

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

EASEMENT

THIS AGREEMENT, made and entered into this 9th day of April, 2014, by and between John M. Venable, hereinafter called Grantor, and Matthew C. Biaggi hereinafter called Grantee:

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 Grantee, its heirs, successors, and assigns, a perpetual non-exclusive easement across the property of the Grantor, more particularly described as:

A 30 foot wide easement over and across Liskey Lane as depicted and described on LP 50-07, recorded at 2007-21024 and that certain existing roadway located on the westerly 30 feet of Parcel 1 of LP 50-07, as more particularly depicted and described on the attached Exhibit "A"

The terms of this easement are as follows:

1. Grantee, its 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 Grantee in the original easement. Such amendment of the

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

4. Grantee agree to indemnify and defend Grantor from any loss, claim or liability to Grantor arising in any manner out of Grantee's use of the easement. Grantee assumes all risks arising out of their use of the easement and Grantor shall have no liability to Grantee or others for any condition existing thereon.

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

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

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

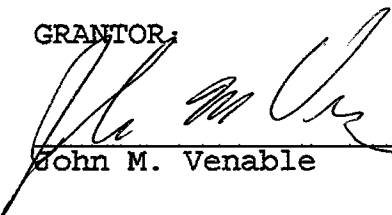
8. The following is a description of the Grantee dominant property to which this easement is appurtenant:

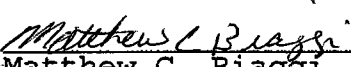
Parcel 2 Land Partition 65-94, Situated in Sections 33 and 34, Township 37 South, Range 10 East, Section 34, 10, 11, 12, 14, 23 and 24, Township 38 South, Range 10 East, Section 18 and 19, Township 38, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

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

GRANTOR:

GRANTEE:

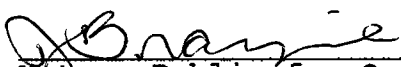

John M. Venable


Matthew C. Biaggi

STATE OF Oregon)
) ss.
County of Klamath)

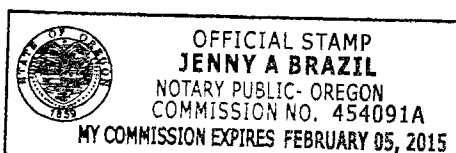
Personally appeared before me this 9 day of April, 2014, the above-named John M. Venable, and acknowledged the foregoing instrument to be his voluntary act and deed.




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 Matthew C. Biaggi, and acknowledged the foregoing instrument to be his voluntary act and deed.




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

BEING A RE-PLAT OF PARCEL 1 OF "LAND AND PARTITION 65-94"
SITUATED IN SECTIONS 11, 12, 13, 14, 23, AND 24, T38S, R10E W.M.
AND IN SECTIONS 18 AND 19, T38S, R14E W.M.

[illegible]

STATE OF OREGON

[illegible]

STATE OF OREGON; 155.

RE IT REINTERED THAT ON THE 4 DAY OF December, 1962, PERSONALLY APPEARED BEFORE ME PATRICK AND VANDER, AND THEY LET CASEY, WHO ARE KNOWN TO ME TO BE THE BENEFICIAL PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT, AND WHO ATTESTED TO THE THAT THEY EXECUTED THE SAME TRULY AND VOLUNTARILY AS SUCH INSTRUMENT ON BEHALF OF THE ESTATE OF PATRICK, DATED MAY 27, 1961.

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

NOJAY FUEL FOR OREGON

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APRIL 25, 2011

1, KEITH R. ARNE, HERETOFOREY THAT THIS PLAN WAS PREPARED USING HO-
CARTRIDGE #40644 ON CONFIDENTIAL WAGING OFFICIAL.

Line 2
KEITH R. RIVETT PLS



NARRATIVE:
THE PURPOSE OF THIS PLAT IS TO CREATE AND SET THE CONDITIONS OF APPROVAL FOR LAND PARTITION 55-61. THE PROPERTY WAS NOT REQUIRED TO BE SURVEYED. THE TAP AND PARTITION BOUNDARY WAS PREPARED FROM INFORMATION BASED ON LAND PARTITION 63-91. BASIS OF BLANKS IS PER LAND PARTITION 63-91.

