

RECORDED BY:
First American Title Insurance Company
National Commercial Services
50 South 16th Street, Suite 2600
Philadelphia, Pennsylvania 19102
NCS-1250129

NOT INSURED/ACCOMMODATION

Mail Tax Statements to:

ELLZ PARTNERS LLC
P.O. 1810
Los Gatos, CA 95031

**RECORDING REQUESTED BY AND WHEN
RECORDED MAILTO:**

ELLZ PARTNERS LLC
P.O. 1810
Los Gatos, CA 95031

2025-001196

Klamath County, Oregon

02/21/2025 08:24:01 AM

Fee: \$107.00

ASSIGNMENT AND ASSUMPTION OF EASEMENT

THIS ASSIGNMENT AND ASSUMPTION OF EASEMENT (this “Assignment”) effective as of September 3, 2021, by and between **J R ZUKIN CORPORATION**, a California corporation (“Assignor”), with an address of PO Box 1810 Los Gatos, CA 95031, and **JR ZUKIN HOLDINGS, LLC**, a Delaware limited liability company (“Assignee”), with an address of PO Box 1810 Los Gatos, CA 95031.

W I T N E S S E T H

WHEREAS, pursuant to that certain Grant of Easement dated March 10, 2017, and recorded on April 4, 2017 as Document Number 2017-003518 in the Official Records of Klamath County, Oregon (the “Easement Agreement”), James C. Rogers and JoAnn Rogers granted Assignor certain easements (the “Easement”) over certain real property (the “Grantor Property”) located in Klamath County, Oregon, which is more particularly described in Exhibit A attached hereto and incorporated herein by this reference. (L#2042)

WHEREAS, Assignor desires to assign and transfer to Assignee all of Assignor’s right, title and interest in and to the Easement; and

WHEREAS, Assignee desires to assume all of the obligations of Assignor under the Easement Agreement, all as hereinafter more particularly set forth.

NOW THEREFORE, in consideration of good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, and intending to be legally bound hereby, Assignor does hereby **ASSIGN, TRANSFER and FOREVER SET OVER** unto Assignee all of Assignor’s right, title and interest in and to the Easement and all privileges Assignor has and may have pursuant to the Easement Agreement. For the same consideration, Assignee agrees to accept this Assignment and assume and perform all of the covenants and obligations of Assignor under the Easement Agreement from and after the date hereof. This Assignment shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

This Assignment may be signed in any number of counterparts, each of which shall be an original and all of which taken together shall constitute a single instrument, with the same effect as if the signatures thereto and hereto were upon the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed and delivered this Assignment as of the day and year first above written.

ASSIGNOR:

JR ZUKIN CORPORATION,
a California corporation

By: 

Name: Michael Zukin

Title: Vice President/Secretary

[Notary Acknowledgement Follows]

CALIFORNIA NOTARY ACKNOWLEDGEMENT (INDIVIDUAL)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Clara

On Feb 5, 2025 before me, Suzanne Renee Borg, Notary Public (insert name and title of the officer), personally appeared Michael Zukin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Suzanne Renee Borg (Seal)




ASSIGNEE:

JR ZUKIN HOLDINGS, LLC

A Delaware limited liability company

By: J R Zukin Corporation,
A California corporation,
its sole Member

By: _____

Name: Michael Zukin

Title: Vice President/Secretary

[Notary Acknowledgement Follows]

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State of California

County of Santa Clara

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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Suzanne Renee Borg

(Seal)

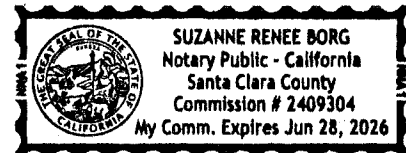


Exhibit "A"

Legal Description of Grantor Property

A tract of land situated in Lot 3, Block 2, as shown on the map entitled "TRACT NO. 1080, WASHBURN PARK," a duly recorded subdivision in Klamath County Oregon, said tract of land being more particularly described as follows:

Beginning at the Northeast corner of said Lot 3, said point being at the intersection of the Southerly right of way line of the O.C. & E. Railroad and the Westerly right of way line of Washburn Way; thence South $00^{\circ} 03' 30''$ West, along said Washburn Way right of way line, 94.58 feet; thence North $89^{\circ} 56' 30''$ West 161.96 feet to a point on the West line of said Lot 3; thence North $00^{\circ} 03'$ East 138.59 feet to a point on a curve, radius point of which bears South $06^{\circ} 50' 01''$ East 356.28 feet; thence along the arc of a said curve to the right (central angle equals $08^{\circ} 32' 26''$ and radius equals 356.28 feet) 53.1 feet to a point on the said Southerly right of way line of the O.C. & E. Railroad, being the North line of said Lot 3; thence South $66^{\circ} 51' 15''$ East 118.43 feet to the point of beginning.

EXCEPTING the Southerly 10 feet thereof as evidenced by Lot Line Adjustment 18-96 on file in the office of the Klamath County Planning Department.