

Reuben Grandon
Returned at Counter

2021-015481

Klamath County, Oregon



00289065202100154810090096

10/13/2021 03:43:31 PM

Fee: \$122.00

AFTER RECORDING RETURN TO:
MOUNTAIN AND LAKE VIEW PROPERTIES, LLC
856 COLE STREET
ENUMCLAW, WA 98022

UNTIL A CHANGE IS REQUESTED ALL
TAX STATEMENTS SHALL BE SENT TO
THE FOLLOWING ADDRESS:
SAME AS ABOVE

RECIPROCAL ACCESS EASEMENT AGREEMENT

THIS RECIPROCAL ACCESS EASEMENT AGREEMENT (THIS "AGREEMENT") IS BETWEEN MOUNTAIN AND LAKE VIEW PROPERTIES, LLC, AN OREGON LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS "M&LV", MOUNT SHASTA VIEW, LLC, AN OREGON LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS "SHASTA", AND CHRISTOPHER DAVID EDELBECK, HEREINAFTER REFERRED TO AS "EDELBECK", ALL CURRENT OWNERS OF THE PROPERTIES AFFECTED BY THE RECIPROCAL EASEMENT RECORDED IN INSTRUMENT NUMBER 1992-24107, KLAMATH COUNTY OFFICIAL RECORDS, EFFECTIVE THIS 19th DAY OF AUGUST 2021.

RECITALS

- A. M&LV IS THE OWNER OF THE REAL PROPERTY LOCATED IN KLAMATH COUNTY, OREGON DESCRIBED AS PARCELS 2-7 IN INSTRUMENT NUMBER 2019-07303, KLAMATH COUNTY OFFICIAL RECORDS. ("M&LV PROPERTY").
- B. SHASTA IS THE OWNER OF THE REAL PROPERTY LOCATED IN KLAMATH COUNTY, OREGON DESCRIBED AS PARCEL 1 IN INSTRUMENT NUMBER 2019-07303, KLAMATH COUNTY OFFICIAL RECORDS ("SHASTA PROPERTY").
- C. EDELBECK IS THE OWNER OF THE REAL PROPERTY LOCATED IN KLAMATH COUNTY, OREGON DESCRIBED IN INSTRUMENT NUMBER 2020-09995, KLAMATH COUNTY OFFICIAL RECORDS. ("EDELBECK PROPERTY").
- D. ALL THREE PROPERTIES ARE SUBJECT TO A RECIPROCAL ACCESS EASEMENT AS RECORDED IN INSTRUMENT NUMBER 1992-24107, KLAMATH COUNTY OFFICIAL RECORDS.
- E. THE PARTIES AGREE THAT A PORTION OF THE EASEMENT IS IN A LOCATION THAT IS UNDESIRABLE FOR FUTURE DEVELOPMENT OF THE PROPERTIES.
- F. THE PARTIES DESIRE THAT THIS PORTION OF THE EASEMENT BE TERMINATED AND DESIRE TO ESTABLISH A REPLACEMENT RECIPROCAL ACCESS EASEMENT FOR THAT PORTION.

AGREEMENT

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES AND OBLIGATIONS CONTAINED HEREIN, AND OTHER VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, THE PARTIES, EACH OF WHOM ARE REFERRED TO AS "GRANTOR/GRANTEE", HERETO AGREE AS FOLLOWS:

177-

1. RELEASE OF EASEMENT RIGHTS:

M&LV, SHASTA, AND EDELBECK, HEREBY RELEASE, RELINQUISH, AND FOREVER QUITCLAIM THE PORTIONS OF THE RECIPROCAL EASEMENT DESCRIBED AS "HIGHWAY 140 ACCESS" IN PARAGRAPH 1.C. AND DEPICTED ON THE ATTACHED EXHIBIT "A" AS THE PORTION LABELLED "C" AND THE PORTION DEPICTED LABELLED "D" RECORDED IN INSTRUMENT NUMBER 1992-24017, KLAMATH COUNTY OFFICIAL RECORDS.

