



04/11/2023 12:01:34 PM

Fee: \$92.00

Returned at Counter

GRANTOR:
Holz Enterprises, LLC
P.O. Box 181620
Coronado, CA 92178

GRANTEE:
Klamath County
305 Main Street
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
Klamath County Public Works
305 Main Street
Klamath Falls, OR 97601

EASEMENT FOR PUBLIC PEDESTRIAN ACCESS

Holz Enterprises, LLC, Grantor, does hereby grant unto the County of Klamath, hereinafter called the "County", a perpetual, easement for the purpose of public pedestrian access in, into, upon, over, across and under a strip of land situated in Klamath County, Oregon and legally described and depicted by the following, attached hereto and incorporated herein (the "Easement Area"):

- See attached Exhibit A Legal Description and;
- See attached Exhibit B Drawing for Legal Description

Additional terms of the Easement are as follows:

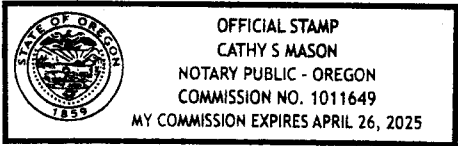
1. Said easement is for the purpose of maintaining Public Pedestrian Access along a Public Street. Grantor shall not erect any buildings or structures within the Easement Area that would inhibit access to the Public. Grantor agrees that all initial construction of public improvements for pedestrian access shall be by the Grantee and any subsequent maintenance of improvements shall be borne by the Grantor as specified in ORS 368.910. Grantor shall also be responsible for landscape and surface maintenance within the easement. County's use of the easement shall not unreasonably interfere with Grantor's use of its property.
2. The Grantor does hereby agree to defend, hold harmless, and indemnify the County, its successors and assigns, from any claim of liability or any other claim involving the sidewalks, or arising out of the County's use of the easement described above.
3. This Easement, and the rights and obligations granted and imposed herein, shall run with the Property, including any division or partition of the Property. The rights, covenants and obligations of this Easement shall bind, burden and/or benefit all subsequent purchasers of the Property, the County, and the heirs, successors and assigns of both.

Dated this 31ST day of MARCH, 2023

GRANTOR: Holz Enterprises, LLC
By: [Signature], its Manager

STATE OF Oregon)
) ss.
County of Klamath)

On March 31, 2023, personally appeared John Wood, who, being first duly sworn, did acknowledge that he is the Manager of Holz Enterprises, LLC, that the foregoing instrument was signed on behalf of Holz Enterprises, LLC, that he/she is authorized to execute this instrument and that this instrument is the voluntary act and deed of that entity.



WITNESS my hand and official seal.
Cathy S. Mason
SIGNATURE OF NOTARY PUBLIC
Notary Public for State of Oregon
My Commission Expires: April 26, 2025

EXHIBIT A

EASEMENT LEGAL DESCRIPTION

An easement for the purposes of maintaining Public Pedestrian Access being a portion of Parcel 1, as said Parcel is shown upon that certain map entitled "Land Partition 43-17", recorded October 5, 2018 under Recording Number 2018-12228, Klamath County Records, being more particularly described as follows:

BEGINNING at a 5/8" iron pin, also being the Southeast corner of Parcel 1 of Land Partition 43-17; thence North 00°33'14" West a distance of 20.12 feet; thence Southwesterly along a curve to the right, from a point with a radial bearing of South 89°26'46" West, having a radius of 20.00 feet, through with a central angle of 90°20'20", an arc length of 31.53 feet, to a point with a radial bearing of South 00°12'54" East; thence South 89°47'06" West a distance of 20.12' to the point of beginning.

Containing a total of 87 square feet, more or less.

Then Basis of Bearing of this description is the south line of said Parcel 1 of Land Partition 43-17.

Taxlot: 3910-006CC-01000

Date: March 31, 2023

MSM Project # 1165-21

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
SEPTEMBER 13, 2016
MICHELLE MCBRIDE
91128PLS

EXPIRATION DATE: 12/31/2024

SIERRA HEIGHTS DRIVE

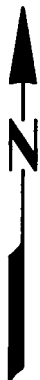


EASEMENT AREA

HILYARD AVE

500°12'54"E (R)

5/8" IRON PIN
PER TRACT 1383



Michael M. Bruch

EXPIRATION DATE: 12/31/2024



P.O. Box 1885, Klamath Falls, OR 97601 • o. (541) 887-2446
michelle@mcbridesurveying.com • www.mcbridesurveying.com

SHEET
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PROJECT NO.
1165-21