

2020-015352

Klamath County, Oregon



00269675202000153520060063

11/24/2020 09:21:24 AM

Fee: \$107.00

Returned at Counter

After Recording Return to:  
Toni Benjamin

Until a change is requested, all  
tax statements should be sent to:  
No change

**EASEMENT DEED FOR INGRESS AND EGRESS**  
**Under ORS 105.170**

KNOW ALL MEN BY THESE PRESENTS, this 23 day of November, 2020  
that for the true and actual consideration of:

the receipt of which is hereby acknowledged, the grantor,  
Hannah Cox  
Robbie Cox

hereby GRANTS to the grantee,  
Toni Benjamin

a(n) Existing overhang easement for ingress and egress and incidental purposes  
over the following described real property ("Servient Tenement") in the  
City of Klamath Falls County of Klamath, State of Oregon.  
PID #: R-3909-009C0-00800-000 As shown in Exhibit A attached hereto and  
incorporated herein.

Said Existing overhang easement is appurtenant to and for the benefit of the  
following described real property ("Dominant Tenement") in the  
City of Klamath Falls County of Klamath, State of Oregon.  
PID R-3909-009C0-00900-000 As shown in Exhibit B attached hereto and  
incorporated herein.

This appurtenant Existing overhang easement is described as a portion of the Servient Tenement and more specifically described in Exhibit C attached hereto and incorporated herein.

This appurtenant Existing overhang easement shall run with the lands described above and for the sole benefit of the Dominant Tenement and shall bind the heirs, successors and assigns of the grantor and grantee.

Purpose of easement: Existing overhang of pumphouse eave

**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, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. 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 APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

The County Recorder is hereby instructed to index this Easement Deed for Ingress and Egress in the ☐ Grantor / ☐ Grantee index under the names of the respective parties.

IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written.

Hanna Cox  
Signature

Hanna R Cox  
Print Name

Owner  
Capacity

Toni Benjamin  
Signature

Toni Benjamin  
Print Name

Owner  
Capacity

Robbie Cox  
Signature

Robbie W. Cox  
Print Name

CO-OWNER  
Capacity

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF Oregon

COUNTY OF Klamath

On this 23<sup>rd</sup> day of Nov., 2020, before me, Notary Public in and for said state, personally appeared Toni Benjamin, Hanna Cox, Robbie Cox

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me freely executed the same.

Signature: Lori Lynn Johnston

Print Name: Lori Lynn Johnston

Title: Notary

My Commission Expires: 12.18.2021



## **EXHIBIT A**

### **Servient Tenement Description**

Parcel ID Number: R-3909-009C0-00800-000

Commonly known as: 4220 Tingley Lane Klamath Falls Or 97603

Legal description:

Subdivision Ewauna Park Plat Book/Page

Block/Lot 6/Port, District/Ward 50

Description Ewauna Park, Block 6, Lot Port, Acres 0.35

## **EXHIBIT B**

### **Dominant Tenement Description**

Parcel ID Number: R-3909-009C0-00900-000

Commonly known as: 4246 Tingley Lane Klamath Falls Or 97603

Legal description:

Subdivision Ewauna Park Plat Book/Page

Block/Lot 6-7/Port District/Ward 50

Description Ewauna Park, Block 6 & 7, Lot Port & Port First St, Acres 0.36

**EXHIBIT C**  
Easement Description

Easement description:

Existing overhang of pumphouse eave

Terms & Conditions -

None