

2024-000412

Klamath County, Oregon



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01/16/2024 08:59:56 AM

Fee: \$87.00

RETURN TO:

County Clerk
Klamath County
305 Main Street
Klamath Falls, OR 97601

EASEMENT DOCUMENT PREPARED BY:

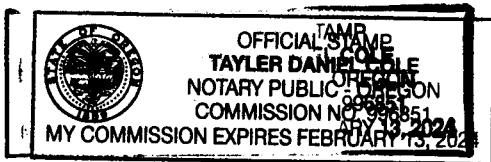
Rhine-Cross Group LLC
112 N 5th Street,
Klamath Falls, OR 97601

Release of Easement

RELEASE OF 30' ACCESS AND UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Joseph J. Bair Jr., in the County of Klamath and State of Oregon, for and in consideration of Zero Dollar (\$0.00) and other good and valuable consideration, the receipt of which is hereby confessed, does hereby release and relinquish any rights or interest whatsoever that Joseph J. Bair Jr, for himself or his heirs may have in and to the 30' Access and Utility Easement as highlighted on Parcel 1 of Tentative Land Partition 31-23.

Dated this 15 day of January, 2024



KLAMATH COUNTY, OREGON

By: Joseph J. Bair
Joseph J. Bair

ATTEST: Taylor Cole

STATE OF OREGON }
 }ss.
COUNTY OF KLAMATH FALLS }

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that TC, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said County, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15 day of JANUARY A.D., 2024.

Taylor Cole
Notary Public

My commission expires: FEB 13, 2024

TENTATIVE LAND PARTITION 31-23
BEING A REPLAT OF PARCEL 1 OF LAND PARTITION 25-03
SITUATED IN THE NE1/4 SE1/4 OF SECTION 12, T39S, R09E W.M.
KLAMATH COUNTY, OREGON

SITE

VICINITY MAP
NOT TO SCALE

LEGEND:

- FOUND MONUMENT PER CS 6918 (LP 25-03)
 - 5/8" REBAR W/YELLOW PLASTIC
CAP STAMPED "RHINE-CROSS GROUP LLC",
TO BE SET WITH APPROVAL OF FINAL PLAT
 - PROPOSED PARCEL LINES
 - - - EASEMENT LINE
 - RIGHT OF WAY LINE
- BASIS OF BEARINGS IS PER THE OREGON
COORDINATE REFERENCE SYSTEM
BEND-KLAMATH FALLS ZONE

**PROPOSED
PARCEL 1**
±8.10 ACRES

**PROPOSED
PARCEL 2**
±3.44 ACRES

30' ACCESS AND UTILITY EASEMENT (EXTENDS
TO STATE HWY 39) PER LP 25-03
TO BE VACATED OVER PROPOSED PARCEL 1
PER FINAL PLAT

ACCESS FOR
PROPOSED PARCEL 1
IS FROM WYOMING ST

OREM LN.

30' ACCESS AND UTILITY EASEMENT (EXTENDS TO
STATE HWY 39) PER LP 25-03 TO REMAIN FOR
THE BENEFIT OF PROPOSED PARCEL 2

APPLICANT:
MODOC CONTRACTING CO.
4027 HWY 39
KLAMATH FALLS, OR 97603

SITUS ADDRESS:
4100 HWY 39
KLAMATH FALLS, OR 97603

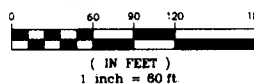
CONSULTANT:
RHINE-CROSS GROUP
112 N 5TH STREET, SUITE 200
KLAMATH FALLS, OR 97601
(541) 851-9405
CONTACT: CALVIN BAKER

JURISDICTION:
KLAMATH COUNTY
305 MAIN ST
KLAMATH FALLS, OR 97601
(541) 883-5121

PROPERTY INFORMATION:
TAX LOT: 3909-0120A-01500

ZONE: LI (LIGHT INDUSTRIAL)
SURROUNDING ZONES: LI (LIGHT INDUSTRIAL)
& RM (MEDIUM DENSITY RESIDENTIAL)
ACREAGE: ±11.54 ACRES
TERRAIN: EVEN LEVEL GROUND
FIRE DISTRICT: K.C.F.D. #1
STREETS/STORM WATER: KLAMATH COUNTY
SANITARY SEWER: SOUTH SUBURBAN
SANITARY DISTRICT
WATER SERVICE: CITY OF KLAMATH FALLS
EXISTING LAND USE: VACANT BARE LAND
PROPOSED LAND USE: RESIDENTIAL USE FOR
PARCEL 1, LIGHT INDUSTRIAL FOR PARCEL 2

GRAPHIC SCALE



SHEET 1 OF 1

SURVEY FOR: MODOC CONTRACTING CO
4027 HWY 39
KLAMATH FALLS, OR 97603

DATE: JULY 2023 PROJECT NO. 2287

REGISTERED
PROFESSIONAL
LAND SURVEYOR

CALVIN OWEN BAKER
RENEWAL DATE: 12-31-25

**R-C
GROUP**

RHINE-CROSS GROUP, LLC
ENGINEERING - SURVEYING - PLANNING
112 N 5th ST - SUITE 200 - P.O. BOX 99
KLAMATH FALLS, OREGON 97601

Phone: (541) 851-9405 Fax: (541) 274-9281 admin@rc-gp.com