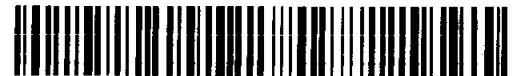


Returned to Owner

2014-011171

Klamath County, Oregon



00160630201400111710050057

After Recording Return to:  
Kevin Newman  
PO Box 294  
Bly, OR 97632

10/24/2014 09:23:17 AM

Fee: \$62.00

## EASEMENT AGREEMENT

Tax Lot R-3614-03400-00500

THIS AGREEMENT, made and entered into this 23 day of Oct, 2014, by and between Cowan Enterprises, Inc. a Washington Corporation, hereinafter called Grantor, and Kevin Newman and Jennifer Newman hereinafter called Grantee:

### WITNESSETH

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

That portion of the N $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon lying Southerly of the former Oregon, California and Eastern Railroad right of way and lying Northerly of State Highway 140 (Klamath Falls-Lakeview Highway);

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

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

Section 27, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

Grantor conveys to Grantee, their heirs, successors, and assigns, a perpetual non-exclusive easement across the property of the Grantor, more particularly described in Exhibit A, attached hereto.

The terms of this easement are as follows:

1. Grantee, its agents, independent contractors and invitees shall use the

easement for ingress to and egress from the Grantee's property.

2. Grantor, its agents, independent contractors and invitees reserve the right to use said property. The parties shall cooperate during periods of joint use so that each parties' use shall cause a minimum of interference to the others. Any party may improve, maintain or plow the roadway structure within the easement but no party is required to do so or to share in the other parties' expense. The parties shall not construct any ingress/egress blocking structure upon the easement.


3. Grantee agrees to indemnify and defend Grantors from any loss, claim or liability to Grantors 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.

4. 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.

IN WITNESS THEREOF, the parties have caused this instrument to be executed  
this 23 day of Oct., 2014.

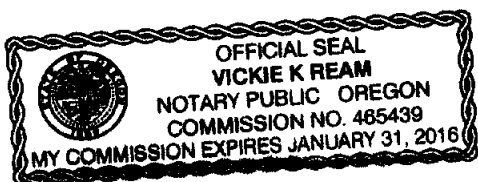
  
\_\_\_\_\_  
Grantor

  
\_\_\_\_\_  
Grantee

  
\_\_\_\_\_  
Grantee

STATE OF OREGON            )  
  ) ss.  
County of Klamath         )

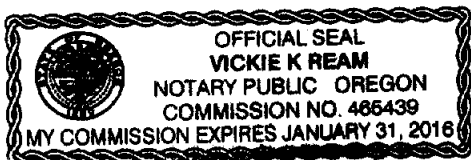
Personally appeared before me this 15 day of Oct, 2014, the above-named David Cowan, and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed as Grantor of Cowan Enterprises, Inc.



Vickie K. Ream  
Notary Public for Oregon  
My Commission expires: 1/31/2016

STATE OF OREGON            )  
  ) ss.  
County of Klamath         )

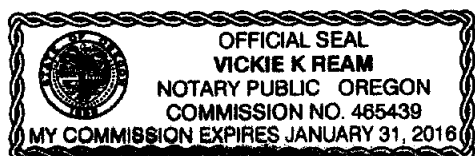
Personally appeared before me this 22 day of Oct, 2014, the above-named Kevin Newman, and acknowledged the foregoing instrument to be his voluntary act and deed.



Vickie K. Ream  
Notary Public for Oregon  
My Commission expires: 1/31/2016

STATE OF OREGON            )  
  ) ss.  
County of Klamath         )

Personally appeared before me this 23 day of Oct, 2014, the above-named Jennifer Newman, and acknowledged the foregoing instrument to be her voluntary act and deed.