2. GRANT OF EASEMENTS:

M&LV, SHASTA, AND EDELBECK DO HEREBY GRANT UNTO M&LV, SHASTA, AND EDELBECK, THEIR HEIRS, SUCCESSORS AND ASSIGNS, AND M&LV, SHASTA, AND EDELBECK DO HEREBY ACCEPT, A NON-EXCLUSIVE PERPETUAL RECIPROCAL ACCESS EASEMENT OVER THAT PORTION OF THE M&LV PROPERTY DESCRIBED IN THE ATTACHED EXHIBIT "A" AND GENERALLY DEPICTED IN THE ATTACHED EXHIBIT "B" TOGETHER WITH A NON-EXCLUSIVE PERPETUAL RECIPROCAL ACCESS EASEMENT OVER THAT PORTION OF THE EDELBECK PROPERTY DESCRIBED IN THE ATTACHED EXHIBIT "C" AND GENERALLY DEPICTED IN THE ATTACHED EXHIBIT "D", HEREINAFTER REFERRED TO AS THE "REPLACEMENT EASEMENT".

3. TERMS AND CONDITIONS

ALL TERMS AND CONDITIONS OF THAT CERTAIN RECIPROCAL EASEMENT RECORDED IN INSTRUMENT NUMBER 1992-24107, KLAMATH COUNTY OFFICIAL RECORDS, WHICH DO NOT CONFLICT WITH THE SPECIFIC TERMS OF THIS REPLACEMENT AGREEMENT, ARE INCORPORATED HEREIN.

4. COUNTERPARTS:

THIS AGREEMENT MAY BE EXECUTED IN COUNTERPART.

EXECUTED EFFECTIVE, AS OF THE DATE FIRST WRITTEN ABOVE.

[SIGNATURE SHEETS ATTACHED]

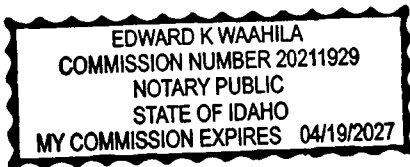
GRANTOR/GRANTEE:

MOUNTAIN AND LAKE VIEW PROPERTIES, LLC,
AN OREGON LIMITED LIABILITY COMPANY

BY: Darrel Dickson
DARREL DICKSON, MANAGER

STATE OF Idaho)
) SS.
COUNTY OF Madison)

PERSONALLY APPEARED BEFORE ME THIS 19 DAY OF August, 2021,
DARREL DICKSON, MANAGER OF MOUNTAIN AND LAKE VIEW PROPERTIES, LLC, AND
ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.



BY: [Signature]
NOTARY PUBLIC FOR Madison County
MY COMMISSION EXPIRES: 4/19/2027

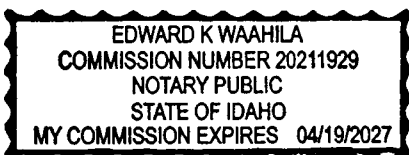
GRANTOR/GRANTEE:

MOUNT SHASTA VIEW, LLC
AN OREGON LIMITED LIABILITY COMPANY

BY: Darrel Dickson
DARREL DICKSON, MANAGER

STATE OF Idaho)
) SS.
COUNTY OF Madison)

PERSONALLY APPEARED BEFORE ME THIS 19 DAY OF August, 2021,
DARREL DICKSON, MANAGER OF MOUNT SHASTA VIEW, LLC, AND ACKNOWLEDGED THE
FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.



BY: [Signature]
NOTARY PUBLIC FOR Madison County
MY COMMISSION EXPIRES: 4/19/2027

[SIGNATURE SHEET CONTINUES ON NEXT PAGE]

GRANTOR/GRANTEE:

CHRISTOPHER DAVID EDELBECK

BY: [Signature]
CHRISTOPHER DAVID EDELBECK

STATE OF California)
COUNTY OF San Luis Obispo) SS.

PERSONALLY APPEARED BEFORE ME THIS 16 DAY OF August, 2021,
CHRISTOPHER DAVID EDELBECK, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE
HIS VOLUNTARY ACT AND DEED.

