

2024-000985

Klamath County, Oregon



00324825202400009850050058

02/07/2024 01:06:42 PM

Fee: \$102.00

## RETURN TO:

Brandsness, Brandsness & Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

**EASEMENT**

Wood River Mercantile, LLC, an Oregon Limited Liability Company (herein after referred to as Wood River Mercantile, LLC) creates the Easement described below for the benefit of the dominant properties described herein. The easement, servient and dominant properties are located in Land Partition 18-23 (hereinafter LP 18-23) situated in the Northeast 1/4 of the Northeast 1/4, Section 21, Township 33 South, Range 7 1/2 East, Willamette Meridian, Klamath County, Oregon.

Wood River Mercantile, LLC, is the record owner of real property in Klamath County, Oregon described in Deed recorded in Klamath County Deed records at 2022-007531, a portion of which is being partitioned in LP 18-23.

Wood River Mercantile, LLC creates two (2) easements for the benefit of parcels created in LP 18-23 as specifically stated herein.

1. An easement shall be created across the following two parcels of property of Wood River Mercantile, LLC:

- (a) Beginning at a point 400 feet West and 800 feet South of the Northeast corner of Section 21, Township 33 South, Range 7 1/2 East of the

Willamette Meridian, Klamath County, Oregon thence East 100 feet; thence South 200 feet; thence West 100 feet; thence North 200 feet to the point of beginning, and;

- (b) Commencing at a point 100 feet East of a stake 400 feet West and 800 feet South of the Northeast corner of Section 21, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, thence East 100 feet; thence South 200 feet; thence West 100 feet; thence North 200 feet to the point of beginning,

The easement shall be for ingress and egress and utilities for the benefit of Parcel 2, LP 18-23, Klamath County, State of Oregon.

- 2. An easement for ingress and egress and utilities shall be created across the following property:

Beginning at a point 400 feet West and 800 feet South of the Northeast corner of Section 21, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon thence East 100 feet; thence South 200 feet; thence West 100 feet; thence North 200 feet to the point of beginning.

Said easement shall benefit the following land:

Commencing at a point 100 feet East of a stake 400 feet West and 800 feet South of the Northeast corner of Section 21, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, thence East 100 feet; thence South 200 feet; thence West 100 feet; thence North 200 feet to the point of beginning,

- 3. The easements shall be the dimensions described on Exhibit "A" attached hereto. The easements shall be effective upon government approval of LP 18-23.

The terms of this easement are as follows:

- A. The easements shall be non-exclusive. The easements

shall be used for road and utility purposes.

B. The servient properties reserve the right to use, construct, reconstruct and maintain the road located upon the easement.


C. Users assume all risks arising out of their use of the easement and the servient properties shall have no liability to the dominant property or others for any condition existing thereon.

D. These easements shall be perpetual and shall not terminate for periods of non-use. Said easements may be terminated upon written agreement by all dominant and servient properties, their heirs, successors and assigns.

E. This easement is created subject to all prior easements or encumbrances of record.

Executed this 6 day of February, 2024.

Wood River Mercantile, LLC, an Oregon  
Limited Liability Company

  
By: Basin Living Arts, LLC, an Oregon  
Limited Liability Company, Managing  
Member

By: Alexander W. Froom, Trustee of the  
Alexander W. Froom Declaration of Trust  
U/A dated August 15, 2014, Sole and  
Managing Member

STATE OF OREGON            )  
                                      ) ss.  
County of Klamath        )

Personally appeared before me this 10<sup>th</sup> day of September,  
2024, the above-named Alexander W. From, and acknowledged the  
foregoing instrument to be his voluntary act and deed.



Faye W. Wolfe  
Notary Public for Oregon  
My Commission expires: 3/16/27

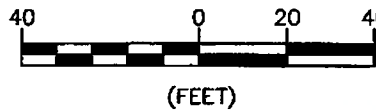
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
SEPTEMBER 11, 2018  
KRAIG MATTHEW BLIM  
92784

EXPIRES: 12/31/23



SCALE: 1" = 40'



(FEET)

S89°57'58"E 100.00'

## LEGEND

- SUBJECT  
PROPERTY LINES
- EASEMENT  
BOUNDARY LINES
- FIRE ACCESS/  
TURNAROUND  
ROADWAY

PARCEL 2  
LP 18-23

POINT OF BEGINNING  
5/8" IRON ROD WITH  
RED PLASTIC CAP MARKED  
"ADKINS ENGINEERING &  
SURVEYING"

N89°57'58"W 25.00'

S00°02'02"W  
33.00'

N89°57'58"W 105.00'

82.00'

82.00'

R = 28.00'

Δ = 55°13'41"

L = 26.99'

LC = N62°21'08"W

25.96'

S00°02'02"W  
34.97'

PARCEL 5  
D.N. 2022-007531

PARCEL 4  
D.N. 2022-007531

S89°57'58"E 25.00'

## EXHIBIT A

ACCESS AND UTILITY EASEMENT  
SITUATED IN THE NORTHEAST 1/4 OF  
THE NORTHEAST 1/4 OF SECTION 21,  
TOWNSHIP 33 SOUTH, RANGE 7 1/2 EAST,  
WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON

**AL ADKINS**  
ENGINEERING & SURVEYING

1435 ESPLANADE AVENUE

KLAMATH FALLS, OR 97601

o / 541.884.4666

w / AdkinsEngineering.com

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12-4-2023

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