

2018-008162

Klamath County, Oregon



00225042201800081620050050

07/10/2018 08:44:49 AM

Fee: \$102.00

After Recording return to:
Joy A. Baughman
4355 Faith Home Rd.
Ceres, CA 95307

EASEMENT

Joy A. Baughman, Grantor, convey to, **Mike Hoover**, Grantee, the following easement as described as follows:

See Exhibit "A."

This easement shall run with the land.

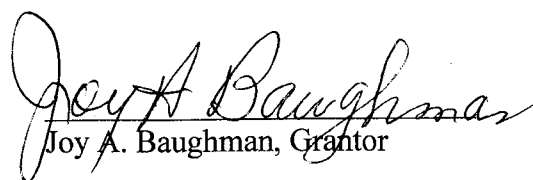
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007."

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~~Odell J. Baughman, Grantor~~


Joy A. Baughman, Grantor

STATE OF CALIFORNIA)
) ss.
County of Stanislaus)

Personally appeared before me the above named ~~Odell J. Baughman~~ and Joy A. Baughman and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me this _____ day of _____, 2018.

NOTARY PUBLIC FOR
CALIFORNIA

THE ATTACHED
SIGNATURE PAGE
BEARS EMBOSSEMENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of STANISLAUS)
On JUN 26, 2018 before me, NICOLE LASS, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Joy A. BAUGHMAN
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Nicole Lass
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: EASEMENT Document Date: 06-26-18
Number of Pages: 4 Signer(s) Other Than Named Above: Odell J. Baughman

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

EXHIBIT "A"

Easement across TL 3000 as shown on Klamath County Assessor's Map 23-09-13D and as described in the deed recorded as Volume M03 Page 89982 and page 89983, Parcel 1 of Klamath County Clerk and being the centerline of the existing nine foot wide gravel surface Road.

COMMENCING AT THE SOUTHWEST CORNER OF SAID TAX LOT 3000;
THENCE N 00°03'35" W 99.14 FEET UPON THE WEST LINE OF SAID TAX LOT 3000 TO THE POINT
OF BEGINNING;

THENCE SOUTH 89° 53' 41" EAST, A DISTANCE OF 15.05 FEET;

THENCE SOUTH 85° 37' 42" EAST, FOR A DISTANCE OF 34.32 FEET;

THENCE SOUTH 81° 14' 22" EAST, FOR A DISTANCE OF 48.47 FEET;

THENCE SOUTH 77° 45' 03" EAST, FOR A DISTANCE OF 35.57 FEET;

THENCE SOUTH 76° 34' 57" EAST, FOR A DISTANCE OF 70.01 FEET TO A POINT ON THE EAST
LINE OF SAID TAX LOT 3000 WHICH BEARS N 00°03'35" W 64.71 FEET FROM THE SOUTHEAST
CORNER OF SAID TAX LOT 3000 BEING A YELLOW
PLASTIC CAP STAMPED WITH "BAXTER LAND SURVEYING" SET ATOP A #5 REBAR AND AS SET
DURING LAND PARTITION PLAT 8-17.

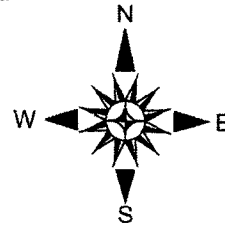
EXHIBIT "B"

KLAMATH COUNTY ASSESSOR'S MAP
23-09-13D0

S. 13 0051 S. 18

RANGE 9 EAST

RANGE 10 EAST



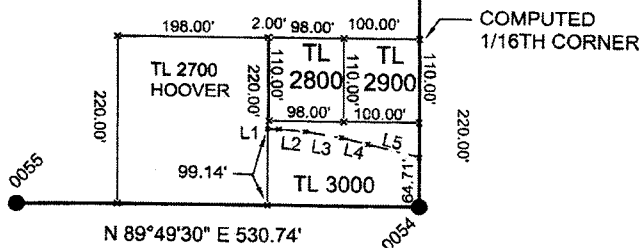
LEGEND

- YELLOW PLASTIC CAP STAMPED WITH "BAXTER LAND SURVEYING" SET ATOP A #5 REBAR, SET DURING LAND PARTITION 8-17
- × MEASUREMENT POINT, NOTHING SET
- BLM 3-1/4" DIA. BRASS CAP 1/4 CORNER BETWEEN SECTIONS 13 & 18

CENTERLINE OF EXISTING NINE FOOT WIDE GRAVEL SURFACE ROAD

Line Table

LINE	BEARING	HORIZ DIST
L1	S89°53'41"E	15.05'
L2	S85°37'42"E	34.32'
L3	S81°14'22"E	48.47'
L4	S77°45'03"E	35.57'
L5	S76°34'57"E	70.01'



FRESHWATERS SURVEYING, INC.
SCOTT C. FRESHWATERS, PLS
P.O. BOX 4524
SUNRIVER, OREGON
541.593.1792 OFFICE
MAY 10, 2018
CLIENT: MICHAEL HOOVER
#10448