

Returned at Counter
City of Klamath Falls

2022-012548

Klamath County, Oregon



10/21/2022 09:08:47 AM

Fee: \$92.00

AFTER RECORDING RETURN TO GRANTOR

GRANTOR:

Joshua C. Nielson
688 Old Fort Road
Klamath Falls, OR 97601

GRANTEE:

David and Katherine Blanchard
D & K Blanchard Revocable Living Trust
975 N. Alameda Avenue
Klamath Falls, OR 97601

WATER LINE - EASEMENT

JOSHUA C. NIELSEN, GRANTOR, grants to DAVID and KATHERINE BLANCHARD, AS TENANTS BY THE ENTIRETY (D&K BLANCHARD REVOCABLE LIVING TRUST), GRANTEE, a perpetual easement for the installation and maintenance of water mains and water facilities in the following location:

See Attached Description in Exhibit 'A' and Location Map on Exhibit 'B'

Said Easement is for the purpose of constructing, reconstructing, maintaining, using, operating and repairing pipeline facilities of the water system of Grantee together with the right to make such excavation therein as Grantee may require and deem convenient for the installation, repair or maintenance of such facilities; including such reasonable right of ingress and egress to and from such Easement as may be necessary to carry out its purposes. No other facility shall be placed within five (5) feet of the water main when running parallel to or within one (1) foot when crossing perpendicular to the water main.

Grantor reserves the right to use and possess such land within the Easement as shall not interfere with Grantee's use thereof for the purposes above set forth, and Grantor shall not cause any buildings or permanent structures to be constructed over any part of the Easement without Grantee's consent.

Consideration. Grantee has paid to Grantor the sum of zero dollars. *The actual consideration for this transfer consists of or includes other property or value given which is part of the whole consideration.*

This Easement touches and concerns the land and is intended to bind Grantor, its heirs, successors and assigns.

DATED this 20th day of October, 2022.

By [Signature]
Joshua C. Nielson – Grantor

STATE of Oregon)
County of Klamath)ss.

On October 20, 2022, personally appeared Joshua C. Nielson, who, being first duly sworn, did acknowledge that he is the property owner/Grantor as referenced, and that the foregoing instrument was signed of his voluntary act and deed.

WITNESS my hand and official seal.

Nickole Marie Barrington
SIGNATURE OF NOTARY PUBLIC
Notary Public for Oregon
My Commission Expires: 6/21/2025

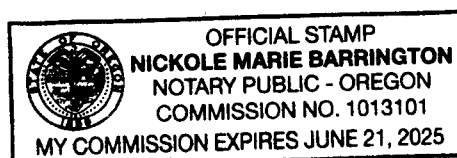
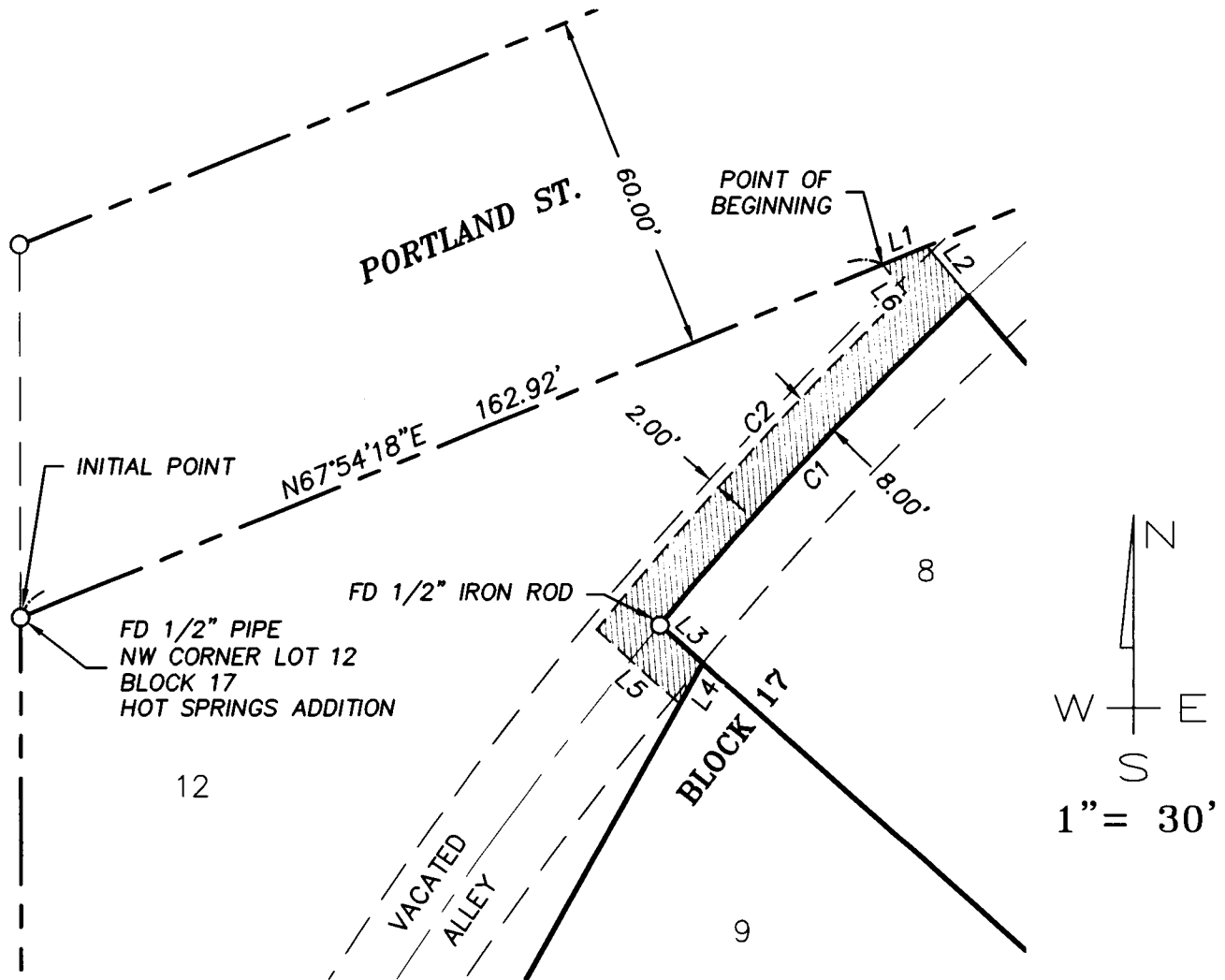


