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2020-012614

Klamath County, Oregon



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10/01/2020 03:34:25 PM

Fee: \$92.00

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

**CREATION OF A PUBLIC SANITARY SEWER EASEMENT FOR THE  
BENEFIT OF SOUTH SUBURBAN SANITARY DISTRICT**

**KNOW ALL MEN** by these presents that Vernon M. Haddeland and Marlene A. Haddeland, as tenants by the entirety, grantors, in consideration of sewer service installation to property and other good and valuable consideration, do hereby create the following Public Sanitary Sewer Easement over and across a portion of the east half of Lot 37 of "Piedmont Heights" situated in the NE1/4 SE1/4 of Section 01, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; said easement containing 0.07 acres, more or less (See Attached Exhibit 'A' and Exhibit 'B')

Said Public Sanitary Sewer Easement is for the benefit of South Suburban Sanitary District and the east half of Lot 38 of "Piedmont Heights", 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 said sanitary sewer 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 sanitary sewer system.

**IN WITNESS WHEREOF**, the grantors have executed this instrument this 11<sup>TH</sup> day of Sept., 2020.

Vernon M. Haddeland  
Vernon M. Haddeland

Marlene A. Haddeland  
Marlene A. Haddeland

State of Oregon  
County of Klamath

This instrument was acknowledged before me on the 11<sup>TH</sup> day of SEP., 2020, by TAYLER COLE <sup>VERNON + MARLENE</sup> HADDELAND as their voluntary act and deed.

Taylor D. Cole Notary Public for Oregon

My Commission expires FEB 13, 2024

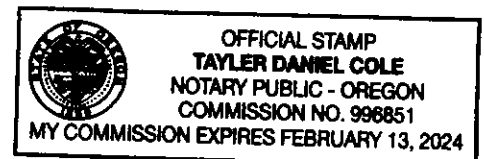


EXHIBIT 'A'  
LEGAL DESCRIPTION  
SANITARY SEWER EASEMENT

A portion of property situated in the NE1/4 SE1/4 of Section 01, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and being located on the East half of Lot 37 of "Piedmont Heights", being a duly recorded subdivision at the Klamath County Clerk's Office and being more particularly described as follows:

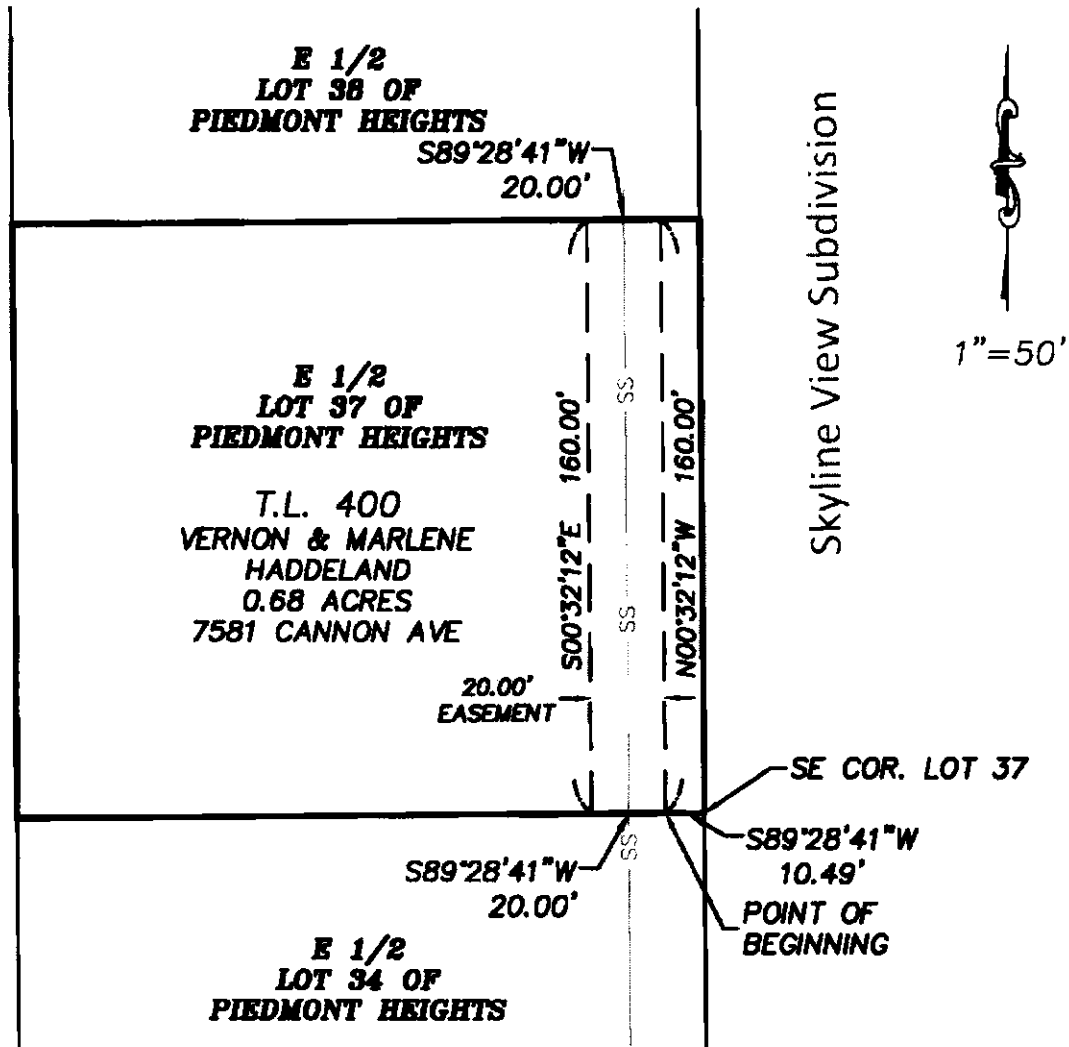
Commencing at the southeast corner of said Lot 37; thence along the south line of said Lot 37 South 89°28'41" West, 10.49 feet to the **True Point of Beginning** of this easement description; thence North 00°32'12" West, 160.00 feet to the north line of said Lot 37; thence along said north line, South 89°28'41" West, 20.00 feet; thence leaving said north line, South 00°32'12" East, 160.00 feet to the south line of said Lot 37; thence along said south line South 89°28'41" West, 20.00 feet to the to the point of beginning.

Basis of Bearing is grid north on the Oregon Coordinate Reference System (OCRS), Bend – Klamath Falls zone.

Containing 0.07 acres more or less.

# EXHIBIT 'B'

South Suburban Sanitary District  
20' Wide Public Sanitary Sewer Easement  
September, 2020



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Marcus D. Cross*

OREGON  
JULY 6, 2010  
MARCUS D. CROSS  
55506PLS

RENEWS: 12-31-2021

**R-C**  
RHINE-CROSS  
GROUP

**RHINE-CROSS GROUP<sup>LLC</sup>**

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