

Trudy Woodman  
Returned at Counter



06/03/2020 10:29:20 AM

Fee: \$87.00

After recording, return to:  
PARKS & RATLIFF, PC  
620 Main Street  
Klamath Falls, OR 97601

### EASEMENT GRANT

In consideration of \$1.00 and other valuable consideration, the receipt of which is hereby acknowledged, O'CONNOR LIVESTOCK COMPANY, an Oregon business corporation ("Grantor") hereby grants to RONALD J. WOODMAN and TRUDY A. WOODMAN, husband and wife ("Grantees") a non-exclusive easement for ingress and egress further described as follows:

1. **Parcels Benefited.** The easement benefits **Parcel 1**, legally described as: N ½ NW ¼ Section 31, T40S, R10EWM, in Klamath County, Oregon, and **Parcel 2**, legally described as Parcel 3 of Land Partition 73-96, being a apportion of the S ½ NE ¼ Section 31, T40S, R10EWM, in Klamath County, Oregon.

2. **Parcel Burdened.** The easement burdens **Parcel 3**, legally described as Parcel 3 of Land Partition 41-95, being a portion of Section 31, T40S, R10EWM, in Klamath County, Oregon.

3. **Location.** The area of the easement is an isosceles right triangle, where each side (or leg) is 42.5+/- feet in length, the 90-degree corner is the N 1/16 of Section 31, which is also the NW corner of Parcel 2, and the base (or hypotenuse) of said triangle is 60 feet in length, in order to provide a legally acceptable access of 30 feet in width between Parcels 1 and Parcel 2, all of which is shown on the attached map.

4. **Liability.** Grantees assume all risks that derive from use of the easement, and will hold harmless and indemnify Grantor against any and all claims of whatever nature of a third party that result from use of the easement.

5. **Fencing.** Grantor and Grantees shall share equally (50% to each party) in the cost and expense of maintaining the fences that are common to their contiguous parcels that are described in the preceding Paragraphs 1 and 2, and by recording this Easement Grant, Grantees do accept any term contained herein that creates an obligation for them.

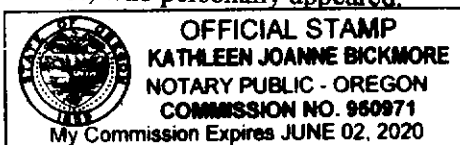
DATED this 21 day of <sup>May</sup>~~April~~, 2020. T.O.

O'CONNOR LIVESTOCK COMPANY:

Tim O'Connor  
Tim O'Connor, President

STATE OF OREGON, County of Klamath ) s.

SUBSCRIBED AND ACKNOWLEDGED before me this 21 day of <sup>MAY</sup>~~April~~, 2020, by Tim O'Connor, who personally appeared.



Kathy Bickmore  
Notary Public for Oregon  
My commission expires: 06/02/2020

**MAP OF EASEMENT LOCATION  
(FOR ILLUSTRATION ONLY — NOT TO SCALE)**

