



00328829202400041790030038

05/24/2024 03:49:55 PM Fee: \$92.00

Returned at Counter
GRANTOR:
Enterprise Irrigation District
4806 OR Hwy 39
Klamath Falls, OR 97603
GRANTEE:
Renewable Communities, LLC
P.O. Box 181620
Coronado, CA 92178

AFTER RECORDING RETURN TO:
Renewable Communities, LLC
P.O. Box 181620
Coronado, CA 92178

EASEMENT FOR PRIVATE PEDESTRIAN AND VEHICLE ACCESS

Enterprise Irrigation District, hereinafter called the “GRANTOR”, does hereby grant unto Renewable Communities, LLC, hereinafter called the “GRANTEE”, a perpetual easement (the “Easement”) for the purpose of maintaining private pedestrian and vehicle access in, into, upon, over, and across a portion 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:

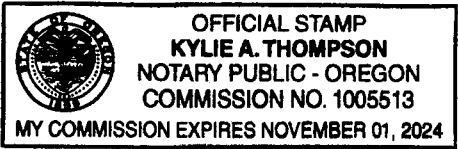
1. Said Easement is for the purpose of maintaining private pedestrian and vehicle access from the adjacent public sidewalk and street to GRANTEE’s adjacent Parcel 3, as said Parcel 3 is shown upon that certain map entitled “Land Partition 43-17”, recorded October 5, 2018 under Recording Number 2018-12228, Klamath County Records (the “Property”). GRANTOR shall not erect any buildings or structures within the Easement Area that would inhibit access to the Property of the GRANTEE. GRANTOR agrees that all initial construction of improvements for private pedestrian and vehicle access upon such Easement shall be by the GRANTEE and any subsequent maintenance of improvements thereof shall be borne by the GRANTEE. GRANTEE shall also be responsible for landscape and surface maintenance within the Easement Area. GRANTEE’s use of the Easement shall not otherwise unreasonably interfere with GRANTOR’s use of its property.
2. The GRANTEE does hereby agree to defend, hold harmless, and indemnify GRANTOR, its successors and assigns, from any claim of liability or any other claim involving the Easement Area, or arising out of the GRANTEE’s use of the Easement Area 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 the GRANTEE and all subsequent purchasers of the Property, the GRANTOR, and the heirs, successors and assigns of both.

Dated this 23 day of May, 2024

GRANTOR:
By: [Signature]

STATE OF Oregon)
County of Klamath) ss.

On May 23rd, 2024, personally appeared Shane McDonnell, who, being first duly sworn, did acknowledge that he is the grantor of Enterprise Irrigation District, that the foregoing instrument was signed on behalf of Enterprise Irrigation District 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.
[Signature]
SIGNATURE OF NOTARY PUBLIC
Notary Public for Oregon
My Commission Expires: Nov. 01, 2024

EXHIBIT A

EASEMENT LEGAL DESCRIPTION

An easement for the purposes of maintaining Private Vehicle Access being a portion of Parcel 3, 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 point being the Northeast corner of Parcel 3 of Land Partition 43-17, also being South 32°21'53" East 5.00 feet of a 5/8 inch rebar, also being the West line of Sierra Heights Drive; thence along said West line North 00°33'14" West a distance of 36.00 feet; thence leaving said line West 22.47 feet to the Southwest right of way line of the Enterprise Irrigation Canal, also being the Northeasterly line of said Parcel 3; thence Southeasterly along said parcel line, South 32°21'53 East 37.62 feet to said 5/8 inch rebar; thence continuing along said parcel line, South 32°21'53 East 5.00 feet to the point of beginning.

Containing a total of 404 square feet, more or less.

Then Basis of Bearing of this description is the east line of said Parcel 3 of Land Partition 43-17.

Taxlot: 3910-006CC-01002

Date: April 24, 2024

MSM Project # 1165-21

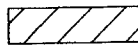
REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
SEPTEMBER 13, 2016
MICHELLE MCBRIDE
91128PLS

EXPIRATION DATE:12/31/2024

PARCEL 3
LP 43-17



EASEMENT AREA

REFERENCE MONUMENT
SET N 32°21'53" W 5.00'
FROM TRUE CORNER
(TREE AT TRUE CORNER)

ENTERPRISE IRRIGATION CANAL

WEST
22.47'

S 32°21'53" E 42.62'

BASIS OF BEARING
N 00°33'14" W 56.91'

NORTHEAST CORNER
OF PARCEL 3 LAND
PARTITION 43-17

SIERRA HEIGHTS DRIVE



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michelle McBride

OREGON
SEPTEMBER 13, 2016
MICHELLE McBRIDE
91128PLS

EXPIRATION DATE: 12/31/2024



McBride
SURVEYING & MAPPING

Michelle McBride, PLS
Klamath Falls, Oregon • o. (541) 887-2446
office@mcbridesurveying.com • www.mcbridesurveying.com

EXHIBIT B FOR PRIVATE VEHICLE
ACCESS EASEMENT

SCALE:
1 in = 20 ft

DATE:
April 24, 2024

PROJECT NO.
1165-21

SHEET
2 of 2