

BA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2017-002568

Klamath County, Oregon



00200384201700025680020024

03/10/2017 02:13:39 PM

Fee: \$47.00

EASEMENT FOR AUTOMOBILE DRIVEWAY

Craig & Kathy Bass
10440 Simpson Canyon Road
Klamath Falls, OR 97601

First Party's Name and Address

Karl & Marilyn Geaney
P.O. Box 1335
Klamath Falls, OR 97601

Second Party's Name and Address

SPACE RESERVED
FOR
RECORDER'S USE

After recording, return to (Name and Address):

Karl & Marilyn Geaney
P.O. Box 1335
Klamath Falls, OR 97601

THIS AGREEMENT made and entered into on _____, by and
between Craig & Kathy Bass
hereinafter called first party, and Karl & Marilyn Geaney

, hereinafter called second party, WITNESSETH:

WHEREAS: First party is the record owner of the following described real property in Klamath
County, Oregon (legal description of property):

Lot 11 in TRACT 1310 - Plum Valley II, according to the official plat
thereof on file in the office of the County Clerk of Klamath County,
Oregon.

and second party is the record owner of the following described real property in that county and state (legal description of property):

Lot 10 in TRACT 1310 - Plum Valley II, according to the official plat
thereof on file in the office of the County Clerk of Klamath County,
Oregon.

and the two parcels of real estate adjoin one another; and the parties desire to grant to each other an easement and right to use a
certain automobile driveway now existing or about to be constructed along and upon a portion of each parcel;

NOW, THEREFORE, in consideration of each party's granting to the other an easement hereinafter described, and other valu-
able consideration paid to each other, the receipt of which is hereby acknowledged:

First party conveys to second party a perpetual easement for automobile driveway purposes, along and upon that portion of
first party's property described as follows (description of that portion of first party's property that the parties will share):

60' X 200' North West corner of property.

(CONTINUED)

Returned at Counter



Second party conveys to first party a perpetual easement for automobile driveway purposes, along and upon that portion of second party's property described as follows *(description of that portion of second party's property that the parties will share)*:

N/A

Each party may use the whole automobile driveway in common with the other party, including that portion thereof situated on the property of the other party, for ingress and egress of automobiles and uses incidental thereto.

Maintenance and the cost of maintenance of all of the real estate described in this easement, if damaged by natural disasters or other events for which all holders of an interest in the easement are blameless, shall be the responsibility of (check one): ☐ both parties, share and share alike; ☐ both parties, with the first party responsible for 0 % and the second party responsible for 100 %. (If the last alternative is selected, the percentages allocated to each party should total 100).

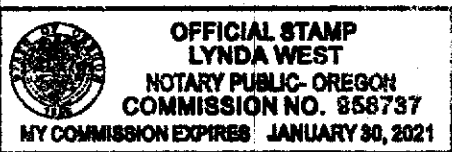
During the existence of this easement, holders of an interest in the easement who are responsible for damage to the easement because of negligence or abnormal use shall repair the damage at their sole expense.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, the parties have executed this instrument on the date stated above; any signature on behalf of a business or other entity is made with the authority of that entity.

Craig Bass
Kathleen J Bass
 FIRST PARTY

STATE OF OREGON, County of Klamath) ss.
 This instrument was acknowledged before me on MARCH 10, 2017
 by CRAIG BASS and KATHLEEN BASS
 This instrument was acknowledged before me on _____
 by _____
 as _____
 of _____



Lynda West
 Notary Public for Oregon
 My commission expires 1-30-21

SECOND PARTY

STATE OF OREGON, County of _____) ss.
 This instrument was acknowledged before me on _____
 by _____
 This instrument was acknowledged before me on _____
 by _____
 as _____
 of _____

Notary Public for Oregon
 My commission expires _____