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Shared Well Water Agreement

08/12/2021 08:44:40 AM

Fee: \$107

This Agreement, made and entered into this 4 day of August, 2021 by and between Samuel A. Ramirez and Rebecca D Henker-Ramirez, who resides at 314 Upland Way, Ketchikan, Alaska, 99901, hereinafter referred to as the "supplying party," and Margaret M. Ramirez, and Molly Rosebrook, who resides at 5898 Mondavi Lane, Eugene, Oregon 97402, hereafter referred to as the "supplied party."

WHEREAS, the supplying party is the owner of property located at Lot 18 Redwood Hills Phs 2 tract 1534 Klamath County Oregon which property is hereafter referred to as "Parcel 1"

WHEREAS, the supplied party is the owner of lots located at Lots 19 and 20 Redwood Hills, Phs 2 tract 1534 Klamath County, Oregon, which properties are hereafter referred to as "Parcels 2 and 3" and is more fully described as follows:

WHEREAS, the undersigned parties deem it necessary to provide water from and existing well on Parcel 1 to the three parcels described herein, and an Agreement has been reached relative to supplying water from the well and sharing the cost of supplying said water after initial installation of water lines to said parcels. ; and

WHEREAS, the well on Parcel 1 has the ability to provide a domestic water supply to the lots belonging to the supplied party; and

WHEREAS, it is the intention and purpose of the undersigned parties that the well shall be used and operated in part to provide an adequate domestic supply of water for each of the properties connected thereto, for the domestic consumption of the occupants of said properties, and to assure the continuous and satisfactory operation and maintenance of the well and water distribution system for the benefit of the present and future owners, their heirs, successors and assigns of the properties connected thereto; and

WHEREAS, the said well is deemed by the parties hereto to be of adequate capacity to supply a single family dwelling on each of the parcels described herein with water from the well for all domestic uses of a single family residing therein; and

WHEREAS, the water from the well will undergo a water quality analysis from the State of Oregon health authority and to be determined by the authority to supply safe for human consumption; payment of said analysis shall be borne by the owners of said lot. (1/3) for the owners of each lot. and

WHEREAS, the parties hereto desire to enter this Agreement for the purpose of reducing to writing their respective rights and obligations pertaining to said well and water distribution system.

NOW THEREFORE, in consideration of the promises and covenants herein contained, it is agreed that the well and water distribution system situated on Parcel 1 shall be used by the parties to this Agreement, as well as by all future owners and occupants of said Parcels 1 and 2, upon the following terms and conditions:

1. That until this Agreement is terminated, as hereinafter provided, the parties hereto (and their heirs, successors and assigns, for the exclusive benefit of the respective parcels of said real estate, and for the exclusive use of the households residing thereon), are hereby granted the right in common with the other parties to this Agreement, to draw water from the well located on Parcel 1 for domestic use *excluding* the right to draw water to fill swimming pools of any type unless it has been determined by the supplying party in the exercise of reasonable discretion to no be overly burdensome on the well.

2. That the owners or residents of the dwellings located on Parcels 2 and 3, as of the date of this Agreement shall pay the initial cost of connection and pipes to said parcels

a. Pay or cause to be paid to the supplying party, an annual fee for this use of the well and water distribution system in the amount of \$ 0 on or before the 15th of January each year, with the exception of this year whereby the amount shall be \$ 0 and paid on the execution of this Agreement.

b. Pay or cause to be paid promptly, a proportionate share of all expenses for the operation and maintenance of the well and water distribution system that may become necessary. Each respective share shall be determined by dividing the amount of each expense by three, it being understood that the supplying party and the supplied party shall pay an amount equal to one third per parcel of the total of such necessary repair or replacement. Shared expenses include the cost of electricity for pumping, repairs and maintenance on said well and water distribution system.

3. That the cost of any removal or replacement of pre-existing site improvements on an individual parcel necessary for system operation, maintenance, replacement, improvements, inspection or testing, damaged as a result of repair of the well or water distribution system maintenance will be borne by the owner of the affected parcel, except that costs to remove and replace common boundary fencing or walls damaged as a result of repair shall be shared equally between or among parties so damaged.

4. That each of the parties hereby agrees that they will promptly repair, maintain and replace all water pipes or mains serving their respective dwellings.

5. That the consent of all parties to pay a proportionate share of costs shall be obtained prior to embarking upon expenditures for system maintenance, replacement or improvement, except in emergency situations.

Shared Well Agreement -

6. That the supplied party shall pay to the supplying party their proportionate share for the cost of energy for the operation of the pumping equipment. This cost shall be determined by a separate meter upon each dwelling and for each parcel.

7. That it is the agreement of the parties hereto that the payment for energy cost shall be made not later than the 10th day of each succeeding month during the term of this Agreement. In the event that any such payment remains unpaid for a period of 30 days, the supplying party may terminate the supply of water to the supplied party until all arrearages in payment are received by the supplying party.

