

2018-005161

Klamath County, Oregon



00221377201800051610040043

04/26/2018 03:29:43 PM

Fee: \$57.00

After recording return to:
Lithia Real Estate, Inc., an Oregon Corporation
150 N. Bartlett
Medford, OR 97501

CREATION OF A 30 FOOT WIDE RECIPRICAL ACCESS EASEMENT

KNOW ALL MEN by these presents that Lithia Real Estate, Inc., an Oregon Corporation, hereby grants a 30 foot wide access easement being a portion of those tracts of land described as Parcel 1, Parcel 2 and Parcel 3 as contained in Volume 2016 at page 008095 and RFA Holdings, LLC., an Oregon Limited Liability Company, hereby grants a 30 foot wide access easement on a portion of that tract of land described in Volume 2016 at page 008096 of the Klamath County Deed Records, said easement being more particularly described as follows:

A 30 foot wide access easement situated in the SW1/4 NW1/4 and NW1/4 SW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the East right of way line of Washburn Way, from which the Northwest corner of Lot 2, Block 3 of "Tract 1080 - Washburn Park" bears S00°03'30"W 86.92 feet; thence N00°03'30"E, along the said East right of way line, 30.00 feet; thence, leaving said right of way line, S89°56'30"E 38.63 feet; thence, on the arc of a curve to the right (radius equals 45.00 feet and central angle equals 47°36'10") 37.39 feet; thence S42°20'20"E 60.00 feet; thence, on the arc of a curve to the left (radius equals 15.00 feet and central angle equals 47°36'10") 12.46 feet; thence S89°56'30"E 328.38 feet; thence, on the arc of a curve to the right (radius equals 60.00 feet and central angle equals 46°16'38") 48.46 feet; thence S43°39'52"E 123.96 feet; thence, on the arc of a curve to the right (radius equals 60.00 feet and central angle equals 43°54'10") 45.97 feet; thence S00°14'18"W 757.69 feet to a point on the North right of way line of Crosby Avenue; thence N89°25'10"W, along the said North right of way line, 30.00 feet; thence, leaving said right of way line, N00°14'18"E 757.51 feet; thence, on the arc of a curve to the left (radius equals 30.00 feet and central angle equals 43°54'10") 22.99 feet; thence N43°39'52"W 123.96 feet; thence, on the arc of a curve to the left (radius equals 30.00 feet and central angle equals 46°16'38") 24.23 feet; thence N89°56'30"W 328.38 feet; thence, on the arc of a curve to the right (radius equals 45.00 and central angle equals 47°36'10") 37.39 feet; thence N42°20'20"W 60.00 feet; thence, on the arc of a curve to the left (radius equals 15.00 feet and central angle equals 47°36'10") 12.46 feet; thence N89°56'30"W 38.63 feet to the point of beginning, with bearings based on the plat of "Tract 1080 - Washburn Park" on file at the office of the Klamath County Clerk.

Parcel 1 of Volume 2016 at page 008095 of the Klamath County Deed Records being described as follows:

Beginning at an iron pin on the East right of way line of the secondary Highway #420 (also known as Washburn Way) which lies North 0° 46' West along the section line a distance of 439.35 feet and North 89° 14' East a distance of 30 feet from the Brass Cap which marks the quarter section corner common to Section 3 and 4, Township 39 South, Range 9 East of the Willamette Meridian (which point lies North 0° 46' West 439.35 feet, more or less, from the Southwest corner of Tract 44 of Enterprise Tracts in Klamath County, Oregon) and running thence; Continuing North 89° 14' East a distance of 961.8 feet to an iron pin which lies on the Southerly right of way line of the O.C. & E. Railroad; thence North 67° 40' West along the Southerly right of way line of the O.C. & E. Railroad a distance of 1045 feet to an iron pin which marks the intersection of the Southerly right of way line of the O.C. & E. Railroad and the Easterly right of way line of the secondary Highway #420; thence South 0° 46' East parallel to the Section line a distance of 410 feet, more or less, to the point of beginning, said tract in Enterprise Tracts 44 and 35, which lie in the SW1/4 NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon.

