

Returned to County
Mel Ferguson law office

2015-006049

Klamath County, Oregon



00170878201500060490040045

06/10/2015 03:06:34 PM

Fee: \$57.00

After recording return to:

Jack Davis
515 East Main St.
Ashland, OR 97520

SEWER LINE EASEMENT

Carolyn Jackson and Charles D. Jackson, owners of that certain real property described as follows:

Lot 16 and the Southerly 104 feet of Lot 17, Block 42, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

hereby grant unto Jason M. Yoder and Alicia A. Yoder, husband and wife, owners of that certain adjoining real property described as follows:

The northerly 66 ft of Lot 17, Block 42, Hillside Addition to the City of Klamath Falls, County of Klamath, State of Oregon.

their successors and assigns, a perpetual and non-exclusive easement for the use, maintenance, and replacement of that certain existing sewer line situated as described on Exhibits "A" and "B" attached. If the owners of Grantees' parcel shall engage in repair, maintenance, or replacement activities concerning said sewer line, they shall restore the surface of the ground to its original state as it exists at the time of engaging in said repair, maintenance and/or replacement activities

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at their own cost as soon as reasonably practicable following said repairs, maintenance or replacement. This easement shall be deemed appurtenant to Grantees' said parcel.

Dated this 20th day of May, 2015.

Carolyn Jackson
Carolyn Jackson

Charles D. Jackson
Charles D. Jackson

STATE OF OREGON)
) ss.
County of Klamath)

On this 20th day of May, 2015, personally appeared the above-named Carolyn Jackson and Charles D. Jackson and acknowledged the foregoing instrument to be a voluntary act. Before me:



Vicki Swindler
Notary Public for Oregon
My Commission Expires: 10-8-17

JOHN HEATON P.L.S.

TRU SURVEYING, INC. LINE
2333 SUMMERS LANE
KLAMATH FALLS, OREGON 97603
PHONE: (541) 884-3691



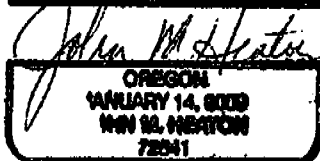
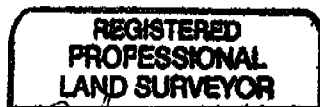
"EXHIBIT A"

APRIL 8, 2015

LEGAL DESCRIPTION OF 10 FOOT WIDE SEWER EASEMENT

A 10 FOOT WIDE SEWER EASEMENT BEING A PORTION OF LOT 17, BLOCK 42 OF "HILLSIDE ADDITION TO KLAMATH FALLS, OREGON", SITUATED IN THE SE1/4 NW1/4 OF SECTION 28, T38S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 17, FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 17 BEARS N68°36'35"E 27.43 FEET; THENCE N18°32'56"W 104.13 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DEED VOLUME 2007 AT PAGE 004214 OF THE KLAMATH COUNTY DEED RECORDS; THENCE S68°36'35"W, ALONG THE SAID SOUTHERLY LINE, 10.01 FEET; THENCE LEAVING SAID SOUTHERLY LINE, S18°32'56"E 104.13 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 17; THENCE N68°36'35"E 10.01 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON RECORD OF SURVEY 5167 ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.