BY: [Signature]
NOTARY PUBLIC FOR California
MY COMMISSION EXPIRES: Nov 8 2023

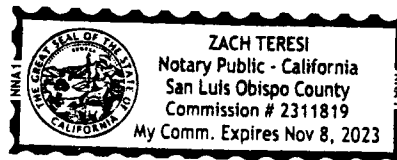


EXHIBIT "A"

A 60.00 FOOT WIDE STRIP OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 SOUTH, RANGE 9 EAST, AND THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, CITY OF KLAMATH FALLS, KLAMATH COUNTY, OREGON, BEING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINES:

CENTERLINE 1:

COMMENCING AT THE NORTHWEST 1/16TH CORNER OF SECTION 6;

THENCE ALONG THE NORTHERLY BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6 SOUTH 89°30'05" WEST 30.01 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID BOUNDARY SOUTH 0°59'38" WEST 125.67 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 749.80 FEET, A TOTAL ANGLE OF 85°55'14", AND A CHORD WHICH BEARS SOUTH 43°57'15" WEST 749.80 FEET;

THENCE SOUTH 86°54'51" WEST 22.44 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 215.22 FEET, A TOTAL ANGLE OF 30°49'42", AND A CHORD WHICH BEARS NORTH 77°40'17" WEST 215.22 FEET;

THENCE NORTH 62°15'26" WEST 362.03 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1200.00 FEET, AN ARC LENGTH OF 333.90 FEET, A TOTAL ANGLE OF 15°56'33", AND A CHORD WHICH BEARS NORTH 54°17'10" WEST 333.90 FEET;

THENCE NORTH 46°18'53" WEST 288.54 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1, SAID POINT BEING THE STARTING POINT OF THE CENTERLINE OF THE SUPPLEMENTAL EASEMENT RECORDED OCTOBER 29, 2003 IN VOLUME M03, PAGE 80315, KLAMATH COUNTY RECORDS;

THENCE ALONG SAID EASEMENT CENTERLINE NORTH 46°18'53" WEST 50.61 FEET;

THENCE CONTINUING ALONG SAID CENTERLINE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 800.00 FEET, AN ARC LENGTH OF 407.62 FEET, A TOTAL ANGLE OF 29°11'38", AND A CHORD WHICH BEARS NORTH 60°54'42" WEST 407.62 FEET;

THENCE CONTINUING ALONG SAID CENTERLINE NORTH 75°30'30" WEST 113.68 FEET;

THENCE CONTINUING ALONG SAID CENTERLINE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 498.50 FEET, AN ARC LENGTH OF 167.28 FEET, A TOTAL ANGLE OF 19°13'37", AND A CHORD WHICH BEARS NORTH 65°53'43" WEST 167.28 FEET TO A POINT "A";

THENCE CONTINUING ALONG SAID CENTERLINE, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 498.50 FEET, AN ARC LENGTH OF 29.32 FEET, A TOTAL ANGLE OF 3°22'12", AND A CHORD WHICH BEARS NORTH 54°35'49" WEST 29.32 FEET TO THE POINT OF TERMINATION OF CENTERLINE 1.

THE SIDELINES OF SAID EASEMENT TO TERMINATE AT RIGHT ANGLES TO SAID CENTERLINE ON THE WESTERLY END AND TO BE LENGTHENED OR SHORTENED SO AS TO TERMINATE ON THE NORTHERLY BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 6 ON THE EASTERLY END.

CENTERLINE 2:

BEGINNING AT POINT A;

THENCE SOUTH 24°43'05" WEST 12.63 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 181.84 FEET, A TOTAL ANGLE OF 52°05'40", AND A CHORD WHICH BEARS SOUTH 1°19'45" EAST 181.84 FEET;

THENCE SOUTH 27°22'34" EAST 626.27 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET, AN ARC LENGTH OF 420.25 FEET, A TOTAL ANGLE OF 63°21'51", AND A CHORD WHICH BEARS SOUTH 4°18'21" WEST 420.25 FEET;

THENCE SOUTH 35°59'16" WEST 135.01 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HIGHWAY 140, SAID POINT BEING THE POINT OF TERMINATION OF CENTERLINE 2.