Vickie K. Ream  
Notary Public for Oregon  
My Commission expires: 1/31/2016

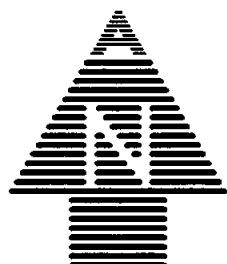
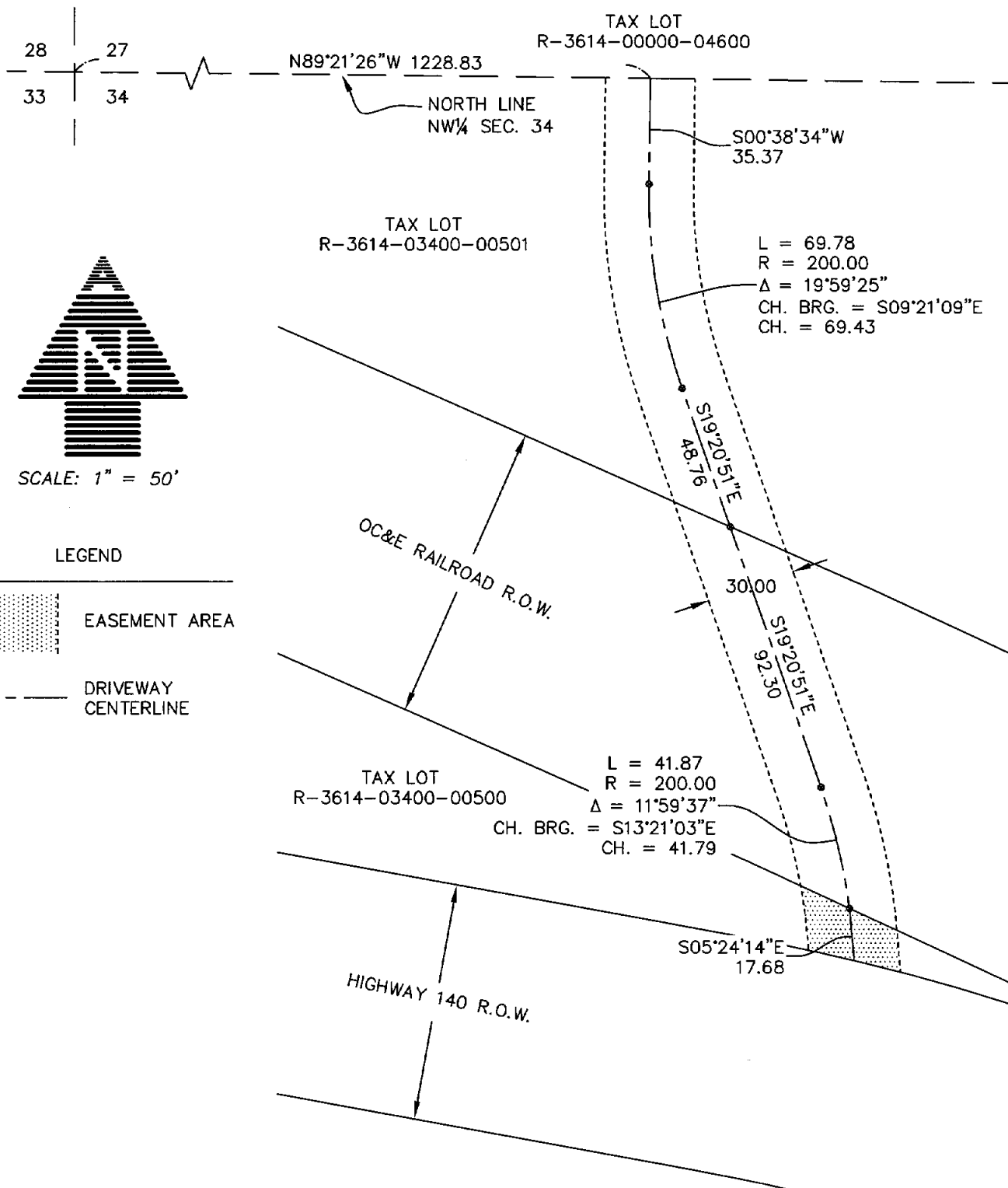
## EXHIBIT A

Description for Easement  
on  
Tax Lot R-3614-03400-00500

A strip of land 30.00 feet in width situated in the NW¼ of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, being 15.00 feet on both sides of the following described centerline:

Beginning at a point on the north line of said NW¼ of Section 34 from which the northwest corner thereof lies North 89°21'26" West 1228.83 feet; thence South 00°38'34" West 35.37 feet; thence 69.78 feet on the arc of a 200.00 foot radius curve to the left, through a delta angle of 19°59'25", the long chord of which bears South 09°21'09" East 69.43 feet; thence South 19°20'51" East 48.76 feet to the northerly line of the OC&E Railroad right of way; thence continuing South 19°20'51" East 92.30 feet; thence 41.87 feet on the arc of a 200.00 radius foot curve to the right, through a delta angle of 11°59'37", the long chord of which bears South 13°21'03" East 41.79 feet to the southerly line of the OC&E Railroad right of way; thence South 05°24'14" East 17.68 feet to the northerly line of the Highway 140 right of way.

EXCEPTING THEREFROM that portion of the above described strip lying northerly of the southerly line of the OC&E Railroad right of way.



SCALE: 1" = 50'

#### LEGEND



EASEMENT AREA



DRIVEWAY  
CENTERLINE

## ADKINS



CONSULTING  
ENGINEERING, LLP

Engineers ▲ Planners ▲ Surveyors

2950 Shasta Way · Klamath Falls, Oregon 97603 · (541) 884-4666 · FAX (541) 884-5335

Oregon · California

August, 2014

3168-02

SKETCH OF EASEMENT  
SITUATED IN THE  
NW¼ OF SECTION 34,  
T36S, R14EWM,  
KLAMATH COUNTY, OREGON

TAX LOT R-3614-03400-00500