8. That each of the parties to this Agreement does hereby grant to the other, his heirs, successors and assigns, such easements over, across and through the respective parcels as shall be reasonably necessary for the construction of the well, maintenance of water pipes, pumping equipment, mains, electrical wiring and conduit consistent with the purposes of this Agreement. These easements are to be determined upon construction of water lines not exceeding 2 inches to the homesite of the parcels and shall be not overly intrusive (to be determined prior to construction in the exercise of reasonable discretion.

10. That no party may install landscaping or improvements that will impair the use of said easements. Each party also agree each parcel shall have no more than 1/6 acre of lawn.

11. That each party shall have the right to act to correct an emergency situation and shall have access to the pertinent parcel in the absence of the other. An emergency situation shall be defined as the failure of any shared portion of the system to deliver water upon demand.

12. That parcels 2 and 3 of the real estate hereinabove described and the dwellings located thereon shall be permitted to receive water from said well and pumping equipment; Supplier shall not make any use of the well that would prevent the supplied parties from receiving an adequate supply of water for domestic well purposes and the supplied party does hereby covenant and agree that he/she will not allow or permit other persons, other than household guests, to take, draw, use or receive water from the well, nor permit other persons to connect to the pipes or mains serving his/her respective parcel.

It is expressly understood that Supplier is currently providing a water source for fire suppression purposes and will continue to do so as long as legally required.

13. That in the event the referenced well shall become contaminated and shall no longer supply water suitable for domestic consumption, or shall no longer supply water adequate for the needs of all relevant parties, or in the event that another source of water shall become available to the respective parcels, then the rights and obligations of the parties created by this Agreement shall cease and terminate in accordance with the terms and conditions hereinafter described.

14. That upon the availability of such other source of water, it is contemplated that a reasonable time shall be allowed to effectuate the necessary connections to the new source.

15. That the respective rights and obligations of the parties shall continue until the supplied decides to terminate their participation in the Well Agreement. At such time a written statement of termination will be filed at the Klamath County Clerk. Upon termination of participation in this Agreement, the supplied party shall have no further right to the use of the well. The terminated parties shall disconnect their respective lateral connection from said well system and shall have no further obligation to pay or collect for maintenance and related expenses incurred thereafter. The costs of disconnection from the well and water system shall be borne by the owner of the pertinent parcel.

19. That the term of this Agreement shall be perpetual, except as herein limited.

20. That the benefits and burdens of this Agreement shall constitute a covenant running with the parcels of land herein described and shall be binding upon the heirs, successors in title and assigns of the parties hereto.

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21. Any dispute under this Agreement shall be required to be resolved by binding arbitration of the parties hereto. If the parties cannot agree on an arbitrator, each party shall select one arbitrator and both arbitrators shall then select a third. The third arbitrator so selected shall arbitrate said dispute. The arbitration shall be governed by the rules of the American Arbitration Association then in force and effect.

Witness our signatures this the 3 day of August, 2021.

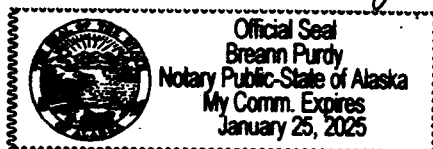
Samuel A. Ramirez
Samuel A. Ramirez,

Rebecca D. Henker-Ramirez
Rebecca D. Henker-Ramirez

State of Alaska)
) ss.
1st Judicial District)

Personally appeared before me Samuel A. Ramirez and Rebecca D Henker-Ramirez and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 3 day of August, 2021



Breann Purdy
Notary Public for Alaska
My Commission expires: January 25, 2025

M. Ramirez
Margaret M. Ramirez,

M. Rosebrook
Molly Rosebrook

State of Oregon)
) ss.
County of Lane)

Personally appeared before me Margaret M. Ramirez and Molly Rosebrook and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 4th day of August, 2021



Alicia Rae Houck
Notary Public for Oregon
My commission expires: June 21, 2025

21. Any dispute under this Agreement shall be required to be resolved by binding arbitration of the parties hereto. If the parties cannot agree on an arbitrator, each party shall select one arbitrator and both arbitrators shall then select a third. The third arbitrator so selected shall arbitrate said dispute. The arbitration shall be governed by the rules of the American Arbitration Association then in force and effect.

Witness our signatures this the 3 day of August, 2021.

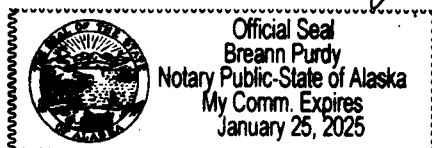
Samuel A. Ramirez
Samuel A. Ramirez,

Rebecca D. Henker-Ramirez
Rebecca D. Henker-Ramirez

State of Alaska)
) ss.
1st Judicial District)

Personally appeared before me Samuel A. Ramirez and Rebecca D Henker-Ramirez and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 3 day of August, 2021



Breann Purdy
Notary Public for Alaska
My Commission expires: January 25, 2025

Margaret M. Ramirez,

Molly Rosebrook

State of Oregon)
) ss.
County of _____)

Personally appeared before me Margaret M. Ramirez and Molly Rosebrook and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this _____ day of _____, 2021

Notary Public for Oregon
My commission expires: _____