

2021-000015
Klamath County, Oregon



01/04/2021 12:19:01 PM

Fee: \$92.00

After Recording send to:
Monica Wellington
38657 NW Harrison Rd.
Banks OR 97106

EASEMENT FOR UTILITIES

For and in consideration of the good and valuable considerations, the undersigned, Monica Wellington and Kurt Malmadal, Grantor(s), does hereby convey, and warrant to Crescent Water Supply and Improvement District, a permanent utility easement and right-of-way, 20 foot in width with the right to erect construct, install, lay and thereafter use, operate inspect, repair, maintain, replace, and rework water lines and water pipelines up to and not beyond the backflow, thereunto required, over, across and/or under a certain parcel of the real property lying and being situated in Klamath, County, State of Oregon, a more accurate description of said property being attached hereto and made a part hereof as though fully copied herein in words and figures and marked Exhibit "A".

It is understood and agreed that this easement and right-of-way shall give and convey to the Grantee herein the right of ingress and egress upon the lands above described for the purpose of constructing, maintaining, and repairing the above-described water system utility improvements.

It is further understood and agrees and agreed that the consideration above mentioned shall be in full settlement of all claims, grants, or rights of action accrued, accruing, or to accrue to the Grantor herein.

Grantor herein reserves all oil, gas, and other minerals in, on, and under said land.

The Grantee covenants that following the construction of said water system utility improvements it will return the surface to as near as original condition as possible.

It is further understood and agreed that this instrument constitutes the entire agreement between the Grantor and the Grantee, there being no oral agreements or representations of any the kind made between the Grantor and Grantee.

The grant and other provisions herein described shall constitute a covenant running with the land for the benefit of the Grantee, its successors, and assigns.

WITNESS THE SIGNATURE of the Grantor on this the 28 day of Dec, 2020.

Monica Wellington and Kurt Malmadal

Monica Wellington
Signature of Grantor(s)

Kurt Malmadal
Signature Name of Grantor(s)

STATE OF Oregon
COUNTY OF Washington

Monica Wellington and Kurt Malmadal PERSONALLY, appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named who acknowledged that she/he signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned.

GIVEN UNDER MY OFFICIAL SEAL this the 28th day of December 2020
[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/14/2021

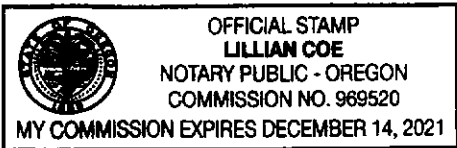


EXHIBIT A

WATERLINE EASEMENT

A easement, 16.00 feet in width, 8 feet on each side, for the purpose of a waterline easement upon that certain Parcel 3 of Land Partition 32-03 (County Survey 6926) being a portion of Section 30, Township 24 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, the centerline of said easement being described as follows:

BEGINNING at the Southwest corner of said Parcel marked with a 5/8" rebar; thence northerly along the westerly line of said Parcel, North 14°59'56" West 39.17 feet to the **TRUE POINT OF BEGINNING** of this description; thence leaving said Parcel line, Southwesterly along said centerline, being described as following four courses:

South 66°41'50" East 16.59 feet,
South 51°02'04" East 179.34 feet,
South 82°35'29" East 183.34 feet to Point "A",
South 82°35'29" East 50.35 feet,

to the West line of said Parcel 3, said being the terminus point being North 00°21'54" West 21.68 feet from a point marked with a 5/8" rebar being the Northwestern end of the new property line of Property Line Adjustment 05-06 (County Survey 7313).

TOGETHER WITH:

PARCEL A: An easement, 30 feet in width, the centerline being described as follows: **BEGINNING** at Point "A", being hereinabove described; thence North 50°03'08" East 110.62 feet to a line parallel and 15 feet of the east line of said Parcel; thence North 00°06'54" West 329.92 feet to the terminus of this description.

The Basis of Bearing of this description is Land Partition 32-03 (County Survey 6926).

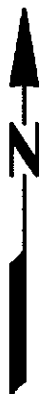
Date: November 20, 2020
MSM Project # 1092-19

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michelle McBride

OREGON
SEPTEMBER 13, 2016
MICHELLE MCBRIDE
91128PLS

EXPIRATION DATE: 12/31/2020



PARCEL 3
LP 32-03

LINE	BEARING	DISTANCE
L1	N 14°59'56" E	39.17'
L2	S 66°41'50" E	16.59'
L3	S 51°02'04" E	179.34'
L4	S 82°35'29" E	183.34'
L5	S 82°35'29" E	50.35'
L6	S 00°21'54" E	21.68'
L7	N 50°03'08" E	110.62'
L8	N 00°06'54" W	329.92'

SOUTHWEST CORNER
PARCEL 3 LAND
PARTITION 32-03

30' WATERLINE
EASEMENT

15'

16' WATERLINE
EASEMENT

8'

POINT "A"

NORTHWEST END OF NEW
PROPERTY LINE PER PLA
05-06 (CS 7313)

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Michelle McBride

OREGON
SEPTEMBER 13, 2016
MICHELLE McBRIDE
91128PLS

EXPIRATION DATE: 12/31/2020



Michelle McBride, PLS

P.O. Box 1885, Klamath Falls, OR 97601 • o. (541) 887-2446
michelle@mcbridesurveying.com • www.mcbridesurveying.com

EXHIBIT B: WATERLINE EASEMENT

SCALE:
1 in = 80 ft

DATE:
NOV. 20, 2020

PROJECT NO.
1092-19

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