



00288856202100152840030038

10/12/2021 10:23:17 AM

Fee: \$92.00

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

Returned at Counter

## EASEMENT GRANT

In consideration of \$1.00 and other valuable consideration, the receipt of which is hereby acknowledged, GENE WEBB and PAMELA L. WEBB, Trustees, or their Successors in Trust, under the WEBB FAMILY TRUST dated September 20, 2005, and any amendments thereto ("Grantors"), hereby grant to BARRON W. KNOLL and KRISTEN H. KNOLL, husband and wife ("Grantees"), an exclusive easement for a water distribution system further described as follows:

1. **Benefited Land.** The easement benefits land that is either adjacent to or in the vicinity of Grantors' property that is owned by Barron W. Knoll and Kristen H. Knoll, or any entity that is owned and/or controlled by them or their children, subject to the limitation set forth in Paragraph 5.

2. **Burdened Land.** The easement burdens Grantors' real property described on the attached Exhibit A, which is incorporated herein by reference.

3. **Nature of Easement.** The easement is for a water distribution system, which is comprised of above-ground mainline and any pump or booster system to allow irrigation water to be moved from Grantees' property to other properties that are currently (or in the future) owned or leased by Grantees. The easement also includes the right of ingress and egress to install, maintain, and service the water distribution system. Grantees may, but are not obligated to, bury any portion of the mainline at their discretion.

4. **Location of Easement.** The easement is a strip of land approximately fifteen feet (15') in width that runs along the entire edges of the eastern and southern boundaries of Grantors' parcel.

5. **Duration of Easement.** The easement is appurtenant to Grantors' real property and runs with the land, but is personal to Grantees, their children, and any entity that is owned and/or controlled by any of them. Grantees may not sell or assign their interests in the easement to a third party, other than to their children or any entity that is owned and/or controlled by either Grantees and/or their children, and if such purported sale or assignment occurs, then this easement is automatically terminated and is of no further force or effect.

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6. **Liability for Easement.** Grantees assume all risks that derive from use of the easement, and will hold harmless and indemnify Grantors against any and all claims of whatever nature of a third party that result from use of the easement.

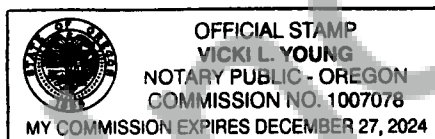
DATED this 11<sup>th</sup> day of October, 2021.

Gene Webb  
Gene Webb, Trustee

Pamela L. Webb  
Pamela L. Webb, Trustee

STATE OF OREGON, County of Klamath ) s.

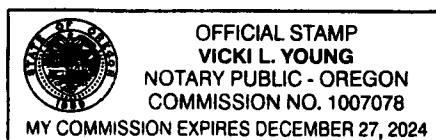
SUBSCRIBED AND ACKNOWLEDGED before me this 11<sup>th</sup> day of  
October, 2021, by Gene Webb, who personally appeared.



Vicki L. Young  
Notary Public for Oregon  
My commission expires: 12-27-24

STATE OF OREGON, County of Klamath ) s.

SUBSCRIBED AND ACKNOWLEDGED before me this 11<sup>th</sup> day of  
October, 2021, by Pamela L. Webb, who personally appeared.



Vicki L. Young  
Notary Public for Oregon  
My commission expires: 12-27-24

EXHIBIT "A"

Beginning at the northwest corner of Section Twenty-nine, Township Thirty-nine South, Range Ten East of the Willamette Meridian, thence North 89 degrees, 40 minutes East 4,164.3 feet to the line of the U.S. right of way limits for the Lost River Diversion Reservoir; thence along said line South 38 degrees, 36 minutes West 256 feet; thence along said line South 53 degrees, 59 minutes West 616.3 feet; thence South 38 degrees, 30 minutes West 375 feet; thence South 17 degrees, 37 minutes West 162.9 feet; thence South 89 degrees, 40 minutes West 3,226.7 feet to an intersection with the West line of Section Twenty-nine; thence North along said Section line 1,004.7 feet to the place of beginning lying in the Fractional part of the North half of the northwest quarter and the Fractional part of Lot one of Section Twenty-nine, Township and Range aforesaid.

LESS AND EXCEPTING any of the following land lying in the above described parcel: Beginning at an iron pin at the intersection of the westerly right-of-way line of the Lost River Diversion Reservoir and the South right-of-way line of the County Road; said point being East measured along the North line of said Section 29 a distance of 4149 feet and South a distance of 30 feet from the northwest corner of said Section 29; thence West along the South line of the County Road a distance of 290.0 feet to an iron pin; thence South at right angles to the County Road a distance of 175.0 feet to an iron pin; thence East parallel with the County Road a distance of 200.0 feet to an iron pin on the westerly right-of-way line of the Lost River Diversion Reservoir; thence northeasterly along the westerly right-of-way line of the Lost River Diversion Reservoir to the point of beginning.