

AFTER RECORDED MAIL TO
Robert A. Gordon
9115 St. Andrews Circle
Klamath Falls, OR 97603

2017-012843

Klamath County, Oregon



00212965201700128430040045

11/07/2017 01:14:35 PM

Fee: \$57.00

EASEMENT FOR UTILITIES

For and in consideration of the agreement between the parties and other good and valuable considerations, the undersigned, R.A. Gordon and Associates, Grantor, does hereby, convey, and warrant to Robert Alan Gordon Family Trust, a permanent utility, Irrigation, Water line, Gas Line and Electrical solar line easement and right-of-way with the right to erect construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace, and rework any and all items necessary to maintain the utilities or other appurtenances thereunto required, over, across and/or under a certain parcel of real property lying and being situated in Klamath, County, Oregon, a more accurate description of said property being attached hereto and made a part hereof as though fully copied herein in words and figures and marked Exhibit "A".

It is understood and agreed that this easement and right-of-way shall give and convey to the Grantee herein the right of ingress and egress upon the lands above described for the purpose of constructing, maintaining and repairing the above described water system utility improvements.

It is further understood and agree and agreed that the consideration above mentioned shall be in full settlement of all claims, grants or rights of action accrued, accruing or to accrue to the Grantor herein.

Grantor herein reserves all oil, gas, and other minerals in, on, and under said land.

It is further understood and agreed that this instrument constitutes the entire agreement between the Grantor and the Grantee, there being no oral agreements or representations of any kind made between the Grantor and Grantee.

The grant and other provisions herein described shall constitute a covenant running with the land for the benefit of the Grantee, its successors and assigns.

WITNESS THE SIGNATURE(S) of the Grantor on this the 6th day of November 2017.

R.A. Gordon and Associates, LLC

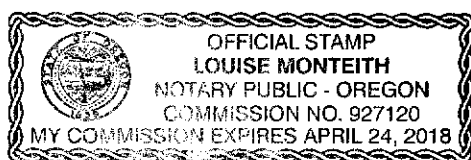
By R.A. Gordon, member


Signature

STATE OF OREGON
COUNTY OF KLAMTH

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named RA Gordon, who acknowledged that she/he/they signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned.

GIVEN UNDER MY OFFICIAL SEAL this the 6th day of Nov, 2017




NOTARY PUBLIC OREGON
MY COMMISSION EXPIRES: 04/24/2018

EXHIBIT "A"

PARCEL 1:

A tract of land situated in the SW1/4 of the SW1/4, Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of the SW1/4 SW1/4, said Section 7 and 30 feet Northerly of the Southwest corner of said Section 7; thence Northerly along the West line of the SW1/4 SW1/4, said Section 7, 85.00 feet; thence Easterly parallel to the South line of said Section 7 to a point 15 feet Westerly of the center line of the Enterprise Irrigation District Canal; thence in a Southerly direction and paralleling the center line of said irrigation canal and following a line at all times 15 feet from the center line of said irrigation canal to a point 30 feet Northerly of the South line of said Section 7; thence Westerly parallel with the South line of said Section 7 to the point of beginning, being the Southerly 85.00 feet of that tract of land described in Deed Volume 214, page 511, as recorded in the Klamath County Deed Records. EXCEPTING THEREFROM that portion lying within the Klamath Falls-Merrill Highway.

Easement for all utilities, irrigation water line, natural gas line, electrical including solar line, telephone, cable, internet South to Parcel 4

PARCEL 4:

A tract of land in the NW1/4 of the NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at an iron pipe at the intersection of the North boundary of above said Section 18 and the Easterly right of way boundary of the Klamath Falls-Merrill Highway (Hwy #39); thence East along the aforesaid North boundary of Section 18, a distance of 511.78 feet; thence South 183.91 feet to an iron pin marking the most Northeasterly corner of Tract 1197, First Addition to Eternal Hills Memorial Gardens; thence Westerly following along the most Northerly boundary of above said Gardens on the following courses; West 65.31 feet, South 46 214.38 feet, and South 88 degrees 03' 00" West, 164.34 feet, more or less, to an iron pin on the Easterly right of way boundary of the Klamath Falls-Merrill Highway; thence North along same 275.64 feet to the point of beginning, more or less, and excepting from the above described land the North 30.00 feet thereof for road purposes.

Twenty foot easement North side adjacent to Keller Road for utilities, irrigation water line, natural gas line, and electrical solar line

Telephone, cable, internet to the Eastern boundary of Parcel 4

PARCEL 3:

A tract of land in the NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the North boundary of above said Section 18, which point bears East 541.78 feet from the Northwest corner of said Section 18; thence South 183.91 feet to the most Northeasterly corner of Tract 1197, First Addition to Eternal Hills Memorial Gardens; thence following along the Easterly boundary of same on the following courses; South 607.44 feet; thence along the arc of a 111.93 foot radius curve to the left, 147.78 feet (long chord bears South 37 degrees 49' 26" East 137.28 feet); thence along the arc of a 1191.20 foot radius curve to the left, 632.03 feet (long chord bears North 89 degrees 09' 08" East, 624.64 feet); thence East 55.19 feet to the Easterly boundary of above said Tract 1197, First Addition to Eternal Hills Memorial Gardens; thence along same boundary projected North 0 degrees 14' 05" West 630.55 feet, thence West 50.00 feet; thence North 0 degrees 14' 05" West 260.00 feet, more or less to the North boundary of aforesaid Section 18; thence West along said boundary 710.31 feet to the point of beginning, and excepting from the above described land the North 30.00 feet thereof for road purposes.

Twenty Foot easement north side of Parcel 3 adjacent to Keller Road for all utilities, irrigation water line, natural gas line, and electrical line including solar line, telephone, cable, internet to the Eastern Boundary of Parcel 3