

Charles Ehlers

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2017-008100

Klamath County, Oregon



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07/20/2017 09:37:45 AM

Fee: \$52.00

After recording:  
Return to: C and M Ehlers  
1401 Pacific Terrace  
Klamath Falls, OR 97601

### EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT , William K. Tamplen, as Trustee of the William Tamplen Trust, under agreement dated May 7, 2015 and Cheryl D. Tamplen, as Trustee of the Cheryl Tamplen Trust dated May 7, 2015, Grantors, for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration to them in hand paid by CHARLES C. EHLERS and MAURENE W. EHLERS, husband and wife, Grantees, receipt of which is hereby acknowledged, due hereby give and grant unto Grantees, their heirs, administrators and assigns, a perpetual non-exclusive twenty ft. easement for the use and maintenance of an access road over the real property situate in Sections 12 and 13, Twp. 38 S., Range 8, E.W.M. , Klamath County, Oregon, said road here and after referred to as Sunset Ridge Road as per Volume M-80 Page 5331, is situate on the Westerly border of Grantor's real property more particularly described as follows:

#### Parcel 1

Tract of land, situated in the Southeast one-quarter of Section 12, Township 38 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon being more particularly described as follows:

Beginning at a 5/8 inch iron rod on the centerline of 40 foot wide road easement from which point the stone marking the one-quarter corner common to Section 12 and 13 bears South 85 degrees 27' 23" West 715.83 feet; thence North 60 degrees 17' 42" East 425.00 feet to a 5/8 inch iron rod; thence North 26 degrees 52' 04" West 524.37 feet to a 5/8 inch iron rod; thence South 60 degrees 17' 42" West 425.00 feet to a 5/8 inch iron rod on the centerline of said 40 foot wide road easement; thence South 26 degrees 03' 02" East 44.00 feet along said centerline to a 5/8 inch iron rod; thence continuing along said center line South 25 degrees 45' 58" East, 337.01 feet to a 5/8 inch iron rod; thence continuing along said centerline South 29 degrees 42' 18" East 143.60 feet to the point of beginning, the above description encompassing parcel no. 3 of Minor Land Partition No.20-89 as filed with the Klamath County Clerk's Office.

SUBJECT TO a roadway easement, for ingress and egress, over and across the Westerly 20 feet of the above described parcel.

#### Parcel 2

A tract of land situated in the Southeast one-quarter of Section 12, and in the Northeast one-quarter of Section 13, Township 38, South, Range 8 East of the Willamette Meridian in Klamath County, Oregon, being more particularly

described as follows:

Beginning at a point from which the stone marking the one-quarter corner common to Section 12 and 13 bears North 73 degrees 03' 15" West 1125.58 feet, said point of beginning being the point of intersection of the centerline tangents number 13 and number 14 of a 40 foot wide road easement as platted for Minor Land Partition Number 51-82; thence North 47 degrees 10' 55" East 440.67 feet to a 5/8 inch iron rod; thence North 46 degrees 59' 41" West 433.78 feet to a 5/8 inch; thence South 60 degrees 17' 42" West 425.00 feet to a 5/8 inch iron rod on centerline on said 40 foot side road easement; thence along said centerline along the following described courses: 1) South 29 degrees 42' 18" East 36.00 feet to a 5/8 inch iron rod; 2) thence South 13 degrees 59' 39" East 40.11 feet to a 5/8 inch iron rod; 3) thence South 13 degrees 04' 50" East, 65.99 feet to a 5/8 inch iron rod; 4) thence South 40 degrees 32' 19" East 214.21 feet to a 5/8 inch iron rod; 5) thence South 64 degrees 15' 00" East 201.43 feet to the point of beginning, the above description encompassing parcel no.2 of Minor Land Partition No. 20-89 as filed with the Klamath County Clerk's Office.

SUBJECT TO a roadway easement, for ingress and egress, over and across the Westerly 20 feet of the above described parcel.

This easement is appurtenant and for the benefit of the real property owned by Grantees and described below.

This easement shall be perpetual and shall not terminate for periods of non-use by Grantees. Said easement may be terminated upon written agreement by Grantors and Grantees, their heirs, successors and assigns.

Parcel A: S ½ of Lot 6, Section 12, Twp.38 S., R. 8 EWM, less and excepting that certain property situated in the S ½ SW ¼ of Lot 6, Section 12, Twp. 38 S., Range 8 EWM, in the County of Klamath, State of Oregon, shown on Property Line Adjustment 9-95 and more particularly described as follows:

Commencing at the center quarter corner as per CS No. 471; thence South 00 degrees 10' 37" West 653.16 feet; thence North 89 degrees 32' 23" West 914.77 feet; thence South 17 degrees 24' 31" East 350.98 feet; thence North 89 degrees 36' 37" West 677.96 feet to a point which is the true point of beginning; thence South 24 degrees 06' 06" East 199.66 feet; thence North 89 degrees 36' 20" West 281.55 feet, to a point on the Westerly boundary of Lot 6; thence North along said Westerly boundary North 24 degrees 06' 06" West 127.04 feet; thence North 72 degrees 05' 20" East 210.37 feet; thence South 89 degrees 36' 37" East 51.72 feet to the true point of beginning.

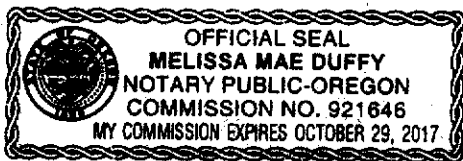
TO HAVE AND TO HOLD the said easement unto Grantees, their heirs, representatives and assigns, forever.

IN WITNESS WHEREOF, the parties have signed this agreement on this 6 day of July, 2017.

William K. Tamplen

William K. Tamplen, as Trustee of the William Tamplen Trust as dated May 7, 2015.

On this 6 day of July, 2017, personally appeared the above-named William K. Tamplen and acknowledged the foregoing instrument to be his voluntary act and deed.  
Before me:

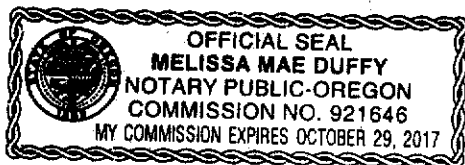


Melissa Mae Duffy  
Notary Public for Oregon  
My Commission expires: 10/29/17

Cheryl D. Tamplen

Cheryl D. Tamplen, as Trustee of the Cheryl Tamplen Trust as dated May 7, 2015.

On this 6<sup>th</sup> day of July, 2017, personally appeared the above-named Cheryl D. Tamplen and acknowledged the foregoing instrument to be her voluntary act and deed.  
Before me:



Melissa Mae Duffy  
Notary Public for Oregon  
My Commission expires: 10/29/17