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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



EASEMENT FOR AUTOMOBILE DRIVEWAY

2020-007263

Klamath County, Oregon



00260538202000072630030038

06/12/2020 03:13:08 PM

Fee: \$92.00

FOR
RECORDER'S USE

Joshua R Fuhrer
5648 Balsam
Klamath Falls OR 97601

First Party's Name and Address

Joshua J Goossen
5560 Sunnyside Dr
Klamath Falls OR 97601

Second Party's Name and Address

After recording, return to (Name and Address):

Joshua Goossen
6738 Kimberly Ct
Klamath Falls OR 97603

THIS AGREEMENT made and entered into on The 12th Day of June 2020, by and
between Joshua R Fuhrer
hereinafter called first party, and Joshua J Goossen

hereinafter called second party, WITNESSETH:

WHEREAS: First party is the record owner of the following described real property in Klamath
County, Oregon (legal description of property):

Sct 12 Twn 39 Rng 8 Parcel #2 of Land Partition
36-03

and second party is the record owner of the following described real property in that county and state (legal description of property):

Sct 12 Twn 39 Rng 8
The SE 1/4 of the SW 1/4 of Section 12, Township 39 South
Range 8 East of Willamette Meridian Klamath County OR

and the two parcels of real estate adjoin one another; and the parties desire to grant to each other an easement and right to use a certain automobile driveway now existing or about to be constructed along and upon a portion of each parcel;

NOW, THEREFORE, in consideration of each party's granting to the other an easement hereinafter described, and other valuable consideration paid to each other, the receipt of which is hereby acknowledged:

First party conveys to second party a perpetual easement for automobile driveway purposes, along and upon that portion of first party's property described as follows (description of that portion of first party's property that the parties will share):

South East Portion of Parcel 2 of Land Partition 36-03
(see Attachment)

(CONTINUED)

Returned at Counter



Second party conveys to first party a perpetual easement for automobile driveway purposes, along and upon that portion of second party's property described as follows (description of that portion of second party's property that the parties will share):

NONE. South East Portion of Parcel 2 of Land
 Portion 36-03 shall be shared for ingress and
 egress. Located north east of second party property
 Sect 12 Twn 39 Rng 8

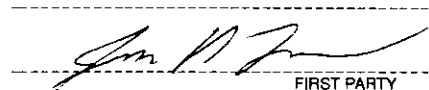
Each party may use the whole automobile driveway in common with the other party, including that portion thereof situated on the property of the other party, for ingress and egress of automobiles and uses incidental thereto.

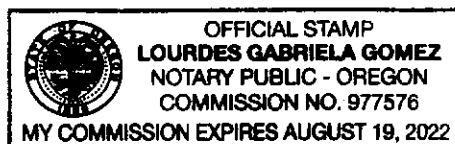
Maintenance and the cost of maintenance of all of the real estate described in this easement, if damaged by natural disasters or other events for which all holders of an interest in the easement are blameless, shall be the responsibility of (check one): ☒ both parties, share and share alike; ☐ both parties, with the first party responsible for _____ % and the second party responsible for _____ %. (If the last alternative is selected, the percentages allocated to each party should total 100).

During the existence of this easement, holders of an interest in the easement who are responsible for damage to the easement because of negligence or abnormal use shall repair the damage at their sole expense.

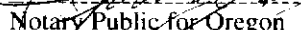
In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

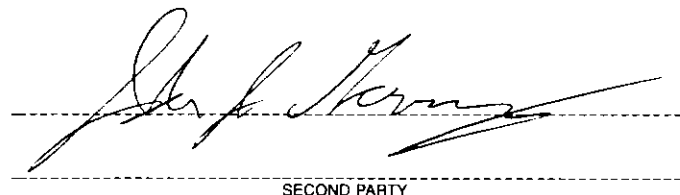
IN WITNESS WHEREOF, the parties have executed this instrument on the date stated above; any signature on behalf of a business or other entity is made with the authority of that entity.