REFUTATED RECORD OF SURVEYS, 3103, 3144, 4465 & 5730

APPROVED BY Trish M. Anderson 12/14/2007
KALAMATH COUNTY SUPERVISOR DATE

KLAMATH COUNTY SURVEYOR

1994/2001
0.116

MALATHI COUNTY PLANNING DIRECTOR

DATE _____

PLANNING POLICY PUBLIC AFFAIRS DIVISION

DATE _____

HEREBY CERTIFY THAT ALL TAXES, INTEREST, FEES, FIDELITY, ASSISTANTS, FEES ON OTHER CHARGES
 REQUESTED BY O.R.S. 92.005 HAVE BEEN PAID.

Michael R. Long Jr., Contradict 12/11/07
COUNTY TAX COLLECTION DATE

1. DELIVER TO: PRESIDENT OF THE PLANT IMPROVEMENT COMPANY HENRY C. STREETER
THE FORTION OF "LAND PARALLEL 59-07" SITUATED IN SEVIA SVIA OR SECTION 24 IS INCLUDED
WITHIN THE DISTRICT FOR PURPOSES OF RECEIVING SERVICES AND REMOVED SUBJECT TO THE FEES AND
OTHER CHARGES OF THE DISTRICT.

Well For 15 Dec 07

FILED FOR RECORD THIS 13 DAY OF APRIL 2003

Deputy Director of Prisoner Control
KATHARINE ROBERT CLARK
OSBURY

SHEET 1 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR <i>K. A. Elam</i> OFFICIAL SIGNATURE KATHI R. RHINE ADDRESS RECEIVED DATE: 12-11-03	PARTITION FOR: JOHN VENABLE P.O. BOX 5246 KILMATH FALLS, OR 97601
DATE: OCTOBER 2007	PROJECT NO. 783
R-C RHINE-CROSS GROUP, Inc. ENGINEERING, SURVEYING, PLANNING 450 WALNUT AVE., P.O. BOX 509 KILMATH FALLS, OREGON 97601	
Phone: (541) 331-8202	Fax: (541) 371-9200
e-mail: r-c@rc-grp.com	

2007-26024

SCALE 1" = 1000'

