

187 2178360-ALF

After recording return to:
Rhine-Cross Group LLC
430 Walnut Avenue
Klamath Falls, OR 97601

2014-006664

Klamath County, Oregon

06/23/2014 02:36:10 PM

Fee: \$57.00

CREATION OF A VEHICLE INGRESS AND EGRESS EASEMENT

KNOW ALL MEN by these presents that Lillie Pretari Living Trust and Joyce Sellars, grantors, does hereby create the following vehicle ingress and egress easement over and across a portion of the Lot 1, Block 2, Tract 1080, "Washburn Park", described in deed volume M77-16880 of the Klamath County, Oregon deed records. The easement is described in Exhibit "A" attached hereto and made a part hereof.

Said vehicle ingress and egress easement is made subject to the following conditions and restrictions; (1) Grantor shall not cause or permit any permanent building, structure or other obstruction, other than signs, gasoline pumps or similar service facilities, to be located or placed on the said easement. Said easement shall be maintained in such a manner as to permit vehicular traffic to pass permitted service facilities in the most direct northerly and southerly direction. (2) Said easement shall be reserved for the use of the owners and occupants of the above described property and the owners and occupants of the adjoining properties bordering on Washburn Way upon which similar conditions and restrictions are imposed for the use and enjoyment of the owners and occupants, their customers, employees and invitees, for parking of automobiles and ingress to and egress from said adjoining properties. (3) Grantor, in consideration of the reservation or granting of similar conditions and restrictions upon adjoining properties, agrees to maintain said easement in a safe and suitable condition for the permitted uses.

IN WITNESS WHEREOF, the grantor has executed this instrument this 3 day of May, 2006.

deceased
Lillie Pretari Living Trust

Joyce Sellars
Joyce Sellars

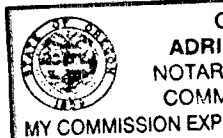
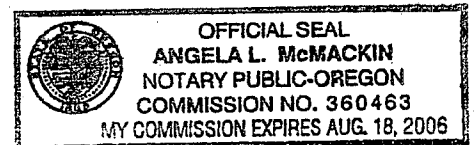
State of Oregon
County of Klamath

This instrument was acknowledged before me on the 3 day of May, 2006 by Lillie Pretari and Joyce Sellars, as their voluntary act and deed.

Ar Notary Public for Oregon

My Commission expires 8-18-06

F.
62.00



STATE OF Oregon }

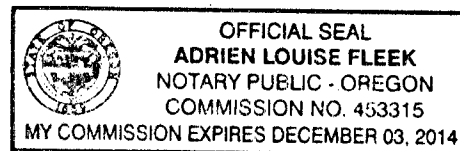
COUNTY OF Klamath }

On June 20, 2014 before me, a notary public within and for said County,
personally appeared Joyce C. Sellers, to me known to be the person(s)
described in and who executed the foregoing instrument and acknowledged that
_____ executed the same as free act and deed.

Adrien Fleek

Notary Public

My commission expires 12-3-14



OFFICIAL SEAL
ADRIEN LOUISE FLEEK
NOTARY PUBLIC - OREGON
COMMISSION NO. 453315
EXPIRES DECEMBER 03, 2014

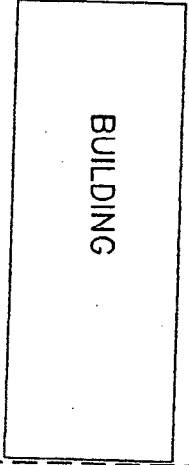
EXHIBIT "A"
INGRESS AND EGRESS EASEMENT DESCRIPTION

A portion of the Lot 1, Block 2, Tract 1080, "Washburn Park", according to the official plat thereof on file in the Klamath County Clerks Office, said portion being more particularly described as follows:

Beginning at the southeast corner of said Lot 1, Block 2; thence N.89°55'10"W., 70.00 feet along the north right-of-way line of Crosby Avenue, to the **True Point of Beginning** of this easement; thence continuing along said north right-of-way line, N.89°55'10"W., a distance of 60.00 feet; thence N.00°03'00"E., a distance of 70.00 feet; thence S.89°55'10"E., 60.00 feet; thence S.00°03'00"W., 70.00 feet to the True Point of Beginning. Containing 4,200 square feet more or less, with bearings based on the subdivision plat of Tract 1080, "Washburn Park".

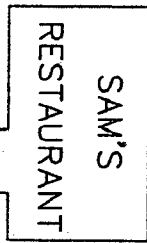
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4-18-06

3909-04DA
101

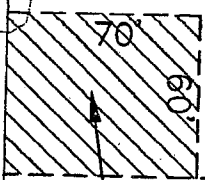


3909-04DA
400

3909-04DA
300



PORTION OF LOT 1
BLOCK 2, WASHBURN PARK
LILLIE PRETARI TRUSTEE
LILLIE PRETARI TRUST &
JOYCE SELLARS
1777 KIMBERLY DR
KLAMATH FALLS, OR 97603



CROSBY AVE

3909-04DA
500

3909-04DA
800

CONC. SIDEWALK

WASHBURN WAY

3909-03CB
500

NO SCALE



EXISTING INGRESS AND EGRESS
EASEMENT (70' WIDE)

PROPOSED EASEMENT
70'x60'

EXHIBIT "B"

SKETCH OF INGRESS AND EGRESS EASEMENT

3909-03CB
800