 FIRST PARTY

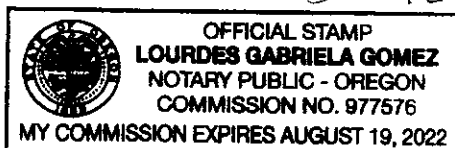


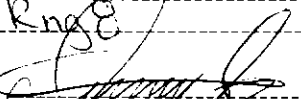
STATE OF OREGON, County of Oregon Klamath, ss.
 This instrument was acknowledged before me on 06/12/2020
 by Joshua Reuben Fuhrer
 This instrument was acknowledged before me on 06/12/2020
 by Joshua Reuben Fuhrer
 as owner
 of Sect 12 Twn 39 Rng 8 Parcel #12 of land Portion 36-03


 Notary Public for Oregon
 My commission expires August 19, 2022


 SECOND PARTY

STATE OF OREGON, County of Oregon Klamath, ss.
 This instrument was acknowledged before me on 06/12/2020
 by Joshua James Goossen
 This instrument was acknowledged before me on 06/12/2020
 by Joshua James Goossen
 as owner
 of Sect 12 Twn 39 Rng 8




 Notary Public for Oregon
 My commission expires August 19, 2020

LAND PARTITION 36-03

BEING A REPLAT OF PARCEL 2 AND A PORTION OF PARCEL 1 OF MAJOR LAND PARTITION 81-05,
SITUATED IN THE SW 1/4 OF SECTION 12,
T38S, R8EWM, KLAMATH COUNTY, OREGON
JULY, 2008

BY PLAN OR
DEWITT ROAD TRACTS

C-11/16
SECTION 12
VOLUME M79, PAGE 22783
RECORDED IN M81, PAGE 8144

BALSAM DRIVE

LEGEND

- SET 5/8" X 30" IRON PIN WITH TRU-LINE
SURVEYING, INC. PLASTIC CAP
- FOUND 5/8" IRON PIN WITH TRU-LINE
SURVEYING, INC. PLASTIC CAP BY R.O.S.
7235 UNLESS OTHERWISE NOTED

FOUND 5/8" IRON PIN
BY R.O.S. 3572

ELECTRIC ROW EASEMENT BY
DEED VOLUME M06 PAGE 4826

PARCEL 3
1.88 ACRES
N89°49'00"E
150.00

PARCEL 2
19.88 ACRES

PARCEL 1
3.87 ACRES

500°04'00"W 650.00
BASIS OF BEARINGS BY R.O.S. 7235

DE WITT AVE.

DE WITT AVENUE
60 FOOT WIDE ACCESS
EASEMENT BY THIS PLAT
EXCEPTION

OUTBUILDINGS WITH
NO FOUNDATION

DE WITT AVENUE
30 FOOT WIDE BY
ACCESS EASEMENT BY
THIS PLAT

FOUND SOUTH 1.50 FOOT
FROM TRUE POSITION

CENTERLINE OF 16 FOOT
WIDE DRAINAGE EASEMENT
SEE LINE TABLE

SCALE
1" = 100'

CENTERLINE OF 16 FOOT
WIDE DRAINAGE EASEMENT
SEE LINE TABLE

FOUND SOUTH 1.00 FOOT
FROM TRUE POSITION

30 FOOT WIDE ROAD
EASEMENT BY DEED
EXCEPTION

FOUND 3/4" PIPE N85°50'40"E
1.97 FROM RECORD POSITION

SUNNYSIDE DR.

C-5 1/16
BY SUBDIVISION OF SECTION

LINE	BEARING	DISTANCE	AREA
1	N89°49'00"E	150.00	28.40
2	N89°49'00"E	150.00	28.40
3	N89°49'00"E	150.00	28.40
4	N89°49'00"E	150.00	28.40
5	N89°49'00"E	150.00	28.40
6	N89°49'00"E	150.00	28.40
7	N89°49'00"E	150.00	28.40
8	N89°49'00"E	150.00	28.40
9	N89°49'00"E	150.00	28.40
10	N89°49'00"E	150.00	28.40
11	N89°49'00"E	150.00	28.40
12	N89°49'00"E	150.00	28.40
13	N89°49'00"E	150.00	28.40
14	N89°49'00"E	150.00	28.40
15	N89°49'00"E	150.00	28.40
16	N89°49'00"E	150.00	28.40
17	N89°49'00"E	150.00	28.40
18	N89°49'00"E	150.00	28.40
19	N89°49'00"E	150.00	28.40
20	N89°49'00"E	150.00	28.40

EASEMENT OF RECORD

DEED VOLUME M41 PAGE 8087
IN FAVOR OF: PACIFIC POWER & LIGHT COMPANY
FOR: ELECTRIC TRANSMISSION LINES

REGISTERED
PROFESSIONAL
LAND SURVEYOR

ORIGINEE
JULY 12, 1980
ORIGIN
1980

EXEMPT: 12/31/07

TRULINE SURVEYING, INC.
2533 SUMMERS LANE
KLAMATH FALLS, OREGON 97603
SHEET 2 OF 2