

# Exhibit 6

**RECORDING REQUESTED BY AND  
WHEN RECORDED, RETURN TO:**

Amalgamated Sugar Company  
1951 Saturn Rd, Suite 100  
Boise, ID 83709

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*(Space Above for Recorder's Use)*

*[Insert RE Folder Number]*

**ACCESS EASEMENT DEED**

This ACCESS EASEMENT DEED is made this \_\_\_\_\_ day of \_\_\_\_\_, 202\_, between **DOUGLAS E. MCQUOWN** ("Grantor"), and **AMALGAMATED SUGAR COMPANY**, an Oregon cooperative corporation with its principal office located at 1951 S. Saturn Way, Suite 100, Boise, Idaho 83709 ("Grantee").

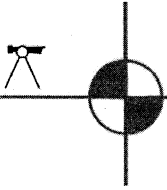
Grantor, for and in consideration of One Dollar (\$1.00) and other valuable consideration paid to it, grants and conveys to Grantee, its successors and assigns, a PERPETUAL, EXCLUSIVE ACCESS EASEMENT ("Access Easement") upon and across a portion of Grantor's existing property in Multnomah County, State of Oregon, legally described in **Exhibit A**, attached hereto and made a part hereof ("Access Easement Property"), for purposes of a railroad spur track servicing Grantee's adjacent property. Grantee may construct, repair, replace, maintain, operate and inspect the railroad spur track within the Access Easement.

The Access Easement shall run with and be appurtenant to and for the benefit of Grantee's adjacent property (and each and every parcel into which it may be divided) as the dominant tenement, and shall be a burden upon the Access Easement Property as the servient tenement.

Grantor, for itself, its successors and assigns, covenants with Grantee, its successors and assigns, that Grantor has the full power and lawful authority to grant and convey the Access Easement. Grantor also covenants with Grantee that Grantor will warrant and defend Grantee's title to the Access Easement in the Access Easement Property against the claims of all persons.

*(Remainder of page intentionally left blank.)*





# CHASE, JONES & ASSOCIATES INC.

FORMERLY BOOTH & WRIGHT  
LAND SURVEYORS & ENGINEERS SINCE 1885

735 SE Morrison St. | Portland | Oregon 97214  
(503) 228-9844 | [info@chasejonesinc.com](mailto:info@chasejonesinc.com)

Date: July 14, 2023  
Project #: 15771

## **EXHIBIT A** **9251-10**

### **Access Easement** **NE 24<sup>th</sup> Avenue**

(burdening future Tax Lot 500: lands of Douglas E. McQuown)

A tract of land situate in the Northeast Quarter of Section 14, Township 1 North, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah, State of Oregon, being described as follows:

**COMMENCING** at the intersection of the North right of way line of the O.W.R. & N. Railroad right of way with the East right of way line of NE 24<sup>th</sup> Avenue, said point being 40.00 feet North of, when measured at right angles to, the centerline of said Railroad and 30.00 feet East of, when measured at right angles to, the centerline of said NE 24<sup>th</sup> Avenue, said point also being marked by a 2" iron pipe with a brass screw inside; thence along said North right of way line of O.W.R. & N. Railroad, North 74°25'00" West 31.13 feet to the **POINT OF BEGINNING** of the herein described Access Easement; thence continuing along said North right of way line of O.W.R. & N. Railroad, North 74°25'00" West 31.13 feet to the West right of way line of said NE 24<sup>th</sup> Avenue; thence North 83°20'00" East 30.21 feet; thence South 00°04'00" West 11.87 feet to the **POINT OF BEGINNING**.

