

ACCESS EASEMENT

THIS AGREEMENT, made and entered into this February day of 23, 2026 by and between Joel Menguita, (Address: 3924 SW 182nd Pl, Beaverton, Oregon 97078), herein called **Grantors**, and the **CITY OF LEBANON** (Address: 925 Main Street, Lebanon, Oregon 97355), a Municipal corporation, herein called "City."

WITNESSETH:

That for and in consideration of the total compensation to be paid by the Grantees, the Grantor does bargain, sell, convey and transfer unto the Grantees, a perpetual and permanent easement, including the right to enter upon the real property hereinafter described for the purpose of providing access over and across the lands hereinafter described.

This agreement is subject to the following terms and conditions:

- 1. The access easement hereby granted is described as follows:
SEE "EXHIBIT A" ATTACHED
- 2. The easement granted is in consideration of \$ 0.00, the receipt of which is hereby acknowledged.
- 3. The Grantor does hereby covenant with the Grantees that Grantor is lawfully seized and possessed of the real property above described, has a good and lawful right to convey it or any part thereof.

IN WITNESS WHEREOF, we have set our hands hereto this

February day of 23, 2026

STATE OF OREGON)
County of Linn)ss.
City of Lebanon)

JOEL R. MENGUITA

IN WITNESS WHEREOF, we have set our hands hereto this

_____ day of _____, 20__.

STATE OF OREGON)
County of Linn)ss.
City of Lebanon)

By: _____
Ron Whitlatch, City Manager

GRANTOR(S)

GRANTEES

On the 23 day of February, 2026 personally appeared the within named Joel R Menguita who acknowledged the foregoing instrument to be a voluntary act and deed.

BEFORE ME: _____

NOTARY PUBLIC FOR OREGON

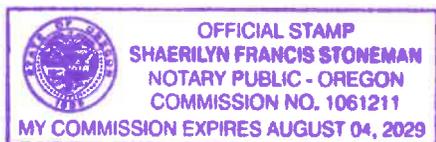
Commission Expires: Aug 4, 2029

On the _____ day of _____, 20__ personally appeared who being duly sworn, did say that the above is the city Manager for the City of Lebanon, a Municipal Corporation, and that the seal affixed to the foregoing instrument was signed and sealed in behalf of said corporation by authority of its City Council, which accepted this easement on the __ day of _____, 20__, and who acknowledged said instrument to be a voluntary act and deed.

BEFORE ME: _____

NOTARY PUBLIC FOR OREGON

Commission expires: _____



AREA RESERVED
FOR USE BY
LINN COUNTY RECORDER

Exhibit A

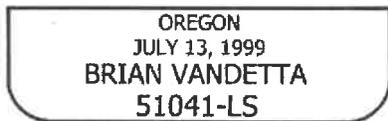
Menguita Access Easement

An area of land in The City of Lebanon and also being in the SE 1/4 of Section 10, T. 12 S., R. 2 W. of the Willamette Meridian, Linn County, State of Oregon being more particularly described as follows:

Beginning at a point on the south right of way of W. Sherman Street and marking the northwest corner of Lot 5 in Block 8 of The Plan of Lebanon Plat as recorded in Linn County, State of Oregon; thence South 89°39'49" West 9.00 feet; thence South 0°20'30" East, parallel with the east line of Parcel 2 of Linn County Partition Plat No. 1996-61, 265.01 feet to a point on the north right of way of W. Grant Street; thence North 89°38'00" East, along said north right of way, 12.00 feet to a point; thence leaving said north right of way, North 0°20'30" West 141.99 feet to a point; thence following the arc of a 10.00 foot radius curve to the right for 15.71 feet (chord bears North 44°39'30" East 14.14 feet); thence North 89°39'30" East 24.00 feet to a point; thence North 0°20'30" West 24.00 feet to a point; thence South 89°39'30" West 19.00 feet to a point; thence following the arc of a 15.00 foot radius curve to the right for 23.56 feet (chord bears North 45°20'30" West 21.21 feet) to a point; thence North 0°20'30" West 74.00 feet to a point on the said south right of way; thence South 89°39'49" West, along said south right of way, 3.00 feet to the point of beginning.



