

2015-010445

Klamath County, Oregon



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09/22/2015 09:59:44 AM

Fee: \$47.00

When recorded mail to:
Patricia Slezak
24621 Piute Drive
Tehachapi, CA 93561

Grantor's name and address:
Waldrup Bros. Co.
14450 S. 4th Ave. Ext.
Yuma, AZ 85365

Grantee's name and address:
Waldrup Estates Farm, LLC
14450 S. 4th Ave. Ext.
Yuma, AZ 85365

RIGHT-OF-WAY EASEMENT

WALDRUP BROS. CO., an Oregon corporation, (hereinafter called "Grantor"), is the owner of the following described real property located in Klamath County, Oregon (hereinafter called "Grantor's Property"):

W $\frac{1}{2}$; W $\frac{1}{2}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SE $\frac{1}{4}$; and Lot 3, Section 20; Lots 1, 2, 3, 4, 5 and 6, Section 21, in Township 40 South, Range 9 E.W.M.,

Also, Lots 2 and 6, Section 20, EXCEPTING THEREFROM that portion lying within the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 20, Township 40 South, Range 9 E.W. M.

Grantor, for and in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to **WALDRUP ESTATES FARM, LLC**, an Oregon Limited Liability Company, (hereinafter called "Grantee"), and to its successors and assigns, a non-exclusive right, privilege, and easement 30.00 feet in width, at locations and elevations, in, upon, over, under, through and across, a portion of Grantor's Property described as follows (herein called the "Easement Premises"):

SAID easement being a 30.00 foot entry West of Lower Klamath Lake Road to the Primary Pumping Station servicing both the Grantor's and Grantee's properties with irrigation water.

Grantee is hereby granted the right of ingress and egress across the Grantor's Property to, from and along the Easement Premises and with the right to use the Primary Pumping Station located at the center (east end of the east-west drain/supply ditch) of the irrigated land, west of Lower Klamath Lake Road and canal.

Grantee is hereby granted the right to full use of the electrical control panel (460-volt) which services the U. S. Electric Motors, 60-horsepower lift pump for the delivery of irrigation water on Grantee's property to the north.

Grantor shall not locate, erect or construct, or permit to be located, erected or constructed, any building or other structure within the limits of the Easement Premises which would interfere with access to the electrical and pumping facilities used for irrigation of the Grantee's property.

Grantor shall have the right to install gates across said openings and Grantor and Grantee shall have the right to use said gates, provided that any locked gates be subject to joint access by Grantor and Grantee by provision of a multiple locking device.

The easement granted herein shall not be deemed abandoned except upon Grantee's execution and recording of a formal instrument abandoning the easement.

The covenants and agreements herein set forth shall extend and inure in favor and to the benefit of, and shall be binding on the heirs, administrators, executors, successors in ownership and estate, assigns and lessees of Grantor and Grantee.

IN WITNESS WHEREOF, William Woodruff, and Thomas Waldrip
have executed this Right-of-Way Easement, this 15 day of September, 2015
on behalf of said Waldrip Bros. Company.

STATE OF ARIZONA }
 } ss.
County of Yuma }

This instrument was acknowledged before me this 15 day of September, 2015

IN WITNESS WHEREOF I hereunto set my hand and official seal

Bruna A Zamora-Sandoval
Notary Public

My Commission Expires:

April - 17 2018

