



2025-001340

Klamath County, Oregon

02/25/2025 02:50:01 PM

Fee: \$97.00

After recording, return to:

Kurt Thomas
1482 East Valley Road
Ste. 42 Box 468
Montecito, CA 93108

Until a change is requested, send all tax statements to:

Kurt Thomas
1482 East Valley Road
Ste. 42 Box 468
Montecito, CA 93108

Easement Agreement

The undersigned Delta Land and Cattle LLC ("Grantor") hereby grants an access easement to Kurt Thomas ("Permitted User") for ingress and egress over Grantor's property located in Klamath County and more particularly described on the attached Exhibit A (the "Property") as further described in this Agreement.

The access rights granted to the Permitted User are for purposes of access and fishing rights with respect to all portions of Seven Mile located on the Property, including without limitation the right to deploy on the Creek a boat or other flotation device and to temporarily park a vehicle and trailer on the Property while pursuing the fishing rights on the Creek. While using the rights, the Permitted User shall deploy and follow the highest standard of best practices for stream preservation and protection of attendant streamside vegetation, and shall leave behind no refuse or other articles of usage. The access rights may be used from time to time by the Permitted User and his designated guests, who are permitted only while and only when accompanied by the Permitted User, upon advance notice to John von Schlegell or his successor on behalf of Grantor.

This easement shall continue during Permitted User's lifetime, and is transferrable by Permitted User to any direct lineal descendant via testamentary transfer provided that the transfer is approved by the owner of not less than a 33% interest in the Property.

Executed this 19 day of February, 2025.

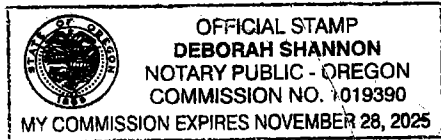
DELTA LAND AND CATTLE LLC

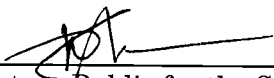
By: 
Name: John von Schlegell
Title: Manager

AMERITITLE has recorded this instrument by request as an accommodation and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

STATE OF OREGON)
) ss.
COUNTY OF MULTNOMAH)

This instrument was acknowledged before me this 19 day of February, 2025, by John von Schlegell.





Notary Public for the State of Oregon
My commission expires: Nov. 28 2025

EXHIBIT A

PARCEL A

A tract of land situated in Sections 6, 7, 18, and 19, Township 34 South, Range 7½ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the North 1/16 corner common to Sections 1 and 6, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, as marked by a 1931 G. L. O. brass cap monument; thence North 00 degrees 03' 52" West along the West line of said Section 6, 620 feet, more or less, to the centerline of Seven Mile Canal; thence Easterly along the centerline of said Seven Mile Canal, 310 feet, more or less, thence South 00 degrees 12' 47" West 195 feet, more or less, to a PK nail on a fence post; from which said North 1/16 corner bears South 35 degrees 49' 22" West 516.81 feet; thence South 00 degrees 12' 47" West 287.54 feet to a PK nail on a fence post; thence South 01 degrees 02' 38" East 120.71 feet to a PK nail on a fence post; thence South 02 degrees 26' 25" West 287.52 feet to a PK nail on a fence post; thence South 18 degrees 02' 14" East 1131.66 feet to a PK nail on a fence post; thence South 83 degrees 43' 23" East 48.62 feet to a PK nail on a fence post; thence North 83 degrees 31' 40" East 16.38 feet to a PK nail on a fence post; thence South 43 degrees 54' 16" East 58.37 feet to a PK nail on a fence post; thence North 73 degrees 09' 13" East 629.63 feet to a PK nail on a fence post; thence North 71 degrees 53' 47" East generally along an existing fence, 709.12 feet to a 5/8 inch iron pin on the Northeast side of a fence corner; thence North 31, degrees East 75 feet, more or less, to the centerline of the said Seven Mile Canal; thence Southeasterly along the centerline of the said Seven Mile Canal, 1440 feet, more or less, to its intersection with the centerline of the Dixon and McQuiston Center Canal; South 00 degrees 13' 57" East 16.175 feet, more or less, South 23 degrees 53' 22" East 156.11 feet and South 13 degrees 18' 22" West 681.05 feet to its intersection with the centerline of an existing canal; thence North 74 degrees 27' 51" West, along the centerline of said canal, 3243.55 feet to the centerline of Four Mile Canal and being on the East line of that tract of land as described in Deed Volume 331, page 367, Parcel I, as recorded in the Klamath County deed records; thence North 00 degrees 04' 38" West along the centerline of said Four Mile Canal, 2222.53 feet to the Northeast corner of said Deed Volume 331, page 367, Parcel I; thence West 98.00 feet to the Northwest corner of said Deed Volume 331, page 367, Parcel I, on the West line of the Northwest ¼ of said Section 19; thence North 00 degrees 23' 47" East 1557.50 feet to the corner common to Sections 13 and 24, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, and said Sections 18 and 19, as marked by a 1931 G. L. O. brass cap monument; thence North 00 degrees 08' 26" West 2547.24 feet to the ¼ corner common to said Sections 13 and 18, as marked by a 1931 G. L. O. brass cap monument; thence North 00 degrees 04' 44" West 11,466.34 feet the point of beginning with bearings based on survey No. 3146, as recorded in the office of the Klamath County surveyor.

INCLUDING a non-exclusive easement for ingress and egress for irrigation ranching purposes and for the use of scales, shipping corrals, and other livestock gathering facilities and improvements in all land referenced in Warranty Deed dated June 27, 1997, wherein Sanwa Bank California, as Trustee under Trust No. 55233-10-0, Lewis M. Mathis is grantor and Lewis M. Mathis, a married man, as his sole and separate property, is granted, recorded Vol. M97, Page 22310, Records of Klamath County, Oregon, located on the land therein and herein designated as Parcel "B"; ALL SUBJECT TO THE FOLLOWING PROVISION: Easement holders to bear all costs for the maintenance and improvement in and to the scales, shipping corrals and livestock gathering facilities.

PARCEL B

A tract of land situated in Government Lots 20, 21, 22, and 25 of Section 6, Township 34 South, Range 7½ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a PK nail on a fence post from which the North 1/16 corner common to said Section 6 and Section 1, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, bears South 35 degrees 49' 22" West 516.81 feet; thence South 00 degrees 12' 47" West 287.54 feet to a PK nail on a fence post; thence South 01 degrees 02' 38" East 120.71 feet to a PK nail on a fence post; thence South 02 degrees 26' 25" West 287.52 feet to a PK nail on a fence post; thence South 18 degrees 02' 14" East 1131.66 feet to a PK nail on a fence post; thence South 83 degrees 43' 23" East 48.62 feet to a PK nail on a fence post; thence North 83 degrees 31' 40" East 16.38 feet to a PK nail on a fence post; thence South 43 degrees 54' 16" East 58.37 feet to a PK nail on a fence post; thence North 73 degrees 09' 13" East 629.63 feet to a PK nail on a fence post; thence North 71 degrees 53' 47" East, generally along an existing fence 709.12 feet to a 5/8 inch iron pin on the Northeast side of a fence corner; thence North 31 degrees East 75 feet, more or less, to the centerline of the Seven Mile Canal; thence Northwesterly along the centerline of said Seven Mile Canal to a point that bears North 00 degrees 12' 47" East from the point of beginning; thence South 00 degrees 12' 47" West 195 feet, more or less, to the point of beginning, with bearings based on the West line of said Government Lot 20 as being North 60 degrees 03' 52" West.