

2245
727 58143 45C
Klamath Falls
62401

GRANT OF EASEMENT

Vol. 79 Page 3312

For and in consideration of the sum of One Dollar (\$1.00), receipt whereof is hereby acknowledged, the undersigned, hereinafter referred to as "Grantor," hereby grants to PACIFIC NORTHWEST BELL TELEPHONE COMPANY, a corporation, 4 M 7 1/2, hereinafter referred to as "Grantee," a perpetual easement Ten (10) feet in width over, across, upon and under the hereinafter described real property, with the right from time to time to construct, place, inspect, maintain, repair, replace, remove, use, operate and patrol thereon, therein and thereunder underground communication facilities, including wires, cables and other electrical conductors, conduits, and other appurtenances.

Said real property is situated in the County of KLAMATH, State of Oregon, and is described as follows:

A strip of land ten feet wide running parallel and adjacent to the east and south boundaries of that part of Tax Lot 12700, in Section 27, Twp. 40 South, Range 8 East of the W.M. lying West of the Southern Pacific Railroad! Right of Way and East of the East Right of Way line of the Keno-Worden County Road, as Recorded in Volume M76. Page 20517, of the records of Klamath County, Oregon.

Grantor grants to Grantee the right to clear and keep cleared a strip of land Five (5) feet wide on each side of the center line of said easement of all brush and undergrowth, and to remove or trim such trees and to remove such other obstructions as may be necessary for the protection of Grantee's said communication facilities.

Grantor further covenants that no digging or blasting will be done or permitted upon said easement or sufficiently near thereto on the premises of Grantor which will in any manner disturb the solidity of Grantee's communication facilities, reduce the depth of soil covering the same or unearth any portion thereof or in any way interfere with the transmission of telephone communication through or over such communication facilities. Grantee agrees to bury cable at a minimum depth of 36 inches below surface level.

Grantor reserves the right to use the property for agricultural purposes not inconsistent with the rights granted Grantee.

Grantee, its contractors, agents, employees and servants shall at all times have the right of ingress to and egress from said easement with the specific understanding that Grantee shall be responsible for any property damage suffered by Grantor caused by Grantee's exercise of the rights herein granted.

Grantee is also granted the right from time to time to increase or decrease the size, weight or number and to change the type or add to any of said communication facilities which may be constructed or installed in, upon or under the easement hereby granted.

The rights, conditions and provisions of this easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, Grantor has executed this instrument this 17th day of JANUARY, 1979.

Lawrence D. Ellington
Witness

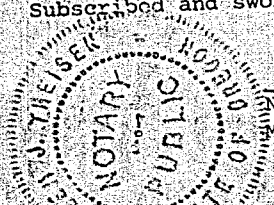
Flowers Bros Inc, Grantor
by James M Flowers Inc, Grantor

STATE OF OREGON)
) ss:
County of Clackamas)

FORM APPROVED
Date 1 126129
By WLR
Legal Department
Pacific Northwest Bell

I Lawrence D. Ellington being first duly sworn on oath, depose and say that I reside at Portland, Oregon and that I am acquainted with Mr. Jim Flowers, Flowers Bros. Inc., a single man, who executed the foregoing document and that I am a subscribing witness to that execution.

Subscribed and sworn to before me this 17th day of January, 1979.



Allen J. Theissen
Notary Public for Oregon
My commission expires: 4-23-82

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 12th day of February A.D., 19 79 at 9:20 o'clock A M., and duly recorded in Vol M79 of Deeds on Page 3312.

FEE \$3.00

WM. D. MILNE, County Clerk
By Berntha D. Schuch Deputy

RECEIVED 9:20 A.M.
FEB 12 1979

Pacific Northwest Bell
825 N.E. 20th Avenue, Room 301
Portland, Oregon 97232