

2025-007778

Klamath County, Oregon



00346712202500077780030035

09/02/2025 10:43:47 AM

Fee: \$97.00

Recording Office

**RECORDING COVER SHEET**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon and does NOT affect the instrument. ORS 205.234

After recording return to: ORS 205.234(1)(c)

KIMBALL WALLIS

PO BOX 404

ST PAUL, OR 97137-0404

1. Title(s) of the transaction(s) ORS 205.234(1)(a)  
EASEMENT

2. Direct party(ies) / grantor(s) Name(s) ORS 205.234(1)(b)  
KIMBALL L. WALLIS and JOANNE K. WALLIS, Sole Trustees of the IVORY PINE REVOCABLE  
LIVING TRUST

3. Indirect party(ies) / grantee(s) Name(s) ORS 205.234(1)(b)  
Same as #2

4. True and actual consideration: ORS 205.234(1)(d) Amount in dollars or other  
\$ 0  
Other: \_\_\_\_\_

5. Send tax statements to: ORS 205.234(1)(e)  
KIMBALL WALLIS  
PO BOX 404  
ST PAUL, OR 97137

6. Satisfaction of lien, order, or warrant: ORS 205.234(1)(f)  
Check one (if applicable) ORS 205.234(1)(f)  
 FULL  PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant: ORS 205.234(1)(f)  
\$ N/A

8. Previously recorded document reference: 2025-006653

9. If this instrument is being re-recorded, complete the following statement: ORS 205.244(2)

Re-recorded at the request of: N/A

To correct: \_\_\_\_\_

Previously recorded in Book/Reel \_\_\_\_\_ and Page \_\_\_\_\_, or as Fee /Instrument number \_\_\_\_\_.

Kimball L. Wallis and  
Joanne K. Wallis, as Sole Trustees  
of the Ivory Pine Revocable  
Living Trust.

After Recording, Return to:  
Kimball Wallis  
PO Box 404  
St. Paul, OR 97137

Space Reserved for Recorder's Use

## EASEMENT

WHEREAS, Kimball L. Wallis and Joanne K. Wallis, as Sole Trustees of the Ivory Pine Revocable Living Trust (hereafter, the "Trust") which owns fee title to the parcel of land in Klamath County, Oregon described below (hereinafter the "Subject Property"):

**The Northwest one-quarter of the Southwest one-quarter of Section 21, Township 25 South, Range 11 East of the Willamette Meridian, in the County of Klamath and State of Oregon.**

(For reference only: Klamath County, Oregon Assessor Account 275650, Map Tax Lot 3511-00000-03300)

1. **Creation of Easement.** The Trust hereby creates a private, perpetual, and exclusive easement consisting of a Fifteen foot (15') wide strip of land to run over along and immediately inside and adjacent to, the West, East, North, and South property lines (the perimeter) of the Subject Property.

This Easement is made subject to all exceptions to title on file or of record in the Official Records of Klamath County, Oregon.

2. **Easement Use.** The Easements shall be used solely for vehicular, pedestrian, utilities, and livestock access to and from the Subject Property from the immediately adjoining properties. Except as provided herein, use of the Easements will be restricted to the Trust, its successors or assigns in ownership of the Subject Property, and their tenants, invitees, agents, and employees.
3. **No Dedication for Public Use; Exception.** Nothing contained herein will be deemed to be a gift or dedication of any portion of the Easements to the general public, for the general public, or for any public use or purpose whatsoever, except for occasional and necessary use by official government vehicles (and vehicles operated under contract or agreement with government agencies) for law enforcement, firefighting, and emergency uses.
4. **Reserved Rights.** The Trust, or their successors or assigns in ownership of the Subject Property, shall have the right to install in, upon, or under the Easements: Fencing, utilities, cables, landscaping, signage, concrete and asphalt surfaces, and other improvements from time to time, together with the right to grant to third parties any such reserved rights, as long as such use does not unreasonably interfere with uses of the Easements.
5. **Nature of Easement.** The Easements granted herein are appurtenant to, and shall run with the land. Any conveyance of fee title to the Subject Property will include a conveyance of this appurtenant Easements, whether or not the Easements are specifically identified in the conveyance instrument.
6. **Maintenance; Repair.** The Trust, and its successors or assigns in ownership of the Subject Property, shall maintain and repair the Easement Area in accordance with ORS 105.175 – 105.185.

7. **Successors.** The Easements created hereby shall be binding on, and inure to the benefit of, the owners of the Subject Property and their successors in title, unless amended or modified as provided in Section 8, below.
8. **Amendment or Modification.** This Easement may only be amended or modified by written instrument executed by the then current owners of the Subject Property. No amendment or modification shall be valid unless the same is recorded with the Clerk of Klamath County, Oregon.
9. **No Partnership.** None of the terms or provisions of this Easement will be deemed to create a partnership between the Trust and their successors or assigns and the owners of neighboring properties. This Easement is not intended nor will it be construed to create any third-party beneficiary rights in any person who is not an owner of the Subject Property.
10. **OREGON REQUIRED STATUTORY NOTICE - APPROVED USES:** THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTIES ARE SUBJECT TO LAND USE LAWS AND REGULATIONS, THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352 (MEASURE 37, AND AS MODIFIED BY MEASURE 49). 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 APPROVED USES. THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352 (MEASURE 37, AND AS MODIFIED BY MEASURE 49). IF THE PROPERTIES DESCRIBED IN THIS INSTRUMENT IS/ARE SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 359,505, ORS 359.515 REQUIRES NOTIFICATION TO THE STATE HISTORIC PRESERVATION OFFICER OF SALE OR TRANSFER OF THIS PROPERTY.

Dated this 27<sup>th</sup> day of AUGUST, 2025.

**IVORY PINE REVOCABLE LIVING TRUST**

By:

Kimball L. Wallis  
 Kimball L. Wallis, Trustee

Joanne K. Wallis  
 Joanne K. Wallis, Trustee

STATE OF OREGON                    )  
   ) ss.  
 Marion County.                    )

This instrument was acknowledged before me this 27 day of August, 2025, by Kimball L. Wallis and Joanne K. Wallis individually, and in their capacities as Sole Trustees of the Ivory Pine Revocable Living Trust.

Meghan Thompson  
 Notary Public for Oregon  
 My Commission Expires: Aug 3, 2027