LINE AS ESTABLISHED BY LAND PARTITION 65-94 AND EXTENDED EAST TO THE NORTH-SOUTH CENTER OF SECTION 13.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S 60° 00' 00" E	100.00	11	S 11° 15' 00" E	100.00
2	S 60° 00' 00" E	100.00	12	S 11° 15' 00" E	100.00
3	S 60° 00' 00" E	100.00	13	S 11° 15' 00" E	100.00
4	S 60° 00' 00" E	100.00	14	S 11° 15' 00" E	100.00
5	S 60° 00' 00" E	100.00	15	S 11° 15' 00" E	100.00
6	S 60° 00' 00" E	100.00	16	S 11° 15' 00" E	100.00
7	S 60° 00' 00" E	100.00	17	S 11° 15' 00" E	100.00
8	S 60° 00' 00" E	100.00	18	S 11° 15' 00" E	100.00
9	S 60° 00' 00" E	100.00	19	S 11° 15' 00" E	100.00
10	S 60° 00' 00" E	100.00	20	S 11° 15' 00" E	100.00
11	S 60° 00' 00" E	100.00	21	S 11° 15' 00" E	100.00
12	S 60° 00' 00" E	100.00	22	S 11° 15' 00" E	100.00
13	S 60° 00' 00" E	100.00	23	S 11° 15' 00" E	100.00
14	S 60° 00' 00" E	100.00	24	S 11° 15' 00" E	100.00
15	S 60° 00' 00" E	100.00	25	S 11° 15' 00" E	100.00
16	S 60° 00' 00" E	100.00	26	S 11° 15' 00" E	100.00
17	S 60° 00' 00" E	100.00	27	S 11° 15' 00" E	100.00
18	S 60° 00' 00" E	100.00	28	S 11° 15' 00" E	100.00
19	S 60° 00' 00" E	100.00	29	S 11° 15' 00" E	100.00
20	S 60° 00' 00" E	100.00	30	S 11° 15' 00" E	100.00
21	S 60° 00' 00" E	100.00	31	S 11° 15' 00" E	100.00
22	S 60° 00' 00" E	100.00	32	S 11° 15' 00" E	100.00
23	S 60° 00' 00" E	100.00	33	S 11° 15' 00" E	100.00
24	S 60° 00' 00" E	100.00	34	S 11° 15' 00" E	100.00
25	S 60° 00' 00" E	100.00	35	S 11° 15' 00" E	100.00
26	S 60° 00' 00" E	100.00	36	S 11° 15' 00" E	100.00
27	S 60° 00' 00" E	100.00	37	S 11° 15' 00" E	100.00
28	S 60° 00' 00" E	100.00	38	S 11° 15' 00" E	100.00
29	S 60° 00' 00" E	100.00	39	S 11° 15' 00" E	100.00
30	S 60° 00' 00" E	100.00	40	S 11° 15' 00" E	100.00
31	S 60° 00' 00" E	100.00	41	S 11° 15' 00" E	100.00
32	S 60° 00' 00" E	100.00	42	S 11° 15' 00" E	100.00
33	S 60° 00' 00" E	100.00	43	S 11° 15' 00" E	100.00
34	S 60° 00' 00" E	100.00	44	S 11° 15' 00" E	100.00
35	S 60° 00' 00" E	100.00	45	S 11° 15' 00" E	100.00
36	S 60° 00' 00" E	100.00	46	S 11° 15' 00" E	100.00
37	S 60° 00' 00" E	100.00	47	S 11° 15' 00" E	100.00
38	S 60° 00' 00" E	100.00	48	S 11° 15' 00" E	100.00
39	S 60° 00' 00" E	100.00	49	S 11° 15' 00" E	100.00
40	S 60° 00' 00" E	100.00	50	S 11° 15' 00" E	100.00
41	S 60° 00' 00" E	100.00	51	S 11° 15' 00" E	100.00
42	S 60° 00' 00" E	100.00	52	S 11° 15' 00" E	100.00
43	S 60° 00' 00" E	100.00	53	S 11° 15' 00" E	100.00
44	S 60° 00' 00" E	100.00	54	S 11° 15' 00" E	100.00
