



00337277202400112670060060

12/31/2024 02:41:46 PM

Fee: \$107.00

Returned at Counter

After Recording Return to:
Sergio and Rosa Arias
4515 Avalon Place
Klamath Falls OR 97603

Until a change is requested, all
tax statements should be sent to:
Sergio and Rosa Arias
4515 Avalon Place
Klamath Falls OR 97603

EASEMENT DEED FOR INGRESS AND EGRESS
Under ORS 105.170

KNOW ALL MEN BY THESE PRESENTS, this day of , 20
that for the true and actual consideration of: \$00.00 Zero dollars and zero cents

the receipt of which is hereby acknowledged, the grantor,
Sergio and Rosa Arias
4515 Avalon Place
Klamath Falls OR 97603

hereby GRANTS to the grantee,

a(n) non-exclusive easement for ingress and egress and incidental purposes
over the following described real property ("Servient Tenement") in the
City of Klamath Falls County of Klamath , State of Oregon.
PID #: 3909-010BA-01403 As shown in Exhibit A attached hereto and
incorporated herein.

Said non-exclusive easement is appurtenant to and for the benefit of the
following described real property ("Dominant Tenement") in the
City of Klamath Falls County of Klamath , State of Oregon.
PID 3909-010BA-01403 As shown in Exhibit B attached hereto and
incorporated herein.

This appurtenant non-exclusive easement is described as a portion of the Servient Tenement and more specifically described in Exhibit C attached hereto and incorporated herein.

This appurtenant non-exclusive easement shall run with the lands described above and for the sole benefit of the Dominant Tenement and shall bind the heirs, successors and assigns of the grantor and grantee.

Purpose of easement: 30x30' access and utility easement to South Suburban Sanitary district for the purpose of maintaining and Service Sewerline. The Following exhibits ~~are~~ attached hereto and made a part of this easment.
Ex. A: Easment legal description.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT, OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The County Recorder is hereby instructed to index this Easement Deed for Ingress and Egress in the ☐ Grantor / ☐ Grantee index under the names of the respective parties.

IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written.

Signature

Sergio Arias Esparza

Print Name

owner/tenant

Capacity

Signature

Rosa E Arias

Print Name

owner/tenant

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Oregon
COUNTY OF Klamath

On this 31st day of December, 2024, before me, Notary Public in and for said state, personally appeared Sergio Arias Esparza and Rosa E. Arias, identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me Danielle B. freely executed the same.

Signature:

Danielle K. Brewer

Print Name: Danielle K. Brewer

Title: Notary Public - Oregon

My Commission Expires: August 09, 2026

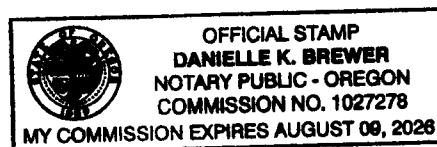


EXHIBIT A

Servient Tenement Description

Parcel ID Number: **3909-010BA-01403**

Commonly known as:

Legal description: *Land partition 10-23 parcel 3*

*Replat of Lot 14 Block 1 third addition to
Altamont acres situate in portion of Northeast $\frac{1}{4}$
North west $\frac{1}{4}$ Section 10, township 39 south,
Range 9 East Willamette meridian, Clatsop county OR*

