

2017-014195

Klamath County, Oregon



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RETURN TO:

Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

AGREEMENT FOR EASEMENT

Date: December 13, 2017

Parties: Putnam & Sons, LLC, an Oregon
Limited Liability Company ("Grantor")
2540 Fairway Drive
Klamath Falls, OR 97601

Tom Putnam ("Grantee")
2540 Fairway Drive
Klamath Falls, OR 97601

Grant of Easement:

1. Grantor is the record owner of the real property described as Lot 2, Tract 1274-Juniper Ridge, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; and has the unrestricted right to grant the easement hereinafter described relative to said real property.

2. Grantor conveys to Grantee, his heirs, successors, and assigns, a perpetual non-exclusive 15-foot easement across the property of the Grantor using the current location of the sewer line from Grantee's property across Grantor's property as the centerline. The easement begins at Grantee's property and continues to the sewage holding tank/pump station located on Grantor's property and continues to the City of Klamath Falls sewer system. The purpose of the easement is to allow Grantee to remove sewage from grantee's property to the City of Klamath Falls sewer system, and this agreement shall be so construed.

Terms of this Easement:

1. Grantee, his agents, independent contractors and invitees shall use the easement for a sewage line and utilities and in conjunction with such use may bury utilities and sewers lines and perform maintenance and repair, including excavation and relocation as described herein.

2. Grantor reserves the right to use and maintain its land and may grant use rights for use by third parties, so long as such rights do not interfere with the rights of Grantee. The parties shall cooperate during periods of joint use so that each party's use shall cause a minimum of interference to the others.

3. Grantor reserves the right to relocate the sewage line and utilities, at Grantor's cost, at any time and in such case shall reconstruct the sewage line and utilities at such new location in as good or better condition as existed at the prior location and during such periods of reconstruction shall not allow the cessation of sewage lines and utilities to Grantee's real property. If the easement is relocated, Grantor may record an instrument indicating the relocated easement and such instrument shall serve to amend this easement and eliminate any rights of Grantees in the original easement. Such amendment of the description shall be effective whether or not signed by Grantee but Grantee shall execute it or such other document necessary to indicate relocation of the easement, when and if requested by Grantor.


4. Grantee agrees to indemnify and defend Grantor from any loss, claim or liability to Grantor arising in any manner out of Grantee's use of the easement. Grantee assumes all risks arising out of its use of the easement and Grantor shall have no liability to Grantee or others for any condition existing thereon.


5. This easement is appurtenant and for the benefit of the real property owned by Grantee and described as Lot 3 Tract 1274-Juniper Ridge, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

7. This easement is granted subject to all prior easements or encumbrances of record.

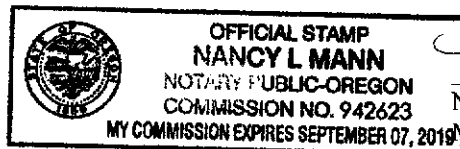
PUTNAM & SONS, LLC


By 
Tom Putnam, Manager


Tom Putnam

STATE OF OREGON)
) ss.
County of Klamath)

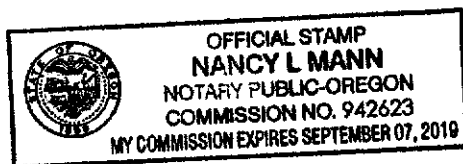
This instrument was acknowledged before me on December 13, 2017 by Tom Putnam as Manager of Putnam & Sons, LLC.

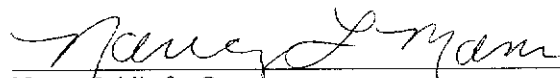



Notary Public for Oregon
My Commission expires: 9-7-19

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on December 13, 2017 by Tom Putnam.




Notary Public for Oregon
My Commission expires: 9-7-19