

2018-005781
Klamath County, Oregon



00222116201800057810030035

05/10/2018 02:48:56 PM

Fee: \$52.00


After recording return to:
Rhine-Cross Group LLC
112 N. 5th St – Suite 200
Klamath Falls, OR 97601

**CREATION OF A PRIVATE STORM DRAINAGE EASEMENT FOR THE
BENEFIT OF PARCELS 2 & 3 OF L.P. 35-08**

KNOW ALL MEN by these presents that Howard J. Tompkins and Cynthia F. Tompkins, as tenants by the entirety of Land Partition 51-09, grantors, in consideration of \$1 and other good and valuable consideration, do hereby create the following Private Storm Drainage Easement over and across a portion of Parcel 1 of Land Partition 51-09 situated in the SE1/4 SE 1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; said easement containing 15,917 square feet, more or less (See Attached Exhibit 'A' and Exhibit 'B')

Said Private Storm Drainage Easement is for the benefit of Parcels 2 & 3 of Land Partition 35-08, with the right of ingress and egress on the property covered by said easement for the purpose of inspecting, repairing, replacing, maintaining, constructing or removing a private storm drainage system; provided that in the event of damage to adjacent premises, the party causing the damage shall repair same and place said premises in as good condition as they were immediately prior to such damage. Grantor agrees not to erect any structures within the easement area, or in any other way inhibit access to the storm drainage system.

IN WITNESS WHEREOF, the grantors have executed this instrument this 10th day of May, 2018.


Howard J. Tompkins


Cynthia F. Tompkins

**State of Oregon
County of Klamath**

This instrument was acknowledged before me on the 10th day of May, 2018, by

Howard J Tompkins & Cynthia F
Tompkins as their voluntary act and deed.

