

2019-007945
Klamath County, Oregon



07/16/2019 10:40:21 AM

Fee: \$97.00

Grant of Easement

Returned at Counter

Grantor: John Sarah Turnage

7/12/19

11951 Crossbill Dr.

Klamath Falls Or 97601

Grantee: Bryce Crystal Madsen

13411 Hircisce Rd

Bonanza Or 97623-9775

This Grant of Easement is between John and Sarah Turnage (Grantor) and Bryce and Crystal Madsen (Grantee) On this day the 12th day of July 2019. In consideration of zero dollars. Grantor is offering access to Grantees property off the Fire Turnaround explained in Exhibit A-C provided by Adkins Engineering. This easement is a perpetual easement and runs with the land. This easement is nonexclusive and can be used by anyone at any time needing to access the Grantees property. By signing this agreement, the Grantee assumes responsibility to maintain the easement section highlighted in Exhibit B. The responsibility to maintain this section transfers to any new owner.

Grantor: [Signature] Date 7-12-19

John Turnage
Grantor: [Signature] Date 7-12-19

Sarah Turnage

Grantee: [Signature] Date 7-12-19

Bryce Madsen

Grantee: [Signature] Date 7-12-19

Crystal Madsen

Notary: Marcus Steven Martin [Signature]

State of Oregon
County of Klamath

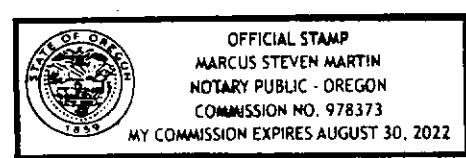


EXHIBIT A

ACCESS EASEMENT DESCRIPTION

A PARCEL OF LAND SITUATED IN LOTS 20 AND 21 OF THE BUENA VISTA ADDITION, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 20, BUENA VISTA ADDITION, BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY OF HARVARD STREET AND ALSO BEING COINCIDENT WITH THE NORTH BOUNDARY LINE OF LOT 19 OF THE BUENA VISTA ADDITION THEREOF; THENCE NORTH $74^{\circ}41'12''$ WEST 66.00 FEET ALONG THE SOUTH LINE OF SAID LOT 20, SAID LINE BEING COINCIDENT WITH THE NORTH LINE OF LOT 19; THENCE NORTH $53^{\circ}22'43''$ EAST 24.31 FEET; THENCE NORTH $00^{\circ}04'13''$ EAST 26.00 FEET; THENCE SOUTH $89^{\circ}55'47''$ EAST 60.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF HARVARD STREET; THENCE SOUTH $15^{\circ}21'13''$ WEST 60.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE **POINT OF BEGINNING**, CONTAINING 2942.35 SQUARE FEET, MORE OR LESS.

