

AFTER RECORDING RETURN TO:
Matthew T. Parks
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls, OR 97601

BETWEEN:
Drew Patzke and Kaitlin Patzke
And Kylie Collom
1847 Bisbee St.
Klamath Falls, OR 97603

AND

Seth A. Cotterman and Janell N. Cotterman
4816 Hilyard Ave.
Klamath Falls, OR 97603

EASEMENT

THIS AGREEMENT, effective this 10th of December, 2024, is by and between Drew Patzke, Kaitlin Patzke, and Kylie Collom hereinafter referred to as "First Party," and Seth A. Cotterman and Janell N. Cotterman, hereinafter referred to as "Second Party".

WITNESSETH:

WHEREAS, the First Party is the record owner of the following described real property in Klamath County, State of Oregon, hereinafter "Parcel A": to-wit:

Parcel 1 of Land Partition 60-04, said Land Partition being a replat of Lot 8 of Olene Hills – Tract 1251, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in the SW1/4 SW1/4 of Section 14; the SE1/4 SE1/4 of Section 15; and the NW1/4 NW1/4 of Section 23, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Property ID No.: 892365
Map Tax Lot No.: 3910-02300-00302

and has the unrestricted right to grant the easement hereinafter described relative to the real estate; and the Second Party is the record owner of the following described real property in that county and state, hereinafter "Parcel B," to-wit:

Parcel 2 of Land Partition 60-04, said Land Partition being a replat of Lot 8 of Olene Hills – Tract 1251, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in the SW1/4 SW1/4 of Section 14; the SE1/4 SE1/4 of Section 15; and the NW1/4 NW1/4 of Section 23, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Property ID No.: 892364
Map Tax Lot No.: 3910-02300-00301

NOW, THEREFORE, in view of the premises and for good and valuable consideration, it is agreed that:

The First Parties hereby grants, assigns, and sets over to the Second Party an easement, to-wit:

A 30-foot-wide easement for access and public utilities on parcel 1 of "Land Partition 60-04", situated in the NW1/4 of Section 23, Township 39 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, the centerline of which is more particularly described as follows:

Beginning at a point that bears South 40°41'57" East a distance of 242.52 feet from the Northwest corner of parcel 1 of Land Partition 60-04, which is also the intersection of lines 20 and 21 of said Land Partition; thence North 35°07'15" East a distance of 30.99 feet; thence along a 102.71 foot curve to the right, with a radius of 650.19 feet, the long chord of which bears north 41°29'11" East a

distance of 102.60 feet; thence North 50°36'51" East a distance of 65.51 feet; thence along a 55.00 foot curve to the left, with a radius of 209.44 feet, the long chord of which bears South 40°41'57" East a distance of 54.84 feet, to the Northerly boundary of said parcel 1.

The basis of bearing for this description is Land Partition 60-04.

As reflected in the attached survey map incorporated herein as 'Exhibit A'.

Second Party shall have all rights of ingress and egress over and across said easement, to and from the real estate for the Second Party's use, enjoyment, operation and maintenance of the easement hereby granted and all rights and privileges incident thereto.

Except as to the rights herein granted, First Party shall have the full use and control of the above-described property identified as Parcel A.

Second Party agrees to save and hold First Party harmless from any and all claims of third parties arising from Second Party's use of the rights herein granted.

This easement shall be a perpetual, non-exclusive, and permanent easement and shall run with the land.


During the existence of this easement, maintenance of the easement and costs of repair of the easement, if damaged by natural disasters or other events for which all holders of an interest in the easement are blameless, shall be the responsibility of the First Party.


During the existence of this easement, holders of an interest in the easement who are responsible for damage to the easement because of negligence or abnormal use shall repair the damage at their sole expense.

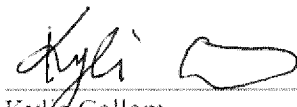
This agreement shall bind and inure to the benefit of, as the circumstances may require, not only the parties hereto but also their respective heirs, executors, administrators, assigns, and successors in interest.

