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2016-011755

Klamath County, Oregon



00194653201600117550030033

11/02/2016 02:16:13 PM

Fee: \$52.00

After recording return to:
Rhine-Cross Group LLC
112 N 5TH Street, Suite 200
Klamath Falls, OR 97601

**CREATION OF A PRIVATE SANITARY SEWER LINE EASEMENT
LOT 14 PLEASANT HOME TRACTS NO. 2
KLAMATH COUNTY, OREGON**

KNOW ALL MEN by these presents that Dirk G. & Wendy A. DeGroot and Kevin L. Hamilton, grantors, do hereby create a 3 foot wide private sanitary sewer line easement over and across a strip of land on that property owned by the grantors, and described as Lot 14, Pleasant Home Tracts No. 2. The easement is described in Exhibit "A" attached hereto and made a part hereof.

Said easement is for the benefit and appurtenant to the property adjacent to and east of said Lot 14, being owned by Howard's Meat Center, LLC (Grantee) and described as Lot 15 Pleasant Home Tracts No. 2, its owners, heirs, successors and assigns in interest, with the right of ingress and egress on the property covered by said easement for the purpose of inspecting, repairing, replacing, maintaining, constructing or removing said sanitary sewer system; provided that in the event of damage to adjacent premises, the party causing the damage shall repair same and place said premises in as good condition as they were immediately prior to such damage. Grantor agrees not to erect any structures within the easement area, or in any other way inhibit access to the sanitary sewer system.

IN WITNESS WHEREOF, the grantors have executed this instrument this 2 day of November, 2016.



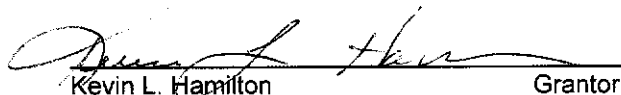
Dirk G. DeGroot

Grantor



Wendy A. DeGroot

Grantor

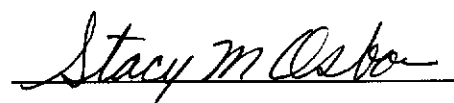


Kevin L. Hamilton

Grantor

**State of Oregon
County of Klamath**

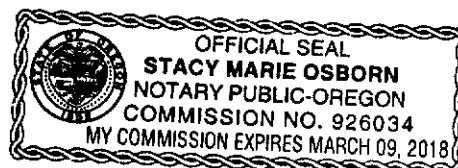
This instrument was acknowledged before me on the 2 day of November, 2016 by Dirk G. Degroot, Wendy A. Degroot, and Kevin L. Hamilton (grantors), as their voluntary act and deed.



Stacy M. Osborn

Notary Public for Oregon

My Commission expires March 09, 2018



IN WITNESS WHEREOF, the grantee has executed this instrument this 2 day of November, 2016.

Michael L. Howard
Howard Meat Center, LLC (manager) Grantee

State of Oregon
County of Klamath

This instrument was acknowledged before me on the 2 day of November,

2016 by Mike Howard, Manager of Howard Meat Center, LLC (grantee), as his voluntary act and deed.

Stacy M Osborn Notary Public for Oregon
My Commission expires March 09, 2018

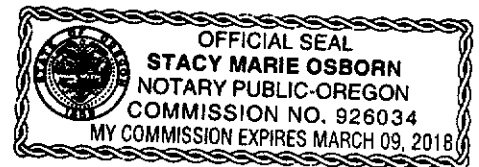


EXHIBIT "A"
PRIVATE SANITARY SEWER LINE EASEMENT DESCRIPTION

A three foot wide private sanitary sewer line easement over and across a strip of land situated in Lot 14 Pleasant Home Tracts No. 2, according to the official plat thereof on file in the office of the Klamath County Clerk. The boundary of said easement being more particularly described as follows:

Beginning at a Railroad Spike as shown on County Survey No. 1910, marking the east line of said Lot 14 and the northerly Right of Way of South Sixth Street; thence North $00^{\circ}46'00''$ West, 96.00 feet along the line common to said Lots 14 and 15; thence leaving said common lot line South $89^{\circ}19'20''$ West 3.00 feet, thence South $00^{\circ}46'00''$ East, 96.00 feet more or less to the northerly right of way line of South Sixth Street, thence along the northerly right of way line of South Sixth Street North $89^{\circ}19'20''$ East, 3.00 feet to the point of Beginning. Basis of bearings is per County Survey No. 1910.