THE SIDELINES OF SAID EASEMENT TO TERMINATE AT RIGHT ANGLES TO CENTERLINE 2 AT THE NORTHERLY END AND BE LENGTHENED OR SHORTENED SO AS TO TERMINATE ON SAID NORTHERLY RIGHT OF WAY OF HIGHWAY 140 ON THE SOUTHERLY END.

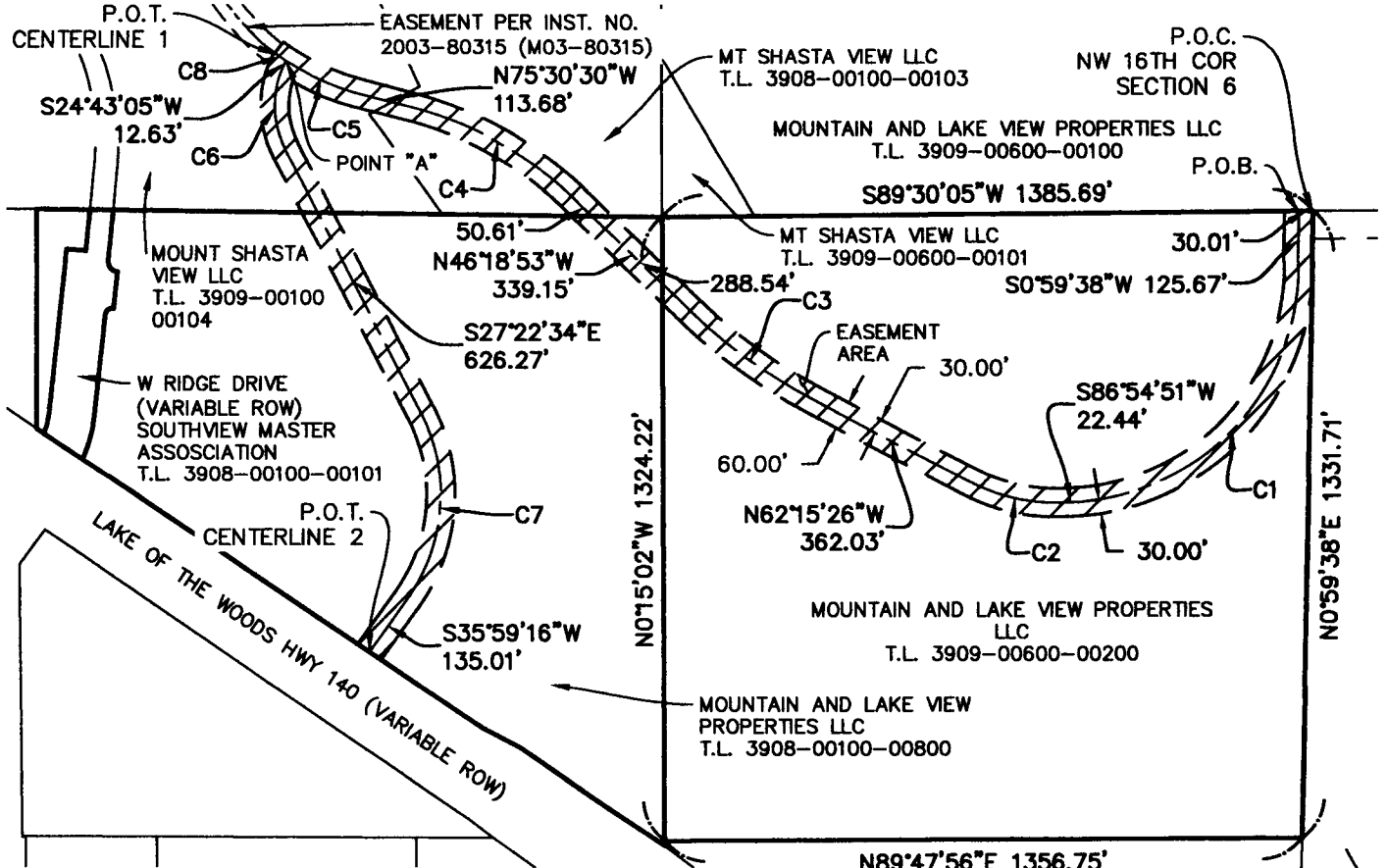
CONTAINS 252,648 SQUARE FEET OR 5.80 ACRES, MORE OR LESS.