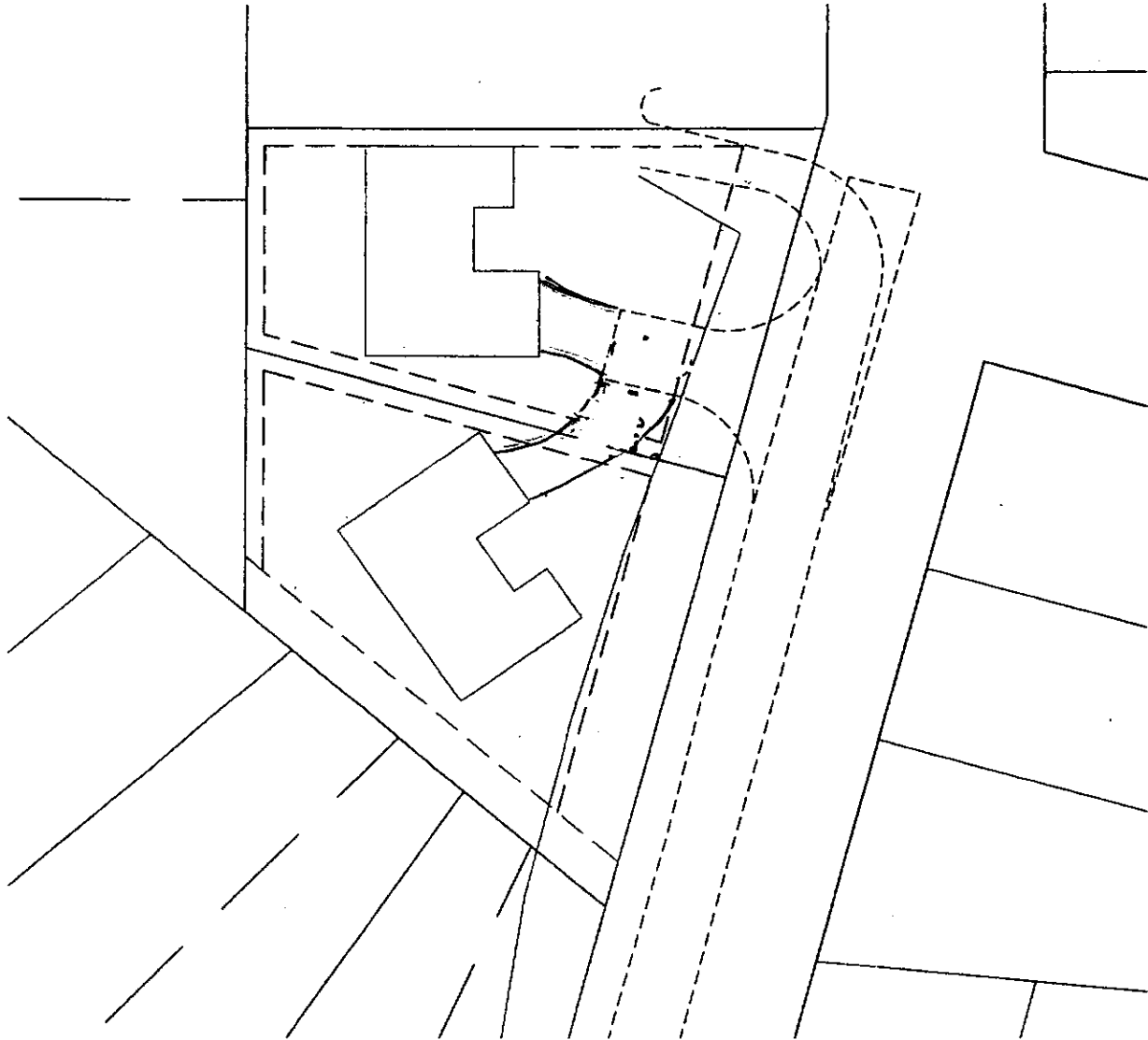
BASIS OF BEARING FOR THIS LEGAL DESCRIPTION IS GRID NORTH OF THE BEND – KLAMATH FALLS ZONE OF THE OREGON COORDINATE REFERENCE SYSTEM.



RENEWAL DATE 01/01/21

Revision 2019

Exhibit B



SCALE: 1"=40'



APPROVED
05/20/2019

Brandon Thueson
Fire Marshal

Every effort has been made to provide a complete and thorough review of these plans. This review DOES NOT relieve the owner, contractor, and/or developer from compliance with all applicable codes, and standards. (OFC 105.4.4)

Any change or revision of this plan will render this review void and will require submittal of the new, or revised, layout for fire department review (OFC 105.4.5). If you have any questions, please contact me at 541-885-2856.