Tim Higday

Returned at Counter

Parcel 2 of Volume 2016 at page 008095 of the Klamath County Deed Records being described as follows:

Beginning at an iron pin which lies South 0° 46' East a distance of 2204.25 feet and North 89° 14' East a distance of 450 feet from the iron pin which marks the Northwest corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, and running thence South 0° 46' East parallel to the West Section line of said Section 3, a distance of 150 feet; thence North 89° 14' East a distance of 739.26 feet to a point on the which lies on the West line of the Railroad Right of Way; thence Northerly and Westerly along the West line of the Railroad Right of Way following the arc of a 10.2136° curve to the left a distance of 128.1 feet to an iron pin on the Southerly Right of Way line of the O.C. & E. Railroad (the long chord of this curve bears North 39° 18 1/2' West a distance of 127.82 feet); thence along the Southerly Right of Way line of the O.C. & E. Railroad North 67° 40' West a distance of 128.2 feet to an iron pin; thence South 89° 14' West a distance of 541.7 feet, more or less, to the point of beginning, in the SW1/4 NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 3 of Volume 2016 at page 008095 of the Klamath County Deed Records being described as follows:

A parcel of land in Section 3, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the West quarter corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian; thence North 0° 46' West 291.85 feet; thence North 89° 14' East 450 feet to the Southwest corner of that property deeded to Klamath County in Vol. 308, Page 389 of Deed Records of Klamath County and being the true point of beginning; thence South 0° 46' East parallel to the West Section line of Section 3, 452.5 feet; thence North 89° 14' East 764.30 feet to a point that is 60 feet West of the West right-of-way line of the railroad spur track; thence South 0° 35' East parallel to the West right-of-way line of said railroad 315.2 feet; thence North 89° 14' East 60 feet to the West right of way line of said railroad; thence North 0° 35' West along the West right of way line of said railroad 466.4 feet to the beginning of a 10.2136° curve to the left; thence along the arc of said curve 314.77 feet to the Southeast corner of that property described in Vol. 38, Page 389 of Klamath County Deed Records; thence South 89° 14' West along the South line of that property described in Vol. 308, Page 389 of Klamath County Deed Records 739.26 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed from Klamath County to Washburn Enterprises, Inc. by Deed recorded October 18, 1976 in Volume M76, Page 16503, Deed Records of Klamath County, Oregon.

This grant is made subject to the following conditions and restrictions: (a) Grantees, and any one claiming by, through or under grantees, shall not cause or permit any permanent building, structure or other obstruction, other than signs, gasoline pumps or similar service facilities, to be placed or located on the said easement.

The period of this easement shall be for perpetuity. This easement shall bind and inure for the benefit of, as the circumstances may require, not only to the Grantors, but also to their heirs, successors and assigns.

IN WITNESS WHEREOF, Lithia Real Estate, Inc., an Oregon Corporation, has caused these presents to be signed by their Vice President this 19th day of April, 2018.

By: [Signature]
Mark DeBoer
Vice President of Lithia Real Estate

State of Oregon

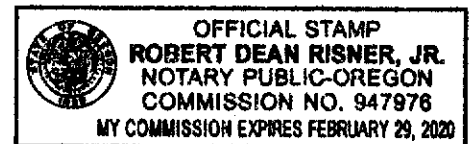
ss.

County of Jackson

This instrument was acknowledged before me on the 19th day of April, 2018, personally appeared the above named Mark DeBoer, who acknowledged the foregoing instrument to be a voluntary act and deed.

[Signature]
Notary Public for the State of Oregon

My Commission Expires: February 29, 2020



IN WITNESS WHEREOF, RFA Holdings, an Oregon Limited Liability Company, has caused these presents to be signed by their Vice President this 19th day of April, 2018.

By: [Signature]
Mark DeBoer
Vice President of RFA Holdings, LLC

State of Oregon

ss.

County of Jackson

This instrument was acknowledged before me on the 19th day of April, 2018, personally appeared the above named Mark DeBoer, who acknowledged the foregoing instrument to be a voluntary act and deed.

