

2018-004277

Klamath County, Oregon

04/09/2018 03:01:01 PM

Fee: \$57.00

AmeriTitle
NTC 103402AM

PERMANENT EASEMENT

ADVENTURES WEST, LLC, an Oregon limited liability company, Grantor, for the true and actual consideration of \$2,940, does grant unto the **CITY OF KLAMATH FALLS, a municipal corporation of the State of Oregon**, Grantee, its successors and assigns, a permanent easement to construct a public sidewalk upon the property described on **Exhibit "A" dated December 20, 2016, and Exhibit "B" Map dated 12/20/16**, attached hereto and by this reference made a part hereof.

AS SHOWN ON THE ATTACHED EXHIBIT B MAP, HEREIN AND MADE A PART OF THIS DOCUMENT AS SET FORTH ABOVE, THAT IN THE EVENT OF A CONFLICT OR DISCREPANCY BETWEEN THE EXHIBIT B MAP AS SHOWN AND THE WRITTEN LEGAL DESCRIPTION EXHIBIT "A", THE WRITTEN LEGAL DESCRIPTION EXHIBIT "A" SHALL PREVAIL.

IT IS UNDERSTOOD that the easement herein granted does not convey any right or interest in the above-described property, except for the purposes stated herein, nor prevent Grantor from the use of said property; provided, however, that such use does not interfere with the rights herein granted.

Grantor covenants to and with Grantee, its successors and assigns, that Grantor is the owner of said property, and will warrant the easement rights herein granted from all lawful claims whatsoever.

Grantor agrees that the consideration recited herein is just compensation for the property or property rights conveyed, including any and all reduction in value to Grantor's remaining property, if any, which may result from the acquisition or use of said property or property rights. However, the consideration does not include damages resulting from any use or activity by Grantee beyond or outside of those uses expressed herein, if any, or damages arising from any negligence.

AFTER RECORDING RETURN TO:
OREGON DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SECTION
4040 FAIRVIEW INDUSTRIAL DRIVE SE MS#2
SALEM OR 97302-1142

Map and Tax Lot #: R-3909-004AA-00100

Property Address: 2546 Shasta Way
Klamath Falls, OR 97601

571147

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

It is understood and agreed that the delivery of this document is hereby tendered and that terms and obligations hereof shall not become binding upon the City of Klamath Falls, a municipal corporation of the State of Oregon, unless and until accepted and approved by the recording of this document.

Dated this 2nd day of JANUARY, 2018.

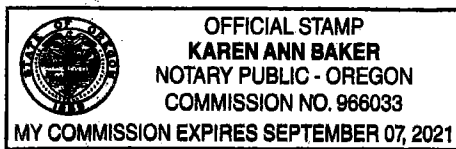
ADVENTURES WEST, LLC,
an Oregon limited liability company

Douglas E. Adkins, Member
Member(s) / Manager(s)

Douglas E. Adkins, Member
Member(s) / Manager(s)

STATE OF OREGON, County of KLAMATH

Dated MARCH 19, 2018. Personally appeared the above named DOUG ADKINS and DOBBIE ADKINS, Member(s) / Manager(s) of Adventures West, LLC, an Oregon limited liability company, who acknowledged the foregoing instrument to be their voluntary act. Before me:



Karen A Baker
Notary Public for Oregon
My Commission expires 9-7-2021

Accepted on behalf of the City of Klamath Falls,
a municipal corporation of the State of Oregon

[Signature]



Engineers ^ Planners ^ Surveyors ^ Testing

EXHIBIT A

Permanent Easement for Sidewalks

An easement over the Easterly portion of Lot 23, Block 1, of that certain map entitled "Plat of Sixth Street Addition", in the County of Klamath, State of Oregon, the said easement being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 23, being hereinabove described; thence Westerly 2.00 feet along the South line of said Lot; thence Northerly 68.00 feet along a line parallel to the East line of said Lot; thence Westerly 2.50 feet along a line parallel to the said South line; thence Northerly 32.00 feet along a line parallel to the said East line, to a point on the North line of said Lot; thence Easterly along said North line, 4.50 feet to the Northeast corner of said Lot; thence Southerly along said East line 100 feet, to the true point of beginning of this description.

Excepting Therefrom:

That portion of said Lot 23, being hereinabove described, deeded to the City of Klamath Falls by Warranty Deed recorded June 14, 1978 in Book M78, Page 12610.

Containing 245 square feet, more or less.

Situs Address: 2546 Shasta Way
Klamath Falls, Oregon
Taxlot #: R-3909-004AA-00100
Owner: Adventures West, LLC

Date: December 20, 2016

ODOT File #: 9188-001
Adkins Project #: 1000-1302



RENEWALS: 01/01/2017

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EXHIBIT B

