

2016-007611

Klamath County, Oregon

07/19/2016 10:43:49 AM

Fee: \$52.00

AmeriTitle
MTC 11/10/13 AM

AFTER RECORDING, RETURN TO:

Patricia M. Frabotta
11611 Overland Drive
Klamath Falls, OR 97601

ACCESS AND MAINTENANCE EASEMENT

This easement is for access and maintenance on an existing road situated in the NW1/4 SW1/4 of Section 21, T40S, R8EWM, Klamath County, Oregon.

Whereas, Frank D. Rollins and Diane Rollins, Trustees, or their successors in trust, under the Rollins Loving Trust dated July 18, 1990, are the owners of those tracts of land described in Deed Volume M90 at page 14942 and Deed Volume M92 at page 9672 of the Klamath County Deed Records and Frank D. Rollins and Diane Rollins, Trustees, or their successors in trust, under the Rollins Loving Trust dated July 18, 1990 and Patricia M. Frabotta are the owners of that tract of land described in Deed Volume M98 at page 36416 of the Klamath County Deed Records;

Now therefore, enter into an access and maintenance easement to be binding on themselves, their heirs and assigns, along an existing road, further described in attached exhibit "A". That each party, their successors or assigns, be responsible for one-third of maintenance costs for maintenance of the existing road. This easement is to provide access to the properties as described above.

Frank D. Rollins Trustee

Frank D. Rollins, Trustee

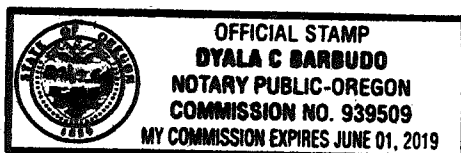
Diane Rollins Trustee

Diane Rollins, Trustee

Patricia M. Frabotta

Patricia M. Frabotta

Be it remembered that on this 13th day of July, 2016, personally appeared before me the above named Frank D. Rollins, Diane Rollins and Patricia M. Frabotta, and acknowledged the foregoing instrument to be their voluntary act.



Notary Public for the State of Oregon

My Commission expires: June 1, 2019

JOHN HEATON P.L.S.

TRU SURVEYING LINE

2333 SUMMERS LANE
KLAMATH FALLS, OREGON 97603
PHONE: (541) 884-3691



"EXHIBIT "A"

JULY 12, 2016

LEGAL DESCRIPTION OF 16 FOOT WIDE ACCESS AND MAINTENANCE EASEMENT

A 16 FOOT WIDE ACCESS AND MAINTENANCE EASEMENT SITUATED IN THE NW1/4 SW1/4 OF SECTION 21, T40S, R8EWM, KLAMATH COUNTY, OREGON, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF OVERLAND DRIVE, FROM WHICH THE SW1/16 CORNER OF SAID SECTION 21 BEARS N89°28'08"E 60.00 FEET AND S00°31'52"E 682.42 FEET; THENCE, ALONG THE SAID CENTERLINE THE FOLLOWING COURSES, S86°58'51"W 115.72 FEET, N86°45'27"W 206.35 FEET, ON THE ARC OF A CURVE TO THE LEFT (RADIUS EQUALS 90.00 FEET AND CENTRAL ANGLE EQUALS 58°06'18") 91.27 FEET, S35°08'14"W 40.94 FEET, ON THE ARC OF A CURVE TO THE RIGHT (RADIUS EQUALS 50.00 FEET AND CENTRAL ANGLE EQUALS 48°48'51") 42.60 FEET AND S83°57'05"W 137.28 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF THE NW1/4 SW1/4 OF SAID SECTION 21, WITH THE SIDE LINES BEING EXTENDED OR SHORTENED TO INTERSECT THE SAID WEST RIGHT OF WAY LINE OF OVERLAND DRIVE AND THE SAID NORTH-SOUTH CENTERLINE OF THE NW1/4 SW1/4 OF SECTION 21. BEARINGS ARE BASED ON RECORD OF SURVEY ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

John M. Heaton

OREGON
JANUARY 14, 2009
JOHN M. HEATON
72841

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

RENEWAL DATE 6/30/17

EXHIBIT MAP

SITUATED IN THE NW1/4 SW1/4 OF SECTION 21, T40S, R8EWM,
KLAMATH COUNTY, OREGON

L=91.27
Δ=58°06'18"
R=90.00
LC=S64°11'24"W
87.41

EXISTING ROADWAY

S89°30'06"E 596.94
N86°45'27"W 206.35
S86°58'51"W 115.72

L=42.60
Δ=48°48'51"
R=50.00
LC=S59°32'40"W
41.32

S83°57'05"W
137.28

N00°32'26"W 333.06

N89°48'46"W 596.88

S00°31'52"E 332.56

OVERLAND DRIVE