IN WITNESS WHEREOF, the parties have hereunder set their hands and seals the dates set forth hereunder.

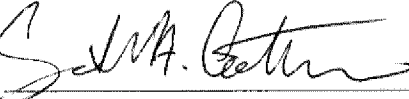
FIRST PARTY

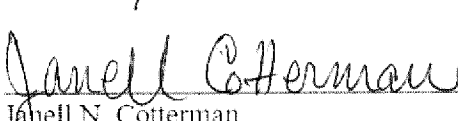

Drew Patzke
Dated: 12-10-2024, 2024


Kaitlin Patzke
Dated: 12-10, 2024


Kylie Collom
Dated: 12/10, 2024

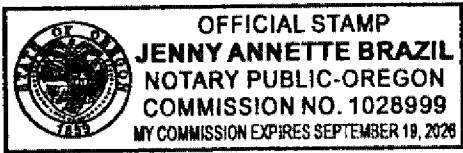
SECOND PARTY


Seth A. Cotterman
Dated: 12/10, 2024


Janell N. Cotterman
Dated: 12/10, 2024

STATE OF OREGON: County of Klamath) ss.

THE FOREGOING EASEMENT was acknowledged before me this 10th day of December, 2024, by Drew Patzke.

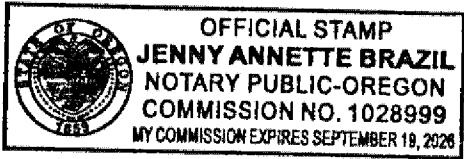



NOTARY PUBLIC FOR OREGON
My Commission expires: 9/19/2028

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[ONE SIGNATURE PAGE TO FOLLOW]

STATE OF OREGON; County of Klamath) ss.

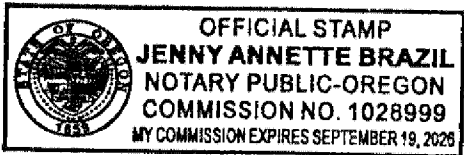
THE FOREGOING EASEMENT was acknowledged before me this 10th day of December, 2024, by Kaitlin Patzke.



[Signature]
NOTARY PUBLIC FOR OREGON
My Commission expires: 9/19/2028

STATE OF OREGON; County of Klamath) ss.

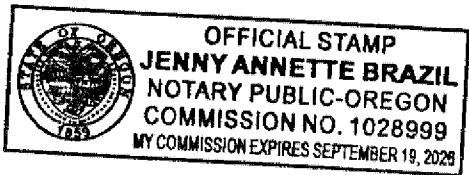
THE FOREGOING EASEMENT was acknowledged before me this 10th day of December, 2024, by Kylie Collom.



[Signature]
NOTARY PUBLIC FOR OREGON
My Commission expires: 9/19/2028

STATE OF OREGON; County of Klamath) ss.

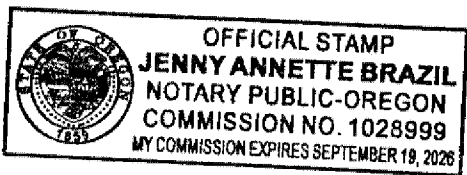
THE FOREGOING EASEMENT was acknowledged before me this 10th day of December, 2024, by Seth A. Cotterman.



[Signature]
NOTARY PUBLIC FOR OREGON
My Commission expires:

STATE OF OREGON; County of Klamath) ss.

THE FOREGOING EASEMENT was acknowledged before me this 10th day of December, 2024, by Janell N. Cotterman.

