



00172496201500073990020027

07/08/2015 09:16:14 AM

Fee: \$47.00

After recording return to:
Jane Marie Moore
12450 Highway 39
Klamath Falls, OR 97603

CREATION OF A RECIPROCAL EASEMENT

KNOW ALL MEN by these presents that Jane Marie Moore, owner of the property described in Deed Volume M99, Page 10444, deed records of Klamath County, Oregon, hereafter referred to as the "First Party", enters in to a reciprocal easement with Capstone Development, owner of the property described in Deed Volume 2015-006880, deed records of Klamath County, Oregon, hereafter referred to as the "Second Party"

Whereas the First Party grants unto the Second Party an easement to utilize the land described below as "Legal Description A"

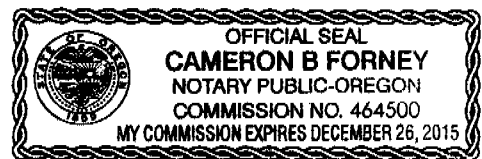
And

Whereas the Second Party grants unto the First Party an easement to utilize the land described below as "Legal Description B"

The period of this easement shall be for perpetuity. This easement shall bind and inure for the benefit of, as the circumstances may require, not only to the Grantors, but also to their heirs, successors and assigns. Both easements shall be for the benefit the land described in said Deed Volumes M99, Page 10444 and 2015-006880 and shall run with the land.

IN WITNESS WHEREOF, the First Party has hereunto set her hand on the 7th day of July, 2015.

By: Jane Marie Moore
Jane Marie Moore



State of Oregon

ss.

County of Klamath

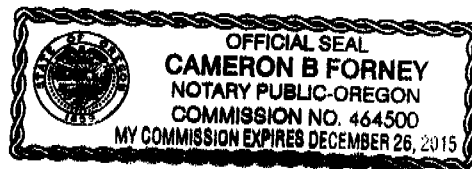
This instrument was acknowledged before me on the 7th day of July, 2015, personally appeared the above named Jane Marie Moore, and acknowledged the foregoing instrument to be a voluntary act and deed.

Cameron B. Forney
Notary Public for the State of Oregon

My Commission Expires: December 26, 2015

IN WITNESS WHEREOF, the Second Party has hereunto set his hand on the 7th day of July, 2015.

By: Don Rowlett
Don Rowlett
(Managing Partner)



State of Oregon

ss.

County of Klamath

This instrument was acknowledged before me on the 7th day of July, 2015, personally appeared the above named Don Rowlett as Managing Partner of Capstone Development and acknowledged the foregoing instrument to be a voluntary act and deed.

Cameron B. Forney
Notary Public for the State of Oregon

My Commission Expires: December 26, 2015

“LEGAL DESCRIPTION A”

A TRACT OF LAND SITUATED IN THE SE1/4 SE1/4 OF SECTION 1, T40S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE SE CORNER OF SAID SECTION 1 BEARS S17°43'32"E, 535.59 FEET; THENCE S79°10'47"W, 2.04 FEET; THENCE N21°51'29"W, 9.37 FEET; THENCE N61°33'48"W, 15.33 FEET; THENCE N68°41'17"W, 23.38 FEET; THENCE S89°11'16"W, 31.43 FEET; THENCE S89°19'42"W, 63.87 FEET; THENCE S88°41'07"W, 32.14 FEET; THENCE N87°20'56"W, 15.51 FEET; THENCE S34°57'34"W, 28.53 FEET; THENCE N00°13'03"E, 36.48 FEET; THENCE S89°44'26"E, 200.00 FEET; THENCE S00°13'03"W, 35.08 FEET TO THE POINT OF BEGINNING WITH BEARINGS BASED ON RECORD OF SURVEY NUMBER 6426 ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

“LEGAL DESCRIPTION B”

A TRACT OF LAND SITUATED IN THE SE1/4 SE1/4 OF SECTION 1, T40S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY OF STATE HIGHWAY 39 FROM WHICH THE SE CORNER OF SAID SECTION 1 BEARS S03°15'02"E, 495.93 FEET; THENCE LEAVING SAID RIGHT OF WAY N89°44'26"W, 135.00 FEET; THENCE N00°13'03"E, 14.42 FEET; THENCE S21°51'29"E, 7.70 FEET; THENCE S88°32'10"E, 16.52 FEET; THENCE N88°33'19"E, 79.41 FEET; THENCE N85°12'16"E, 10.12 FEET; THENCE N89°40'51"E, 26.13 FEET TO THE SAID WESTERLY RIGHT OF WAY OF STATE HIGHWAY 39; THENCE S00°13'03"W, ALONG SAID WESTERLY RIGHT OF WAY, 10.46 FEET TO THE POINT OF BEGINNING WITH BEARINGS BASED ON RECORD OF SURVEY NUMBER 6426 ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.