EXHIBIT A

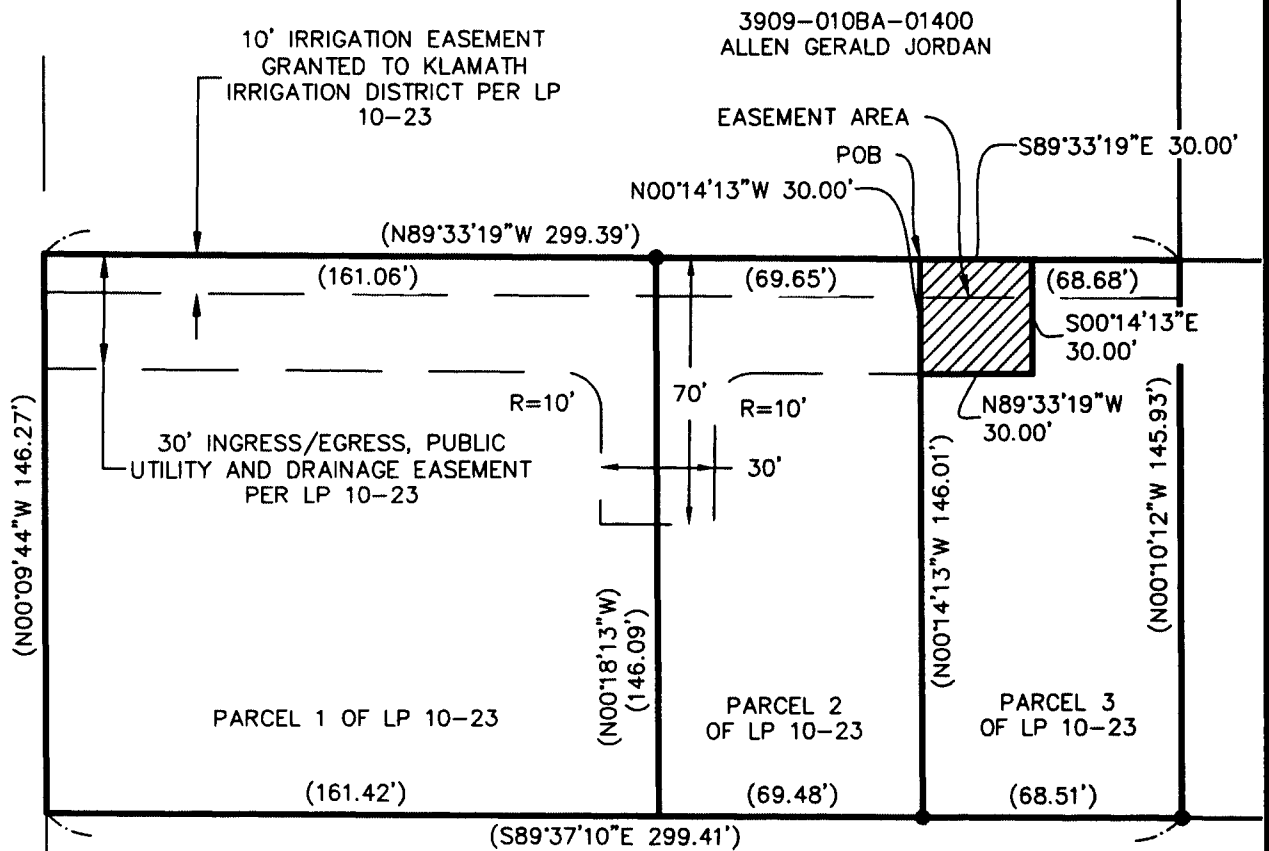
An area of land situate in lot 14 of Block 1 Third Addition to Altamont Acres in the Northeast Quarter of the Northwest Quarter of Section 10, Township 39 South, Range 9 East, of the Willamette Meridian, Klamath County, Oregon. Being a portion of the land described as Parcel 3 of Land Partition 10-23, said portion of land being more particularly described as follows:

COMMENCING at a 5/8" rebar with a red plastic cap marked "MCBRIDE SURVEYING & MAPPING PLS 91128", being the Northwest corner of Parcel 2 of said Land Partition, thence S 89°33'19" E 69.65 feet to the Northwest corner of Parcel 3 of said Land Partition, being the TRUE POINT OF BEGINNING; thence S 89°33'19" E 30.00 feet along the north line of Parcel 3 of said Land Partition; thence S 00°14'13" E 30.00 feet along a line parallel to the west line of Parcel 3 of said Land Partition; thence N 89°33'19" W 30.00 feet along a line parallel to the north line of Parcel 3 of said Land Partition; thence N 00°14'13" W 30.00 feet along the west line of Parcel 3 of said Land Partition to the TRUE POINT OF BEGINNING.

Containing 900 square feet, more or less.



AUSTIN ST (PUBLIC 60' RIGHT-OF-WAY)



LEGEND

3909-010BA-01300
BROWN JEFFREY E

- FOUND 5/8" REBAR W/ RED PLASTIC CAP MARKED "MCBRIDE SURVEYING & MAPPING PLS 91128"

() RECORD PER CS 8851, LP 10-23

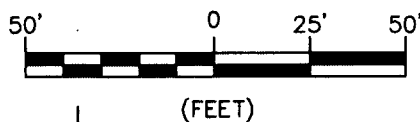
PROPERTY LINE

TAXLOT LINES

EXISTING RIGHT-OF-WAY



SCALE: 1" = 50'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 11, 2018
KRAIG MATTHEW BLIM
92784

EXPIRES: 12/31/25

AL ADKINS
ENGINEERING & SURVEYING
1435 ESPLANADE AVENUE
KLAMATH FALLS, OR 97601
o / 541.884.4666
w / AdkinsEngineering.com
ENGINEERING · PLANNING · SURVEYING

EXHIBIT
30' X 30'
INGRESS/EGRESS, PUBLIC UTILITY,
AND DRAINAGE
EASEMENT AREA