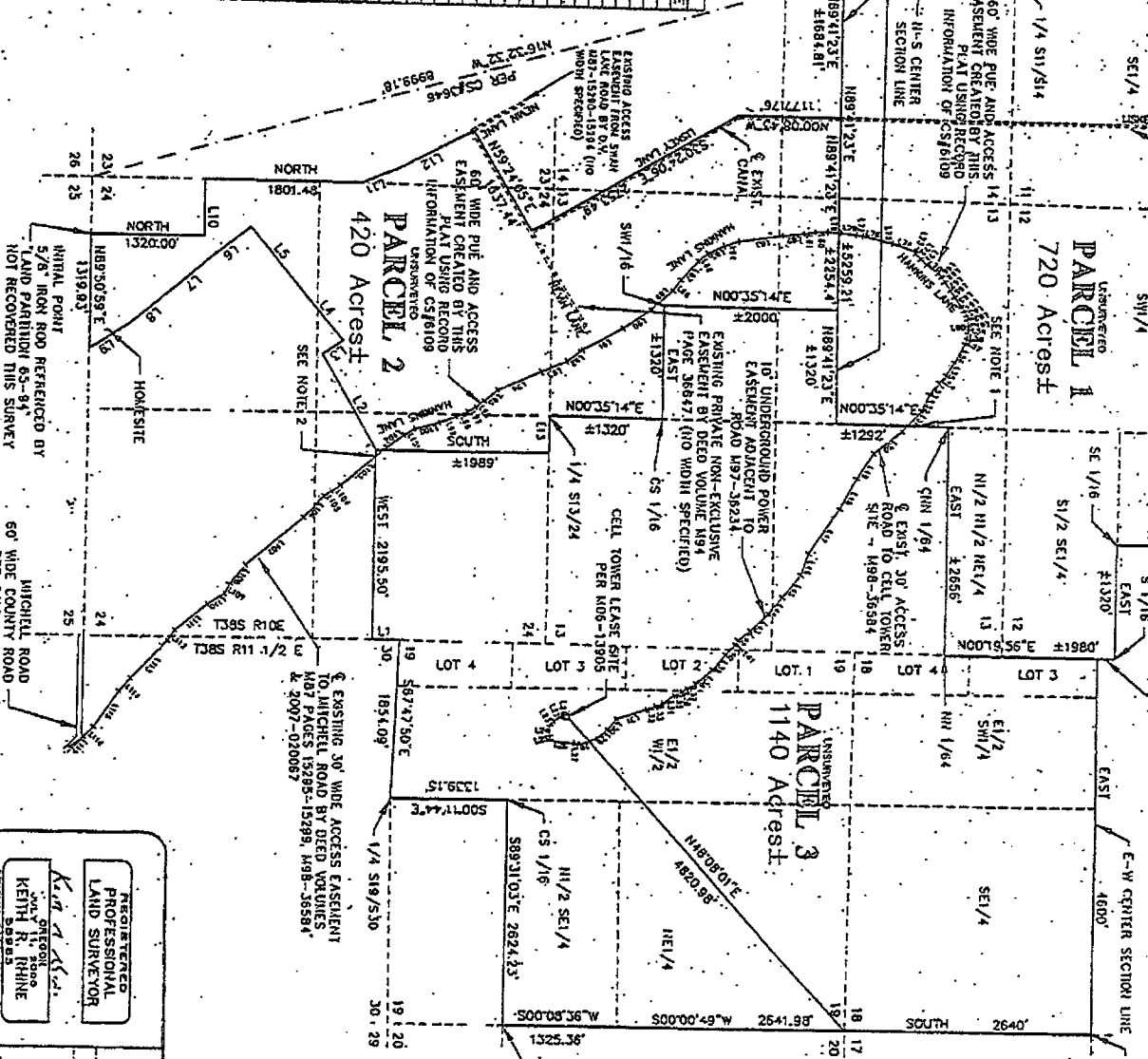
**UNSURVEYED
LAND PARTITION 50-07**
BECING A RE-PLAT OF PARCEL 1 OF "LAND PARTITION 65-94"
SITUATED IN SECTIONS 11, 12, 13, 14, 23, AND 24, T38S, R10E W.M.
AND IN SECTIONS 18 AND 19, T38S, R11 1/2E W.M.
KLAMATH COUNTY, OREGON

SCALE 1" = 1000'

LINE AS ESTABLISHED BY LAND PARTITION 65-94 AND EXTENDED EAST TO THE NORTH-SOUTH CENTER OF SECTION 14, T38S, R11 1/2E W.M.

LINE TABLE OF RECORD INFORMATION PER CS#6109

LINE	BEARING	DISTANCE	LINE BEARING	DISTANCE
1	S 89° 42' 30" E	20.89	S 89° 42' 30" E	16.35
2	S 10° 12' 00" E	12.79	S 10° 12' 00" E	16.35
3	S 89° 42' 30" E	6.73	S 89° 42' 30" E	16.35
4	S 89° 42' 30" E	12.79	S 89° 42' 30" E	16.35
5	S 89° 42' 30" E	6.73	S 89° 42' 30" E	16.35
6	S 10° 12' 00" E	12.79	S 10° 12' 00" E	16.35
7	S 89° 42' 30" E	20.89	S 89° 42' 30" E	16.35
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97	S 89° 42' 30" E	20.89	S 89° 42' 30" E	16.35
98	S 89° 42' 30" E	20.89	S 89° 42' 30" E	16.35
99	S 89° 42' 30" E	20.89	S 89° 42' 30" E	16.35
100	S 89° 42' 30" E	20.89	S 89° 42' 30" E	16.35



LINE TABLE

LINE	BEARING	DISTANCE
1	S 89° 42' 30" E	20.89
2	S 10° 12' 00" E	12.79
3	S 89° 42' 30" E	6.73
4	S 89° 42' 30" E	12.79
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16	S 89° 42' 30" E	20.89
17	S 89° 42' 30" E	20.89
18	S 89° 42' 30" E	20.89
19	S 89° 42' 30" E	20.89
20	S 89° 42' 30" E	20.89
21	S 89° 42' 30" E	20.89
22	S 89° 42' 30" E	20.89
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97	S 89° 42' 30" E	20.89
98	S 89° 42' 30" E	20.89
99	S 89° 42' 30" E	20.89
100	S 89° 42' 30" E	20.89

REGISTERED PROFESSIONAL LAND SURVEYOR

John Venable

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KLAMATH FALLS, OR 97601

DATE: OCTOBER 2007 PROJECT NO.: 703

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