THIS PROPERTY IS DEPICTED ON THE ATTACHED MAP TITLED EXHIBIT "B" WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.



EXHIBIT "B"

LOCATED IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 SOUTH, RANGE 9 EAST,
AND THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 8 EAST,
WILLAMETTE MERIDIAN, CITY OF KLAMATH FALLS, KLAMATH COUNTY, OREGON

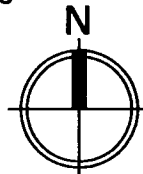


CURVE TALBE

Curve #	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	500.00'	749.80'	85°55'14"	S43°57'15"W	749.80'
C2	400.00'	215.22'	30°49'42"	N77°40'17"W	215.22'
C3	1200.00'	333.90'	15°56'33"	N54°17'10"W	333.90'
C4	800.00'	407.62'	29°11'38"	N60°54'42"W	407.62'
C5	498.50'	167.28'	19°13'37"	N65°53'43"W	167.28'
C6	200.00'	181.84'	52°05'40"	S1°19'45"E	181.84'
C7	380.00'	420.25'	63°21'51"	S4°18'21"W	420.25'
C8	498.50'	29.32'	3°22'12"	N54°35'49"W	29.32'

N89°47'56"E 1356.75'

JERRY A. AND PAT
E. SHUMANN
T.L.
3909-00600-00600



400 FEET

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.O.T. = POINT OF TERMINATION
EASEMENT AREA = 252,648 SQUARE
FEET OR 5.80 ACRES +/-



CIVIL ENGINEERING
& LAND SURVEYING

549 SW MILL VIEW WAY
SUITE 100
BEND, OREGON 97702
(541) 633-3140
www.beconeng.com

FOR:
GREENKEY SOLAR, LLC
3309 NE MARTIN LUTHER
KING JR BLVD #201
PORTLAND, OR 97212

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
DEC. 16, 2009
ERIK J. HUFFMAN
70814

DATE: 05/28/2021

SCALE: 1" = 400'

DRAWN BY: AJH

PROJ: 20175

RENEWES: JUN. 30, 2021

EXHIBIT "C"

LAND LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, CITY OF KLAMATH FALLS, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST 1/16TH CORNER OF SECTION 6;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6 NORTH 89°30'05" EAST 662.43 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE EASEMENT DESCRIBED AS THE "DELAP PIT ROAD ACCESS" EASEMENT IN PARAGRAPH 1.A. RECORDED IN INSTRUMENT NUMBER 1992-24107, KLAMATH COUNTY OFFICIAL RECORDS;

THENCE ALONG SAID EASEMENT BOUNDARY SOUTH 1°43'37" EAST 60.01 FEET;

THENCE LEAVING SAID BOUNDARY ALONG A LINE BEING 60.00 FEET SOUTHERLY AND PARALLEL TO SAID NORTHERLY BOUNDARY OF SAID 1/16TH SECTION SOUTH 89°30'05" WEST 635.27 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID 1/16TH SECTION;

THENCE ALONG SAID BOUNDARY NORTH 0°59'38" EAST 60.02 FEET TO THE POINT OF BEGINNING.

CONTAINS 38,031 SQUARE FEET OR 0.85 ACRES, MORE OR LESS.

THIS PROPERTY IS DEPICTED ON THE ATTACHED MAP TITLED EXHIBIT "B" WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

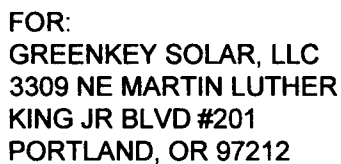


LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6,
TOWNSHIP 39 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, CITY OF KLAMATH
FALLS, KLAMATH COUNTY, OREGON

N0°59'38"E 1331.71'



P.O.B. = POINT OF BEGINNING
EASEMENT AREA = 38,031 SQUARE FEET OR 0.85 ACRES +/-



OREGON
DEC. 16, 2009
ERIK J. HUFFMAN
70814

RENEWS: JUN. 30, 2021