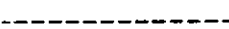
LEGEND



EASEMENT AREA



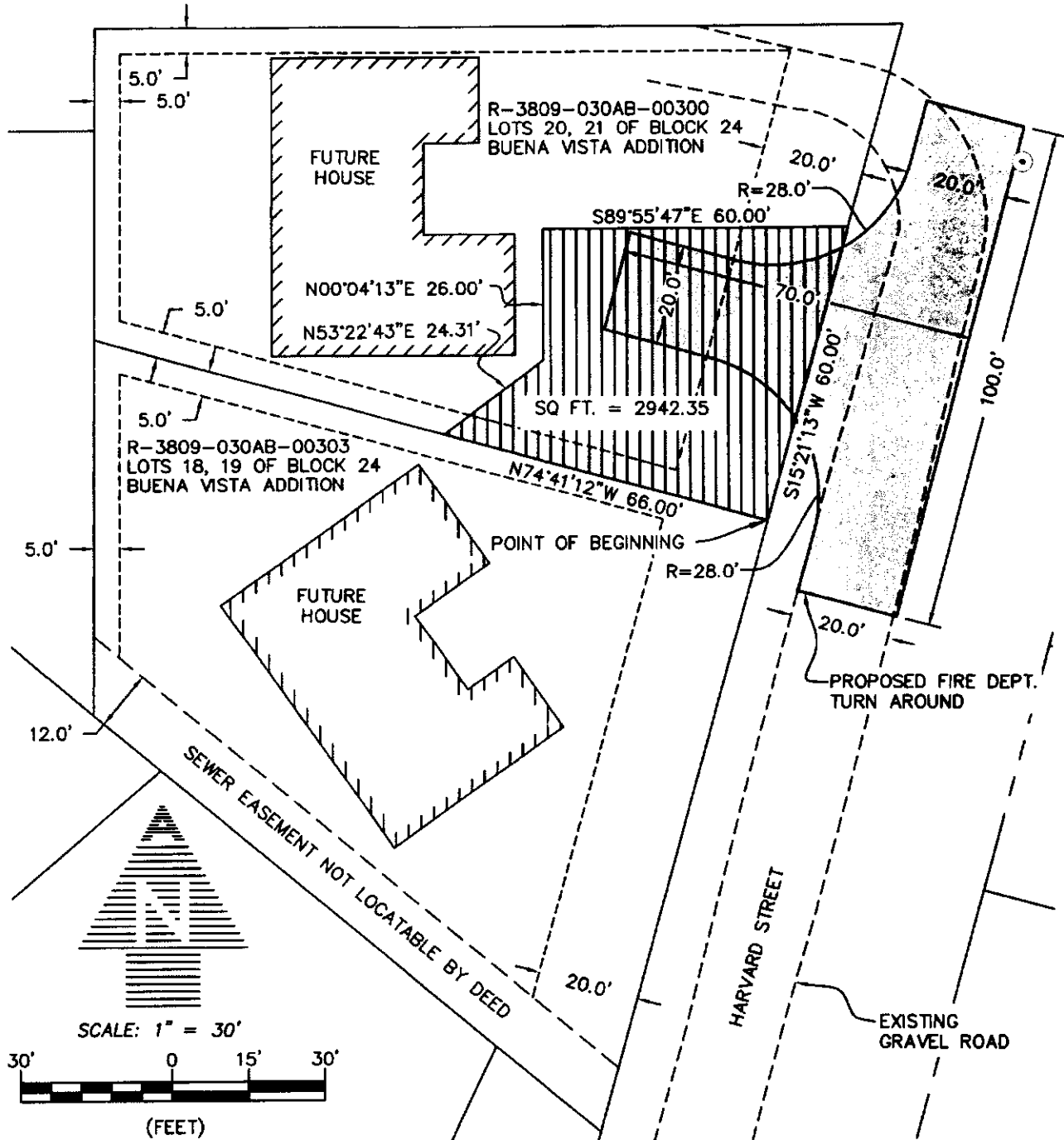
PROPOSED FIRE TRUCK TURN AROUND



SET BACK LINES



LOT LINE



AL ADKINS
ENGINEERING & SURVEYING

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KLAMATH FALLS, OR 97601
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w / AdkinsEngineering.com
ENGINEERING · PLANNING · SURVEYING

EXHIBIT B
ACCESS EASEMENT