

Parks + Ratliff
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2021-012587

Klamath County, Oregon



00285786202100125870050051

08/18/2021 11:02:32 AM

Fee: \$102.00

After recording, return to:
Barron Knoll
10227 Crystal Springs Rd.
Klamath Falls, OR 97603

EASEMENT AGREEMENT

This Agreement is made this 16 day of August, 2021, Twelve K's Land, LLC (aka Twelve Ks Land, LLC) an Oregon limited liability company ("First Party") and William J. Hammerich ("Second Party").

RECITALS

- A. WHEREAS, First Party owns the real property described on Exhibit A (herein, "Parcel A"); and
- B. WHEREAS, Second Party owns the real property described on Exhibit B (herein, "Parcel B"); and
- C. WHEREAS, Second Party has agreed to grant First Party an easement over a portion of Parcel B to access the haybarn located adjacent to the northern part of said parcel.

WITNESSETH

NOW THEREFORE, in consideration of the terms and conditions set forth herein, and in consideration of \$1.00, the receipt of which is hereby acknowledged, Second Party grants to First Party an easement

1. **Location.** The location of the easement is the existing road loop that goes around an existing building that is located in the northwest corner of Parcel B, and an open area of land that is the northern forty-five feet (45') of Parcel B.
2. **Use.** The use of the easement is for ingress and egress to load and unload hay and other agricultural commodities, and for agricultural equipment or other items that are stored in the existing haybarn that is adjacent to the northern boundary of Parcel B.
3. **Perpetual and Non-Exclusive.** The easement created by this Agreement benefit Parcel A and burden Parcel B, are perpetual and permanent, and shall run with the land, binding the heirs, successor, and assigns. The easement created by this Agreement are non-exclusive.
4. **Liability.** First Party assumes all risk that derives from use of the easement, and will hold harmless and indemnify Second Party against any and all claims of whatever nature of a third party that result from use of the easement.

5. **Representation.** This easement was prepared by PARKS & RATLIFF, PC, in their capacity for First Party, and in this transaction, said law firm only represents First Party.

DATED this 16 day of August, 2021.

FIRST PARTY:

Twelve Ks Land, LLC:

Barron W. Knoll
Barron W. Knoll, Manager

Kristen H. Knoll, manager
Kristen H. Knoll, Manager

SECOND PARTY:

William J. Hammerich
William J. Hammerich

STATE OF OREGON, County of Klamath) ss.

SUBSCRIBED AND ACKNOWLEDGED before me this 13 day of August, 2021, by Barron W. Knoll.



[Signature]
Notary Public for Oregon

My commission expires: JANUARY 07, 2025

STATE OF OREGON, County of Klamath) ss.

SUBSCRIBED AND ACKNOWLEDGED before me this 13 day of August, 2021, by Kristen H. Knoll.

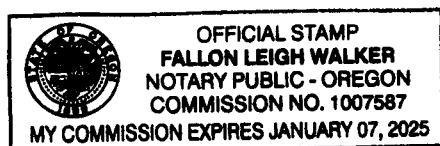


[Signature]
Notary Public for Oregon

My commission expires: JANUARY 07, 2025

STATE OF OREGON, County of Klamath) ss.

SUBSCRIBED AND ACKNOWLEDGED before me this 16 day of August, 2021, by William J. Hammerich.



[Signature]
Notary Public for Oregon

My commission expires: JANUARY 07, 2025

EXHIBIT "A"

367680AM

The Southeast 1/4 of the Southwest 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian.

The Northwest 1/4 of the Southwest 1/4 and that portion of the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian lying North of the property conveyed to Klamath Falls Creamery, Inc., dated February 26, 1927 recorded February 28, 1927 in Volume 74, page 375, Deed Records of Klamath County, Oregon.

AND

Beginning at a point in the middle of the Klamath Falls-Lakeview State Highway, said point being 285 feet North of the corner to Section 8, 9, 16 and 17, Township 39 South, Range 10 East of the Willamette Meridian, thence South 55°35' East 505 feet along said Highway to line between Sections 9 and 16; thence South 89°45' East 915; thence North 553 feet; thence North 79°47' West 1410.03 feet; thence South 23°5' West 400 feet to the middle of said Highway; thence South 55°35' East 257 feet to the place of beginning, subject to right of public Highway.

AND

Beginning at the 1/4 section corner, which is a stone marked 1/4 on the North line of Section 16, Township 39 South, Range 10 East of the Willamette Meridian; thence West along the North line of said Section 16, 2177 feet to the Northerly right of way line of the Klamath Falls-Lakeview Highway; thence Southeasterly along the Northerly right of way of said Highway, 2567 feet to a point on the East line of the Northwest 1/4 of said Section 16, thence North along the East line of said Northwest 1/4 1360 feet to the place of beginning, being in the Northwest 1/4 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian.

EXCEPTING AND RESERVING from the above described land the following:

Beginning at the West 1/4 corner of said Section 9; thence South 85°56'24" East along the North line of said NW1/4 SW1/4, 208.00 feet; thence South 00°06'00" West 625.40 feet; thence North 89°56'24" West 208.00 feet, more or less to a point on the West line of said NW1/4 SW1/4; thence North 00°06'00" East 625 feet to the point of beginning.

EXCEPTING AND RESERVING from the above described land the following:

A piece of parcel of land situate in Sections 9 and 16, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 iron pin from which the center 1/4 corner of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon bears North 31°42'05" East 2,816.0 feet; thence North 89°15' West 332.35 feet to a 5/8 iron pin; thence South 2°02'25" West 182.8 feet to a 5/8 iron pin; thence South 34°49'15" West 273.55 feet to a 5/8 iron pin in the Northerly right of way fence of State Highway No. 140 as the same is presently located and constructed; thence South 57°41'55" East along said right of way fence 599.75 feet to a 5/8" iron pin; thence North 1°01'15" West 706.15 feet to the point of beginning.

FURTHER AND EXCEPTING AND RESERVING the tract of land in the NW1/4 of the SW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of the NE1/4 of the SW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian and running thence South 470 feet; thence West 470 feet; thence North 470 feet; thence East 470 feet to the point of beginning.

EXHIBIT B

A piece or parcel of land situate in Sections 9 and 16, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin from which the Center 1/4 corner of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, bears North 31° 42' 05" East 2,816.0 feet; thence North 86° 15' West, 332.35 feet to a 5/8" iron pin; thence South 2° 02' 25" West, 182.8 feet to a 5/8" iron pin; thence South 34° 49' 15" West, 273.55 feet to a 5/8" iron pin in the Northerly right of way fence of State Highway No. 140 as the same is presently located and constructed; thence South 57° 41' 55" East, along said right of way fence 599.75 feet to a 5/8" iron pin; thence North 1° 01' 15" West, 706.15 feet to the point of beginning.