

2015-011472

Klamath County, Oregon

10/19/2015 04:09:33 PM

Fee: \$62.00

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE
PERSON REPRESENTING THE ATTACHED INSTRUMENT
FOR RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

After Recording Return To:

**First American Title
404 Main St Ste 1
Klamath Falls OR 97601**

1. Name(s) of the Transaction(s):

Irrigation Easement Agreement

2. Direct Party (Grantor): Larry P. Belau and Rebecca P. Belau

3. Indirect Party (Grantee): Margaret Sellers

Between:

Margaret Sellers

Grantor

30101 Madoc Point Rd

CHUGUIN, OR 97629
and Larry P. Belau and Rebecca P. Belau

Grantees

PO Box 491

JACKSONVILLE, OR 97530

After Recording return to: Grantees

IRRIGATION EASEMENT AGREEMENT

Margaret Sellers, her assigns and successors, Grantor, being the owner of the real property described on Exhibit A as Lot 1.

AND, Larry P. Belau and Rebecca P. Belau, their heirs, assigns and successors, Grantees being the owner of the real property described on Exhibit A as Lot 2:

WHEREFORE, for and in consideration of the agreements contained herein, the parties hereto agree as follows:

1. Grantor hereby grants to Grantees a permanent, non-exclusive easement for the purposes establishing and maintaining an irrigation ditch and for irrigation purposes, as set forth on Exhibits B and C attached hereto.

2. The consideration for this easement is other than money.

Margaret R. Sellers
Margaret Sellers

STATE OF OREGON, County of Klamath)ss.

BE IT REMEMBERED that on this 15th day of October, 2015, personally appeared before me Margaret Sellers, who is known to me to be the identical person described in and who executed the above instrument, and who acknowledged to me that she executed the same freely and voluntarily. In witness whereof, I have hereunto set my hand and affixed my seal this day and date written above.

(S E A L)

Before me: _____
Notary Public for Oregon

Comm Exp: 2/28/16

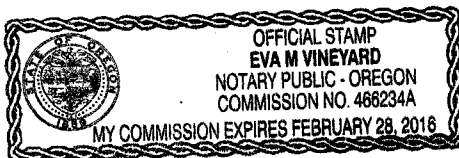


Exhibit A

Lot 1

All of Government Lot 6, excepting therefrom that portion of said Lot 6 deeded to David Hill Cemetery Association, in Section 32, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Lot 2

The following described property situated in Section 32, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as:

That portion of Government Lot 3 lying East of the Dalles-California Highway, EXCEPTING THEREFROM that portion of said Government Lot 3 deed to the David Hill Cemetery Association, Inc. by instrument recorded September 24, 1958 in book 304 at page 58, more particularly described as follows:

A tract of land located in Lots 3 and 6, Section 32, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe located South 329.01 feet from the North 1/4 corner of Section 32, Township 35 south, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South 658.35 feet to an iron pipe; thence North 89 degrees 52' 45° West 449.77 feet to an iron pipe on the Northeast right of way of State Highway No. 427; thence Northwesterly along said right of way 126.3 feet to an iron pipe; thence North 9 degrees 04' East 542.9 feet to an iron pipe; thence South 89 degrees 45' 45° East 497.47 feet, more or less, to the point of beginning.

Exhibit B

Description for Irrigation Line Easement

A strip of land situated in the NW¼ of Section 32, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Government Lot 6 and more particularly described as follows:

The north 20.00 feet of that portion of said Government Lot 6 lying easterly of Modoc Point Road and south of the David Hill Cemetery, excepting therefrom the east 300.00 feet thereof.

Exhibit C

Description for Irrigation Easement

A strip of land 20.00 feet in width, situated in Government Lot 6 in Section 32, Township 35 South, Range 7 East of the Willamette Meridian, being 10.00 feet on both sides of the following described centerline:

Commencing at the North $\frac{1}{4}$ corner of said Section 32; thence along the east line of Government Lots 3 and 6 South 987.36 feet to the southeast corner of the David Hill Cemetery; thence along the south line of the David Hill Cemetery North $89^{\circ}52'45''$ West 300.00 feet; thence South $00^{\circ}07'15''$ West 10.00 feet to the TRUE POINT OF BEGINNING for this description; thence parallel to and 10.00 feet distant from the south line of the David Hill Cemetery, North $89^{\circ}52'45''$ West 163 feet, more or less, to a point lying westerly of and 10.00 feet perpendicularly distant from the easterly line of Modoc Point Highway; thence parallel to and 10.00 feet distant from said easterly line, Northwesterly 133 feet, more or less, to a point lying 10 feet perpendicularly from the southerly prolongation of the west line of the David Hill Cemetery; thence perpendicular to and 10.00 feet distant from the said west line of the David Hill Cemetery and the southerly prolongation thereof, North 16 feet, more or less to the easterly line of the Modoc Point Highway, the sidelines of said strip to be shortened or extended to be continuous and to terminate on the ending line.