

2022-003282

Klamath County, Oregon



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03/17/2022 08:43:20 AM

Fee: \$107.00

John Bath
13798 E Langell valley Rd
Bonanza OR
97623

REAL ESTATE EASEMENT AGREEMENT

THIS AGREEMENT is made on 2/16/2020, by and between John Bath of 13798 E. Langell Valley rd., Bonanza, Oregon 97623, hereinafter ("Grantor"), and Kim and Wilmer 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 13798 E. Langell Valley rd., Bonanza, Oregon, 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 Oregon, 18425 W. Langell Valley rd., Bonanza Kim and Wilmer Hammerich, _____, ("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 appurtenant to the Dominant Estate, in that the easement benefits the use and enjoyment of the Dominant Estate by Providing access to our property.

3. Duration and Binding Effect

The easement shall endure 100 years. This Agreement is made expressly for the benefit of, and shall be binding on, the heirs, personal representatives, successors in interest, and assigns of the respective parties.

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

or to compel the recording of a release, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorney's fees, and costs.

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

GRANTOR:

By: John Bath
John Bath

Date: 2/16/22

GRANTEE:

By: Kim and Wilmer Hammerich
Kim and Wilmer Hammerich

Date: 2/16/22

State of OREGON
County of Klamath

Signed before me on February 14, 2022 by John Bath, 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 41 of a Real Estate Easement Agreement
Type of Document

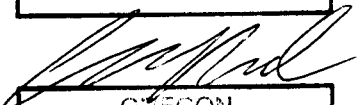
Dated February 14, 2022, consisting of 7 pages.

Exhibit A – Bath Servient Estate

An area of land in the North 1/2 of Section 18, Township 40 South, Range 14 East, Willamette Meridian, Klamath County, Oregon. Being more particularly described as follows:

Lots 1 and 2, and the East 1/2 of the NW 1/4, NE 1/4 of the SW 1/4, and the Southerly 30 feet of the land conveyed to O.D. Devaul et ux by Lloyd Gift et ux., by deed Vol. 171, page 503, being a strip of land 30 feet in width extending due East and West across the SW 1/4 of the NE 1/4, the Southerly line of which said strip of land runs due East and West from the Northerly point of a drain ditch now constructed across said SW 1/4 of the NE 1/4. Saving and excepting that portion conveyed to United States of America by deed Vol. 64, page 271.

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 11, 2019
ANDREW A. PAUL
84952

EXPIRATION DATE: 12/31/22

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.

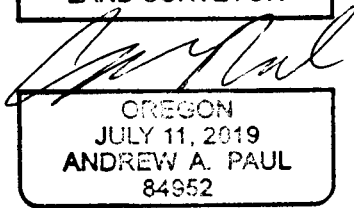
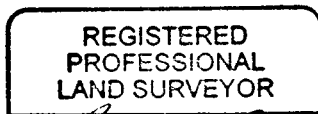
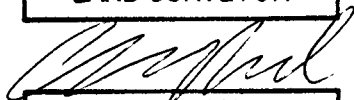


Exhibit C – Bath Easement Area

An area of land in the North 1/2 of Section 18, Township 40 South, Range 14 East, Willamette Meridian, Klamath County, Oregon. Being more particularly described as follows:

The Northerly 40.00 feet of the land described in Volume m86, page 2691, Klamath County Deed records, lying Southerly and parallel to the USBR E-3 lateral.

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OREGON
JULY 11, 2019
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84952

EXPIRATION DATE: 12/31/22

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