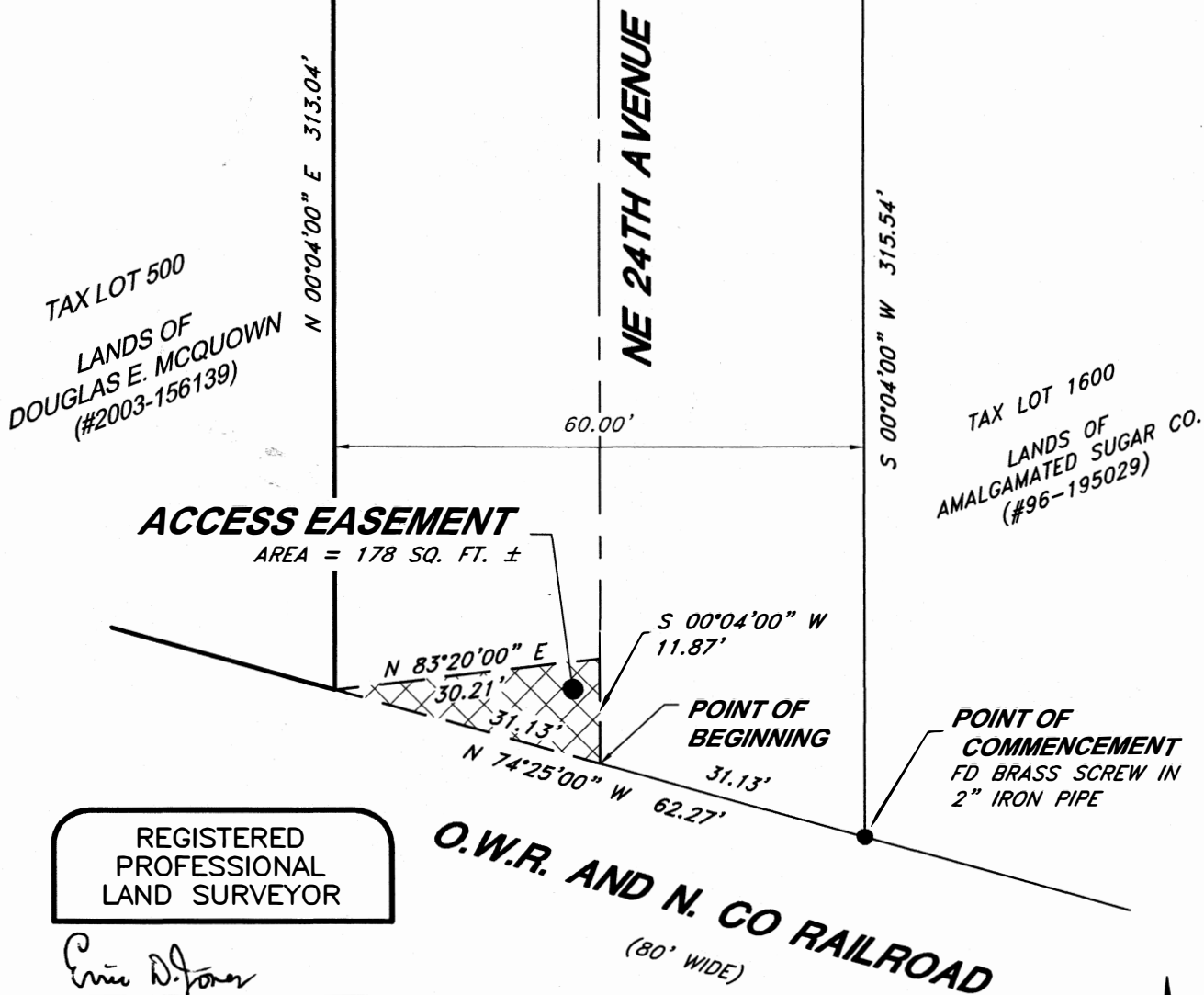
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Eric D. Jones*

OREGON  
JULY 16, 1982  
ERRIC D. JONES  
1996

RENEWS: 6-30-25

# EXHIBIT B

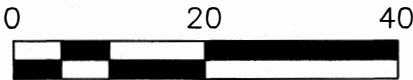


REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Eric D. Jones*

OREGON  
JULY 16, 1982  
ERRIC D. JONES  
1996

RENEWS: 6-30-25



**ACCESS EASEMENT**  
OVER  
A PORTION OF NE 24TH AVENUE  
SITUATE IN THE

NORTHEAST 1/4 OF SECTION 14, T1N, R1E, WM  
CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON

BY:  
**CHASE, JONES & ASSOCIATES INC.**  
735 SE MORRISON ST. PORTLAND, OREGON 97214  
PHONE (503) 228-9844

PROJECT NO.: 15771 DATE: JULY 14, 2023  
1/4 SECTION: 2332 SCALE: 1" = 20'

BURDENING FUTURE TAX LOT 500:  
LANDS OF DOUGLAS E. MCQUOWN