

2022-003281

Klamath County, Oregon



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03/17/2022 08:43:07 AM

Fee: \$107.00

REAL ESTATE EASEMENT AGREEMENT

Kim Hammerich
18425 W. Langell Valley Rd
Bonanza OR
97623

THIS AGREEMENT is made on 2/16/2022, by and between Josefa Arroquero of 13196 E. Langell Valley rd., Bonanza, Oregon 97623, hereinafter ("Grantor"), and Wilmer and Kim Hammerich of 18425 W. Langell Valley rd, Bonanza, Oregon, 97623 hereinafter ("Grantee").

Recitals

- A. The Grantor is the owner of certain real property commonly known as Hay Camp Rd, Oregon, Bonanza 97623 , and more fully described as follows: Hay Camp Rd, (Servient Estate). EXHIBIT A.
- B. The Grantee is the owner of certain real property commonly known as Hay Camp Rd, ("Dominant Estate"). EXHIBIT B.
- C. The Grantee desires to acquire certain rights in the Servient Estate.

1. Grant of Easement

For valuable consideration, Grantor hereby grants to Grantee an easement on and across the following-described portion of the Servient Estate: Hay Camp Rd. EXHIBIT C.

2. Character of Easement

It is the intention of the parties that the easement granted be an easement in gross.

3. Duration and Binding Effect

The easement shall endure 100 years.

4. Purpose of Easement

The easement will benefit the Grantee by providing access to our property.

5. Limitations

It is expressly agreed that the easement, rights, and privileges conveyed to Grantee are limited to providing access to our property.

6. Exclusiveness of Easement

The easement, rights, and privileges granted by this easement are exclusive, and Grantor covenants not to convey any other easement or conflicting rights within the area covered by this grant, or nonexclusive, and Grantor reserves and retains the right to convey similar easement and rights to such other persons as Grantor may deem proper.

7. Grantor's Rights

Grantor also retains, reserves, and shall continue to enjoy the use of the surface of the land subject to this easement for any and all purposes that do not interfere with or prevent the use by Grantee of the easement. Grantor's retained rights include, but are not limited to, the right to build and use the surface of the easement for drainage ditches and private streets, roads, driveways, alleys, walks, gardens, lawns, planting or parking areas, and other like uses. The Grantor further reserves the right to dedicate all or any part of the property affected by this easement to any city for use as

The parties have executed this agreement on the above mentioned date.

GRANTOR:

By: Josefa Arroquero
Josefa Arroquero

Date: 2-18-22

GRANTEE:

By: Wilmer
Wilmer and Kim Hammerich

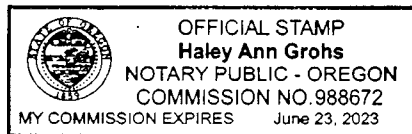
Date: 2/18/22

State of OREGON
County of Klamath

Signed before me on February 18, 2022 by Josefa Arroqueru Kim Hammerich,
Name(s) of individual(s) Wilmer Hammerich.

Haley Grohs
Notary Public - State of Oregon

Official Stamp



Document Description

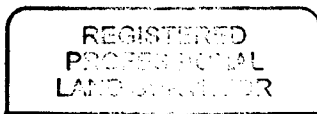
This certificate is attached to page 4 of a Multi Estate Easement Agreement
Type of Document

Dated February 18, 2022 consisting of 7 pages.

Exhibit A – Arroquero Servient Estate

An area of land lying on the NE 1/4 of Section 18, Township 40 South, Range 14 East Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

The West 1/2 of the NE 1/4 of Section 18, less that tract lying on the South end of the above described land and lying South of the drain ditch extending East and West across the Southerly portion of said land, also less the Southerly 30 feet of above described land being a strip 30 feet wide extending due East and West across the SW 1/4 of the NE 1/4 of Section 18, the Southerly line of which said strip runs East and West from the most Northerly point of a drain ditch.



A handwritten signature in cursive script, appearing to read "Andrew A. Paul".

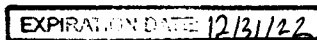
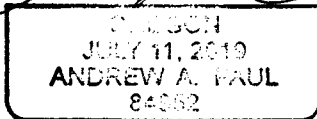
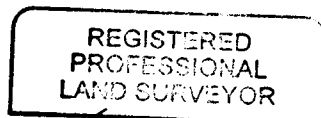


Exhibit B – Hammerich Dominant Estate

An area of land in the SE1/4 of Section 11, S1/2 of Section 12, Section 13 and the NE 1/4 of Section 14, Township 40 South, Range 13 East Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

The SE1/4 of the Se1/4; that portion of the N1/2 of the SE1/4 lying South of Miller Creek as now located; the SW 1/4 of the SE 1/4 except that portion lying Northwesterly of Miller reek as now located; that portion of the S1/2 of the SW 1/4 lying Southeasterly of Miller Creek, all in Section 12, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County Oregon.



A handwritten signature in black ink, appearing to read "Andrew A. Paul", written over the signature stamp.

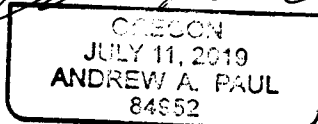


Exhibit C – Arroquero Easement Area

An area of land being the NE 1/4 of Section 18, Township 40 South, Range 14 East Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

The Northerly 40.00 of the land described in Volume m86, page 4497 Klamath County Deed records, lying Southerly and parallel to the USBR E Lateral.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 11, 2019
ANDREW A. PAUL
84952

EXPIRATION DATE: 12/31/22