 Notary Public for Oregon

My Commission expires Dec 08, 2020

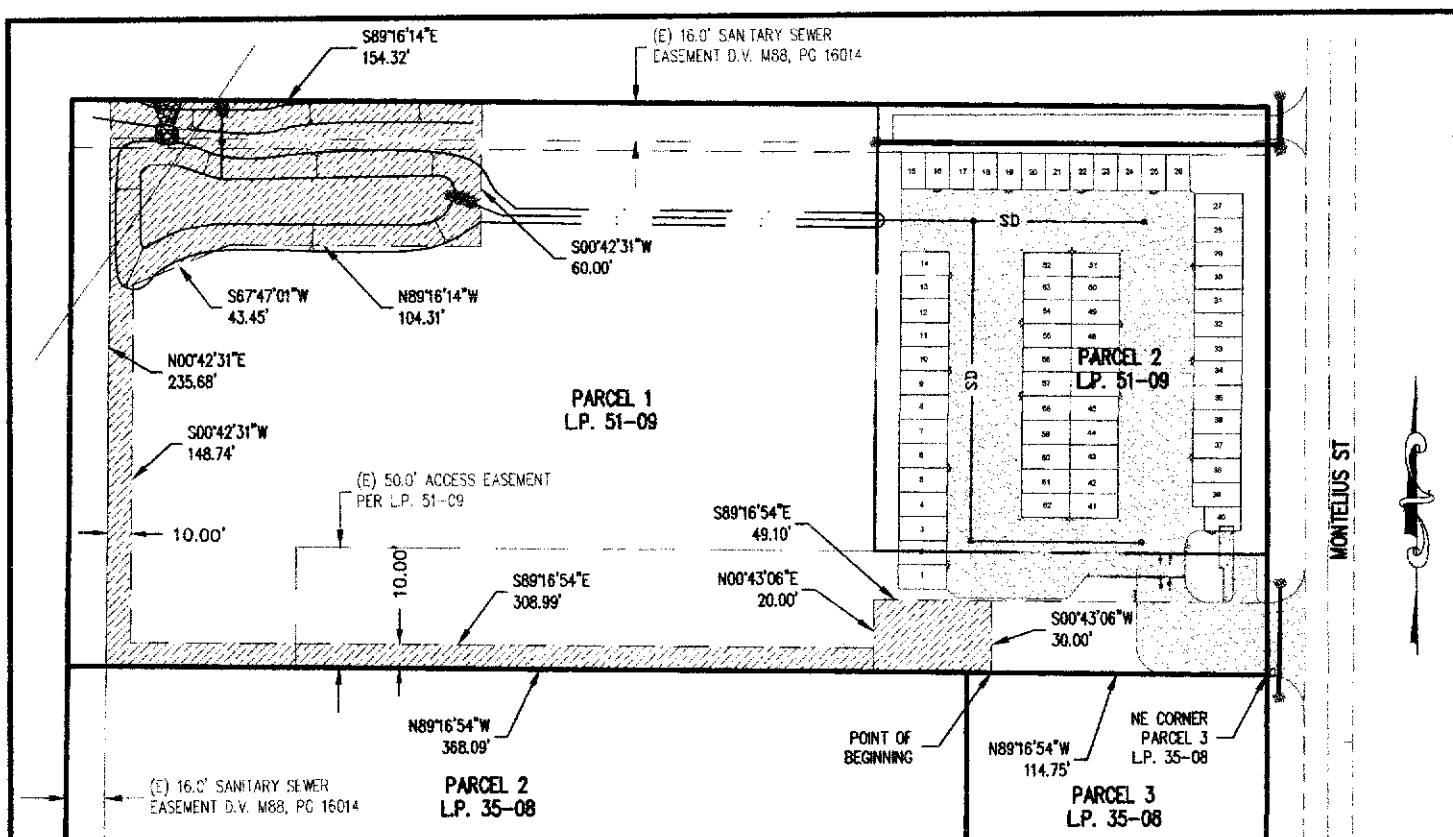


EXHIBIT 'A'
DESCRIPTION OF PRIVATE STORMWATER DRAINAGE
EASEMENT ACROSS PARCEL 1 OF L.P. 51-09
FOR THE BENEFIT OF PARCELS 2 & 3 OF L.P. 35-08

A portion of Parcel 1 of "Land Partition 51-09", being recorded in the Klamath County Clerk's Office, situated in the SE1/4 SE1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said easement being more particularly described as follows:

Commencing at the Northeast Corner of Parcel 3 of "Land Partition 35-08", said point being on the westerly right of way of Montelius Street; thence along the north boundary of said Parcel 3 North 89°16'54" West, 114.75 feet to the **True Point of Beginning** for this easement description; thence continuing along the north boundary of Parcels 2 and 3 of said L.P. 35-08 North 89°16'54" West, 368.09 feet to a point along the east line of a 16' wide sanitary sewer easement recorded in D.V. M88, PG 16014; thence along said east line of sanitary sewer easement North 00°42'31" East, 235.68 feet to the north boundary of said Parcel 1 of L.P. 51-09; thence along the north boundary of said Parcel 1 of L.P. 51-09 South 89°16'14" East, 154.32 feet; thence leaving said north boundary South 00°42'31" West, 60.00 feet; thence North 89°16'14" West, 104.31 feet; thence South 67°47'01" West, 43.45 feet; thence South 00°42'31" West, 148.74 feet; thence South 89°16'54" East, 308.99 feet; thence North 00°43'06" East, 20.00 feet; thence South 89°16'54" East, 49.10 feet; thence South 00°43'06" West, 30.00 feet to the point of beginning.

Said easement containing 15,917 sq.ft. more or less. Basis of Bearings is based on Land Partition 51-09, as recorded in the Klamath County Clerk's office.



R-C
RHINE-CROSS
GROUP

RHINE-CROSS GROUP LLC
ENGINEERING - SURVEYING - PLANNING
112 N 5th ST - SUITE 200 - P.O. BOX 909
KLAMATH FALLS, OREGON 97601

Phone: (541) 851-9405

Fax: (541) 273-9200

admin@rc-grp.com

EXHIBIT 'B'

PRIVATE STORM DRAINAGE EASEMENT
ACROSS PARCEL 1 L.P. 51-09
FOR PARCELS 2 & 3 L.P. 35-08
April 2018

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Marcus D. Cross

OREGON
JULY 6, 2010
MARCUS D. CROSS
55506PLS

RENEWES: 12-31-2019