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2015-003583

Klamath County, Oregon



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After recording return to:

Rhine-Cross Group LLC
112 North 5th Street - Suite 200
Klamath Falls, OR 97601

04/16/2015 03:52:28 PM

Fee: \$47.00


CREATION OF A PRIVATE WATER EASEMENT

KNOW ALL MEN by these presents that **NORTHRIDGE ESTATES RECEIVERSHIP, LLC**, grantor, does hereby create the following private water easement over and across a portion of that property owned by the grantor, and described as Parcel 1, of Land Partition No. 09-14, Partition Records of Klamath County, Oregon.

The easement is described in **Exhibit "A"** attached hereto and made a part hereof. Said easement is for the benefit of and use by the owners of Parcel 2 of said Land Partition No. 09-14, with the right of ingress and egress on the property covered by said easement for the purpose of inspecting, repairing, replacing, maintaining, constructing or removing said water system; provided that in the event of damage to adjacent premises, the party causing the damage shall repair same and place said premises in as good condition as they were immediately prior to such damage.


The described water easement is centered over an existing water service pipeline across Parcel 1 of said land partition, from the end of North Ridge Drive to said Parcel 2 adjacent and parallel to an existing power line easement per D.V. M00 PG. 30280. Grantor agrees not to erect any structures within the easement area, or in any other way inhibit access to the sanitary sewer system.

IN WITNESS WHEREOF, the grantor has executed this instrument this 9th day of April, 2015.

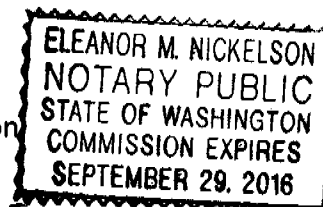

Receiver, Northridge Estates Receivership, LLC

State of ~~Oregon~~ Washington
County of ~~Klamath~~ Thurston

This instrument was acknowledged before me on the 9th day of April, 2015 by Daniel J. Silver as his voluntary act and deed.


Residing at Lacey, WA
My Commission expires 9/29/2016

Notary Public for Washington



**PRIVATE WATER LINE EASEMENT DESCRIPTION
EXHIBIT "A"**

A 10.00 foot wide private water line easement over and across Parcel 1, of Land Partition No. 09-14, Partition Records of Klamath County, Oregon. The 10.00 foot wide strip of land situated in the NW1/4 of Section 15, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, the centerline of said easement being more particularly described as follows:

Commencing at the southeast corner of Parcel 1 of said Land Partition No. 09-14, said point being on the cul-de-sac right of way line of Northridge Drive; thence 32.91 feet along a the arc of a 50.00 foot radius curve to the right, through a central angle of 37°42'46" (the long chord of which bears North 39°08'11" East, 32.32 feet) to the **True Point of Beginning**; thence leaving said right of way line of Northridge Drive North 61°05'33" West, 194.23 feet; thence North 13°45'41" West, 171.14 feet; thence North 02°23'58" West, 109.44 feet; thence North 27°47'05" West, 140.19 feet; thence North 10°43'47" West, 150.06 feet; thence North 00°15'29" East, 62.38 feet to a point on the southerly line of said parcel 2 of Land Partition No. 09-14, said point being North 23°40'21" West 767.92 feet from the **True Point of Beginning**, the sidelines of said 10 foot private water line easement being extended or shortened to terminate on the right of way of Northridge Drive and the southerly line of said Parcel 2 of Land Partition No. 09-14.