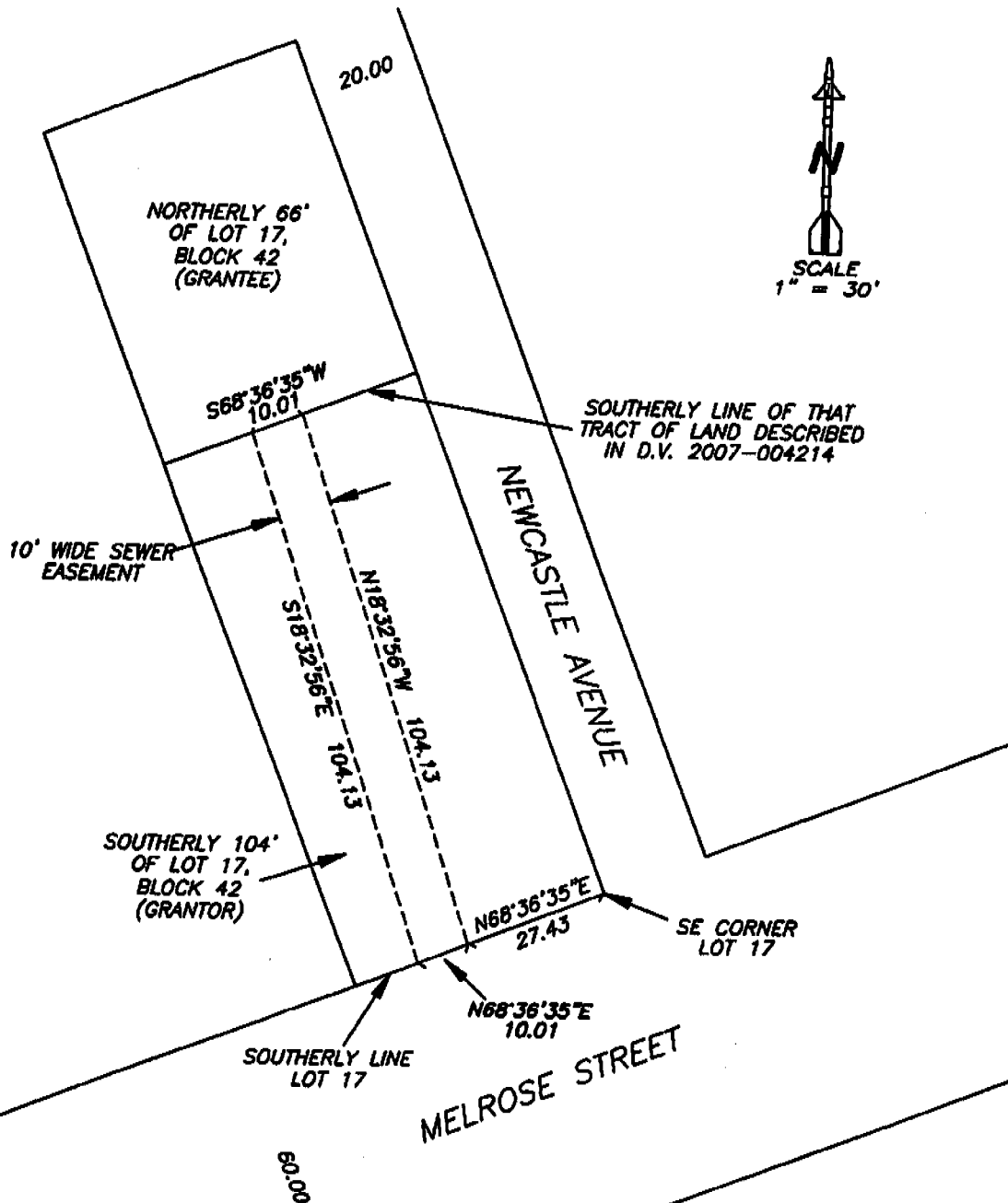
John M. Heaton
JOHN M. HEATON P.L.S. 72841

RENEWAL DATE: 6/30/15

"EXHIBIT B"

MAP TO ACCOMPANY LEGAL DESCRIPTION

BEING A PORTION OF LOT 17, BLOCK 42 OF "HILLSIDE ADDITION TO KLAMATH FALLS, OREGON",
SITUATED IN THE SE1/4 NW1/4 OF SECTION 28, T38S, R9EWM, KLAMATH COUNTY, OREGON
MAY, 2015



TRU SURVEYING INC. LINE
2333 SUMMERS LANE
KLAMATH FALLS, OREGON 97603