Exhibit A

A strip of land, eight feet (8') in width, situated in the NE1/4 of the SE1/4 of Section 29, Township 38 South, Range 09 East of the Willamette Meridian and being a portion of Lot 12 and vacated alley of Block 17 of Hot Springs Subdivision, a duly recorded subdivision on file at the Klamath County Clerk's Office. Said strip of land being more particularly described as follows:

Commencing at a 1/2 inch iron pipe, Being the Northwest corner of said Lot 12, at the intersection of Portland Street and Crescent Avenue, thence along the Southerly right of way line of Portland Street, North 67°54'18" East, 162.92 feet to the True Point of Beginning of this description; thence continuing along said Southerly right of way line, North 67°54'18" East, 8.43 feet; thence leaving said Southerly right of way line, South 40°27'47" East, 11.24 feet, to the centerline of said vacated alley of Block 17; thence Southwesterly, along the centerline of said vacated alley of Block 17, along a 653.85 foot radius curve to the left, through a central angle of 6°11'32" (the chord of which bears South 43°00'10" West, 70.63 feet), an arc length of 70.67 feet; thence South 48°13'55" East, 10.00 feet, to the Northeasterly corner of Lot 9 of said Hot Springs Subdivision; thence South 29°01'40" West, 8.20 feet; thence North 48°13'55" West, 19.51 feet; thence Northeasterly, along a 661.85 foot radius to the right, through a central angle of 6°54'16", (the chord of which bears North 42°41'18" East, 79.71 feet) an arc length of 79.76 feet; thence North 40°27'47" West, 6.31 feet to said Southerly right of way line of Portland Street and the point of beginning.

EXHIBIT B



Curve Table

Curve #	Radius	Length	Delta	Ch. Direction	Ch. Length
C1	653.85'	70.67'	$6^{\circ}11'32''$	$S43^{\circ}00'10''W$	70.63'
C2	661.85'	79.76'	$6^{\circ}54'16''$	$N42^{\circ}41'18''E$	79.71'

Line Table

Line #	Direction	Length
L1	$N67^{\circ}54'18''E$	8.43'
L2	$S40^{\circ}27'47''E$	11.24'
L3	$S48^{\circ}13'55''E$	10.00'
L4	$S29^{\circ}01'40''W$	8.20'
L5	$N48^{\circ}13'55''W$	19.51'
L6	$N40^{\circ}27'47''W$	6.31'

R-C
RHINE-CROSS
GROUP

RHINE-CROSS GROUP LLC

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