[Signature]
Notary Public for the State of Oregon

My Commission Expires: February 29, 2020

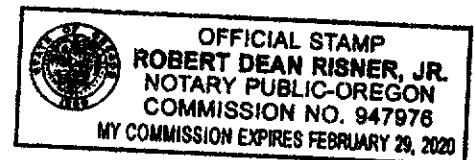
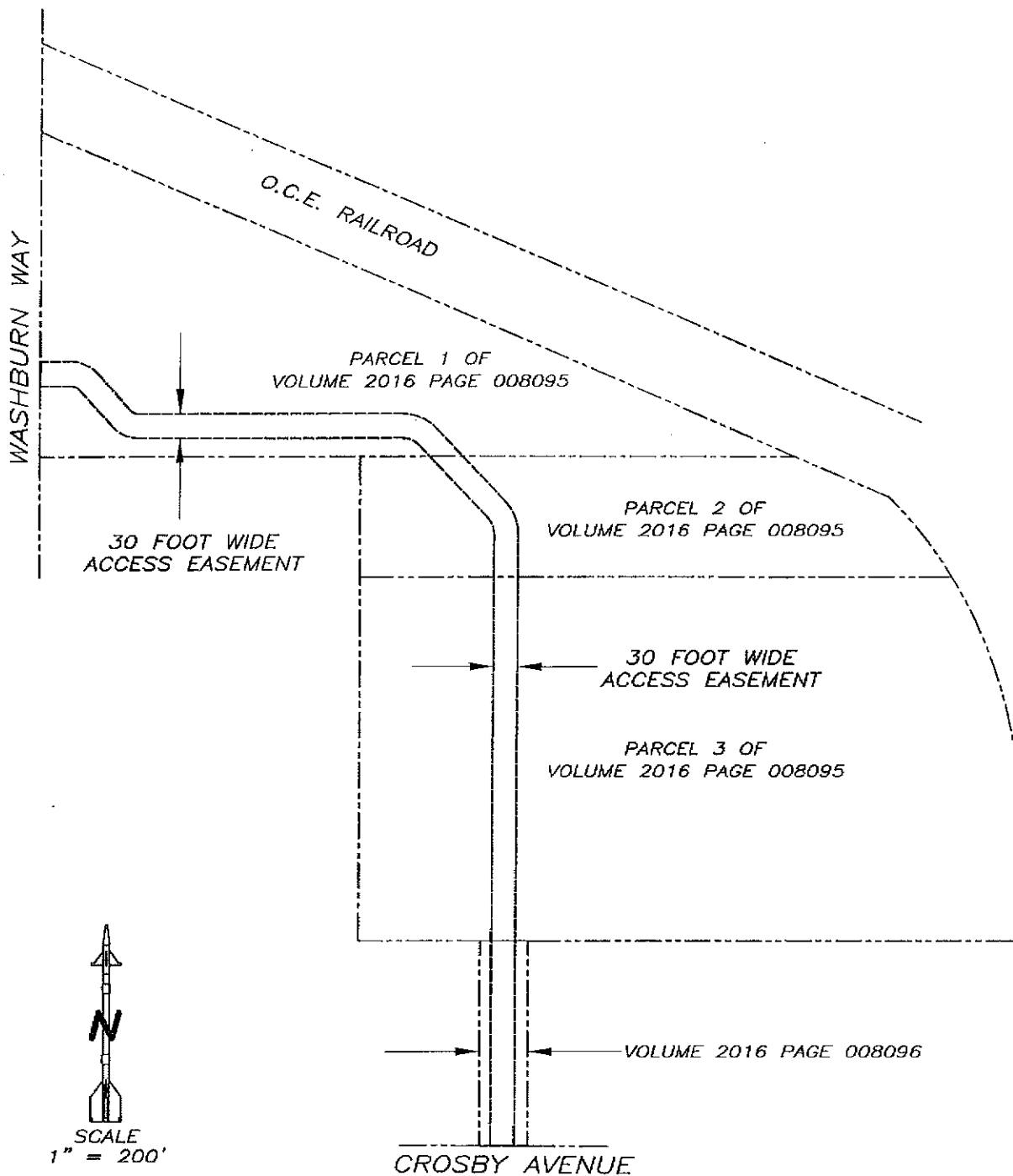


EXHIBIT MAP

FOR 30 FOOT WIDE ACCESS EASEMENT
SITUATED IN THE SW1/4 NW1/4 AND NW1/4 SW1/4 OF SECTION 3,
T39S, R9EWM, KLAMATH COUNTY, OREGON
APRIL 2018



MAPPED BY:

TRU SURVEYING LINE
2333 SUMMERS LANE
KLAMATH FALLS, OREGON 97603