45	S 60° 00' 00" E	100.00	55	S 11° 15' 00" E	100.00
46	S 60° 00' 00" E	100.00	56	S 11° 15' 00" E	100.00
47	S 60° 00' 00" E	100.00	57	S 11° 15' 00" E	100.00
48	S 60° 00' 00" E	100.00	58	S 11° 15' 00" E	100.00
49	S 60° 00' 00" E	100.00	59	S 11° 15' 00" E	100.00
50	S 60° 00' 00" E	100.00	60	S 11° 15' 00" E	100.00
51	S 60° 00' 00" E	100.00	61	S 11° 15' 00" E	100.00
52	S 60° 00' 00" E	100.00	62	S 11° 15' 00" E	100.00
53	S 60° 00' 00" E	100.00	63	S 11° 15' 00" E	100.00
54	S 60° 00' 00" E	100.00	64	S 11° 15' 00" E	100.00
55	S 60° 00' 00" E	100.00	65	S 11° 15' 00" E	100.00
56	S 60° 00' 00" E	100.00	66	S 11° 15' 00" E	100.00
57	S 60° 00' 00" E	100.00	67	S 11° 15' 00" E	100.00
58	S 60° 00' 00" E	100.00	68	S 11° 15' 00" E	100.00
59	S 60° 00' 00" E	100.00	69	S 11° 15' 00" E	100.00
60	S 60° 00' 00" E	100.00	70	S 11° 15' 00" E	100.00
61	S 60° 00' 00" E	100.00	71	S 11° 15' 00" E	100.00
62	S 60° 00' 00" E	100.00	72	S 11° 15' 00" E	100.00
63	S 60° 00' 00" E	100.00	73	S 11° 15' 00" E	100.00
64	S 60° 00' 00" E	100.00	74	S 11° 15' 00" E	100.00
65	S 60° 00' 00" E	100.00	75	S 11° 15' 00" E	100.00
66	S 60° 00' 00" E	100.00	76	S 11° 15' 00" E	100.00
67	S 60° 00' 00" E	100.00	77	S 11° 15' 00" E	100.00
68	S 60° 00' 00" E	100.00	78	S 11° 15' 00" E	100.00
69	S 60° 00' 00" E	100.00	79	S 11° 15' 00" E	100.00
70	S 60° 00' 00" E	100.00	80	S 11° 15' 00" E	100.00
71	S 60° 00' 00" E	100.00	81	S 11° 15' 00" E	100.00
72	S 60° 00' 00" E	100.00	82	S 11° 15' 00" E	100.00
73	S 60° 00' 00" E	100.00	83	S 11° 15' 00" E	100.00
74	S 60° 00' 00" E	100.00	84	S 11° 15' 00" E	100.00
75	S 60° 00' 00" E	100.00	85	S 11° 15' 00" E	100.00
76	S 60° 00' 00" E	100.00	86	S 11° 15' 00" E	100.00
77	S 60° 00' 00" E	100.00	87	S 11° 15' 00" E	100.00
78	S 60° 00' 00" E	100.00	88	S 11° 15' 00" E	100.00
79	S 60° 00' 00" E	100.00	89	S 11° 15' 00" E	100.00
80	S 60° 00' 00" E	100.00	90	S 11° 15' 00" E	100.00
81	S 60° 00' 00" E	100.00	91	S 11° 15' 00" E	100.00
82	S 60° 00' 00" E	100.00	92	S 11° 15' 00" E	100.00
83	S 60° 00' 00" E	100.00	93	S 11° 15' 00" E	100.00
84	S 60° 00' 00" E	100.00	94	S 11° 15' 00" E	100.00
85	S 60° 00' 00" E	100.00	95	S 11° 15' 00" E	100.00
86	S 60° 00' 00" E	100.00	96	S 11° 15' 00" E	100.00
87	S 60° 00' 00" E	100.00	97	S 11° 15' 00" E	100.00
88	S 60° 00' 00" E	100.00	98	S 11° 15' 00" E	100.00
89	S 60° 00' 00" E	100.00	99	S 11° 15' 00" E	100.00
90	S 60° 00' 00" E	100.00	100	S 11° 15' 00" E	100.00