Brian Vandetta
2026.02.04 11:18:26-08'00'



RENEWAL JUNE 30, 2026

POINT OF BEGINNING
 NW CORNER
 LOT 5 IN BLOCK 8
 PLAN OF LEBANON

W. SHERMAN ST.

PROPOSED ACCESS EASEMENT LINE CALL TABLE

E1	S89°39'49"W	9.00'
E2	N89°38'00"E	12.00'
E3	N89°39'30"E	24.00'
E4	N00°20'30"W	24.00'
E5	S89°39'30"W	19.00'
E6	N00°20'30"W	74.00'
E7	S89°39'49"W	3.00'

PROPOSED ACCESS EASEMENT CURVE DATA

C1	C2
R=10.00'	R=15.00'
ARC=15.71'	ARC=23.56'
LC = N44°39'30"E 14.14'	LC = N45°20'30"W 21.21'

BASIS OF BEARINGS
 N 0°20'30" W 265.02' C.S. 21647

S 0°20'30" E 265.01'

PREVIOUSLY
 S. 3RD ST.

LOT 5

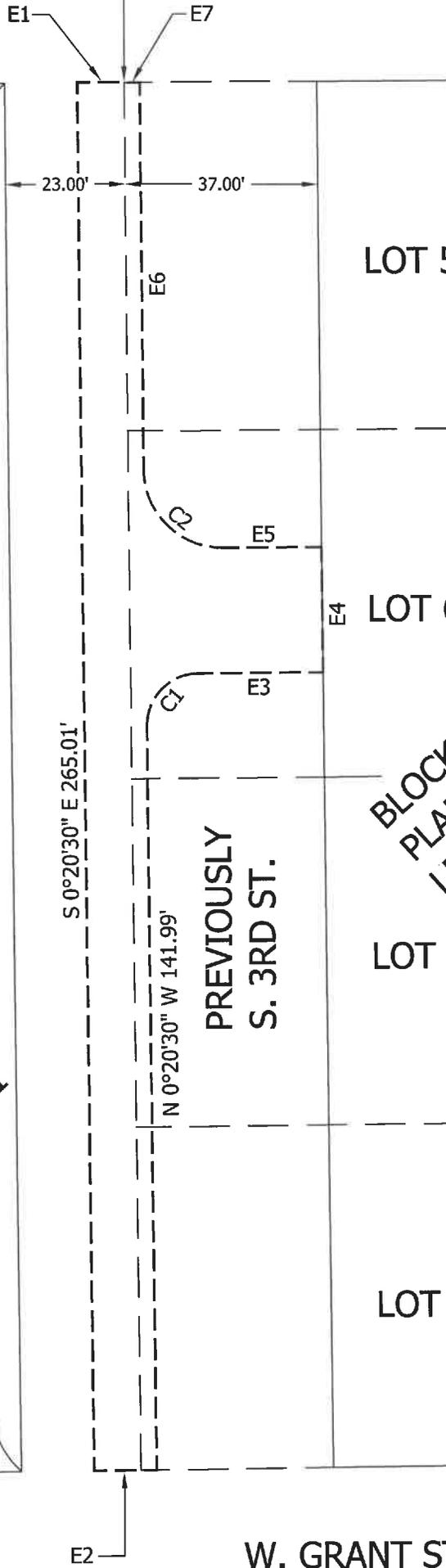
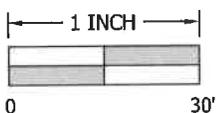
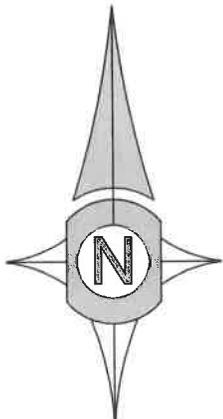
LOT 6

LOT 7

LOT 8

BLOCK 8
 PLAN OF
 LEBANON

PARCEL 2
 LINN CO.
 PARTITION
 PLAT NO. 1996-61



SHEET 01
 of 01
 SCALE: AS NOTED



Date 02-04-2026
 Project 25-182 COL 3RD ST
 Drawn by BSV
 Checked by BSV

EXHIBIT B - ACCESS EASEMENT
 JOEL MENGUITA
 LEBANON, OREGON

UDELL ENGINEERING
 AND
 LAND SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON, 97355
 541-451-5125