

Return:
Linda Norris
11612 Centurion Court
City 97603

AMERITITLE
MTD 390-11501

2015-005398
Klamath County, Oregon
05/27/2015 11:04:49 AM
Fee: \$42.00

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

GRANT OF PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS that **FRANK E. MCBAIN, Jr.** grantor, for valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **BARRY S. MORINAKA and RONALD A. MORINAKA**, grantee herein, their successors and assigns, a non-exclusive permanent easement for road right-of-way purposes upon the existing U.S. Forest Service Road located upon the following described real property, to-wit:

That portion of Government Lot 2 (NW¼NE¼) of Section 1, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, located south of Oregon State Highway 140.

The easement given herein is for ingress and egress for road access purposes from Oregon State Highway 140 to the property of Grantee, more specifically 180 contiguous acres described as follows, to wit:

- R3711-00100-01500-000-TWP 37 RNGE 11, BLOCK SEC 1, TRACT SE4SW4SW4 SW4SE4SW4 N2S2SW4, ACRES 40.00
- R3711-01200-00400-000-TWP 37 RNGE 11, BLOCK SEC 12, TRACT E2NW4NW4 ACRES 20.00
- R3711-01200-00300-000-TWP 37 RNGE 11, BLOCK SEC 12, TRACT NW4NE4NW4, ACRES 10.00
- R3711-01200-00200-000-TWP 37 RNGE 11, BLOCK SEC 12, TRACT W2NW4NE4 NW4SW4NE4 E2SE4NE4NW4 E2NE4SE4NW4, ACRES 40.00
- R3711-01200-00500-000-TWP 37 RNGE 11, BLOCK SEC 12, TRACT NE4SW4NW4, ACRES 10.00
- R3711-00100-01400-000-TWP 37 RNGE 11, BLOCK SEC 1, TRACT SE4SE4SW4 SW4SW4SE4, ACRES 20.00
- R3711-01200-00201-000-TWP 37 RNGE 11, BLOCK SEC 12, TRACT NE4NE4NW4 SW4NE4NW4 W2NE4SE4NW4 W2SE4NE4NW4 NW4SE4NW4, ACRES 40.00

This easement shall be construed as a covenant running with the land of grantee for the benefit of the land of grantee described herein and shall entitle grantee, their successors and assigns, to make any improvements and repairs and perform that maintenance deemed necessary or desirable to enable grantee, their successors and assigns, to utilize such road for the purposes of ingress and egress to the land of grantee described herein.

WITNESS our hands and seal this 20th day of May, 2015
James F. McBain as power of Attorney for Frank E. McBain Jr.
Frank E. McBain, Jr.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF (CALIFORNIA)
County of (SAN DIEGO) ss.

On this 20th day of MAY, 2015, personally appeared before me the above-named Frank E. McBain, Jr. and/or his legal representatives, acknowledged the foregoing instrument to be their voluntary act and deed. (JAMES F. MCBAIN)

Notary Public for STEVE HOLL
CALIFORNIA
My Commissions expires: 11-23-16

STEVE HOLL
Commission # 1995562
Notary Public - California
San Diego County
My Comm. Expires Nov 23, 2016