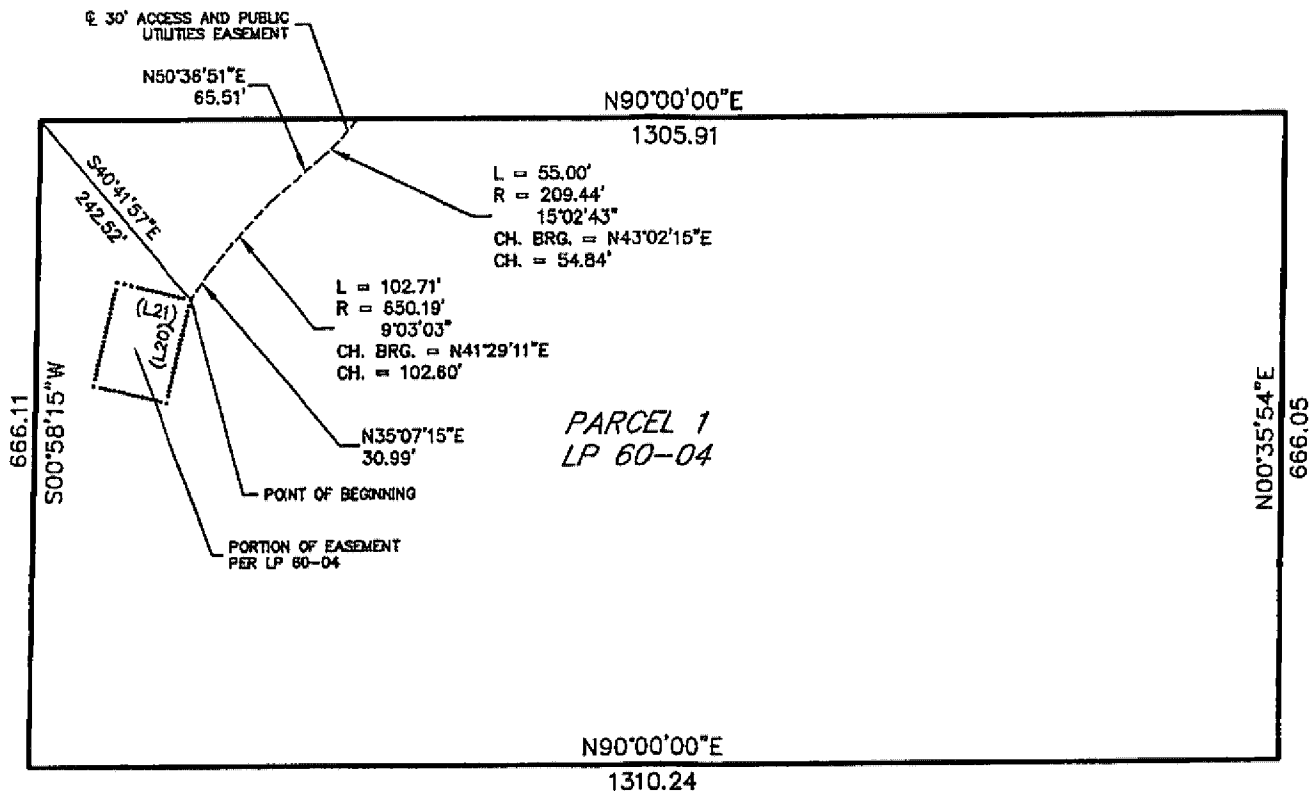


[Signature]
NOTARY PUBLIC FOR OREGON
My Commission expires:

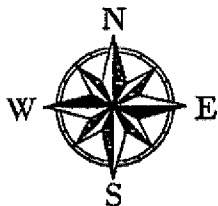
SITE PLAN

AN EASEMENT FOR ACCESS AND PUBLIC UTILITIES ON PARCEL 1 OF "LAND PARTITION 60-04", SITUATED IN THE NW1/4 OF SECTION 23, T39S, R10EWM, KLAMATH COUNTY, OREGON
DECEMBER 2024

MAP PREPARED FOR:
DREW PATZKE



(XXX) DATA PER LP 60-04



SCALE
1" = 200'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MAY 20, 2015
DANIEL J. O'CONNOR
90081

RENEWAL DATE: 1/1/27

EXHIBIT "A"
Page 1 of 1

TRU SURVEYING LINE
2333 SUMMERS LANE
KLAMATH FALLS, OREGON 97603