UNSURVEYED
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, T38S, R10E W.M.
AND IN SECTIONS 18 AND 19, T38S, R11 1/2E W.M.,
KLAMATH COUNTY, OREGON

- NOTES:
- THE 60' WIDE PUE AND ACCESS EASEMENT IS TO TERMINATE AT THE LINE BETWEEN PARCELS 1, 2, 3 AND REVERT BACK TO THE 30' ACCESS FOR THE 15871.
 - THE 60' WIDE PUE AND ACCESS EASEMENT IS TO TERMINATE AT THE SOUTHERN CORNER OF PARCELS 2, 3 AND REVERT BACK TO THE 30' ACCESS FOR 15871-280141.
 - PARCEL BOUNDARY BEARINGS & DISTANCES ARE ACCORD PER T480R LAND PARTITION 65-94.
 - PER T480R LAND PARTITION 65-94.

LINE	BEARING	DISTANCE
1	S 60° 00' 00" E	100.00
2	S 60° 00' 00" E	100.00
3	S 60° 00' 00" E	100.00
4	S 60° 00' 00" E	100.00
5	S 60° 00' 00" E	100.00
6	S 60° 00' 00" E	100.00
7	S 60° 00' 00" E	100.00
8	S 60° 00' 00" E	100.00
9	S 60° 00' 00" E	100.00
10	S 60° 00' 00" E	100.00
11	S 60° 00' 00" E	100.00
12	S 60° 00' 00" E	100.00
13	S 60° 00' 00" E	100.00
14	S 60° 00' 00" E	100.00
15	S 60° 00' 00" E	100.00
16	S 60° 00' 00" E	100.00
17	S 60° 00' 00" E	100.00
18	S 60° 00' 00" E	100.00
19	S 60° 00' 00" E	100.00
20	S 60° 00' 00" E	100.00
21	S 60° 00' 00" E	100.00
22	S 60° 00' 00" E	100.00
23	S 60° 00' 00" E	100.00
24	S 60° 00' 00" E	100.00
25	S 60° 00' 00" E	100.00
26	S 60° 00' 00" E	100.00
27	S 60° 00' 00" E	100.00
28	S 60° 00' 00" E	100.00
29	S 60° 00' 00" E	100.00
30	S 60° 00' 00" E	100.00
31	S 60° 00' 00" E	100.00
32	S 60° 00' 00" E	100.00
33	S 60° 00' 00" E	100.00
34	S 60° 00' 00" E	100.00
35	S 60° 00' 00" E	100.00
36	S 60° 00' 00" E	100.00
37	S 60° 00' 00" E	100.00
38	S 60° 00' 00" E	100.00
39	S 60° 00' 00" E	100.00
40	S 60° 00' 00" E	100.00
41	S 60° 00' 00" E	100.00
42	S 60° 00' 00" E	100.00
43	S 60° 00' 00" E	100.00
44	S 60° 00' 00" E	100.00
45	S 60° 00' 00" E	100.00
46	S 60° 00' 00" E	100.00
47	S 60° 00' 00" E	100.00
48	S 60° 00' 00" E	100.00
49	S 60° 00' 00" E	100.00
50	S 60° 00' 00" E	100.00
51	S 60° 00' 00" E	100.00
52	S 60° 00' 00" E	100.00
53	S 60° 00' 00" E	100.00
54	S 60° 00' 00" E	100.00
55	S 60° 00' 00" E	100.00
56	S 60° 00' 00" E	100.00
57	S 60° 00' 00" E	100.00
58	S 60° 00' 00" E	100.00
59	S 60° 00' 00" E	100.00
60	S 60° 00' 00" E	100.00
61	S 60° 00' 00" E	100.00
62	S 60° 00' 00" E	100.00
63	S 60° 00' 00" E	100.00
64	S 60° 00' 00" E	100.00
65	S 60° 00' 00" E	100.00
66	S 60° 00' 00" E	100.00
67	S 60° 00' 00" E	100.00
68	S 60° 00' 00" E	100.00
69	S 60° 00' 00" E	100.00
70	S 60° 00' 00" E	100.00
71	S 60° 00' 00" E	100.00
72	S 60° 00' 00" E	100.00
73	S 60° 00' 00" E	100.00
74	S 60° 00' 00" E	100.00
75	S 60° 00' 00" E	100.00
76	S 60° 00' 00" E	100.00
77	S 60° 00' 00" E	100.00
78	S 60° 00' 00" E	100.00
79	S 60° 00' 00" E	100.00
80	S 60° 00' 00" E	100.00
81	S 60° 00' 00" E	100.00
82	S 60° 00' 00" E	100.00
83	S 60° 00' 00" E	100.00
84	S 60° 00' 00" E	100.00
85	S 60° 00' 00" E	100.00
86	S 60° 00' 00" E	100.00
87	S 60° 00' 00" E	100.00
88	S 60° 00' 00" E	100.00
89	S 60° 00' 00" E	100.00
90	S 60° 00' 00" E	100.00
91	S 60° 00' 00" E	100.00
92	S 60° 00' 00" E	100.00
93	S 60° 00' 00" E	100.00
94	S 60° 00' 00" E	100.00
95	S 60° 00' 00" E	100.00
96	S 60° 00' 00" E	100.00
97	S 60° 00' 00" E	100.00
98	S 60° 00' 00" E	100.00
99	S 60° 00' 00" E	100.00
100	S 60° 00' 00" E	100.00

SHEET 2 OF 2

SURVEY FOR:

JOHN VENABLE
P.O. BOX 5246
KLAMATH FALLS, OR 97601

DATE:

OCTOBER 2007
PROJECT NO. 785

REGISTERED
PROFESSIONAL
LAND SURVEYOR
KEITH R. RHINE
000000
EXPIRATION DATE 12-31-09

IRCC
ENGINEERING - SURVEYING - PLANNING
430 WALNUT AVE., P.O. BOX 999
KLAMATH FALLS, OREGON 97601
Phone: (503) 811-9405 Fax: (503) 811-9700 e-mail: ircc@ircc.com

0407-21024