

E-246
727 58911 45C
KLAMATH FALLS
63125

GRANT OF EASEMENT

KLEPPER
C-5241
E-246

Vol. 79 Page 4401

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, its successors and assigns, hereinafter referred to as "Grantee," a perpetual easement 8 (EIGHT) feet in width ^{LDE} 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 ~~EIGHT~~ FEET IN WIDTH RUNNING PARALLEL AND ADJACENT TO THE NORTHWEST PROPERTY LINES OF TRACTS OF LAND DESCRIBED AS TAX LOTS 300 AND 400 IN CODE 20, SAID STRIP BEING LOCATED WITHIN SAID TAX LOTS, SAID TAX LOTS BEING LOCATED IN SECTION 27, TWP. 39 SOUTH, RANGE 8 EAST OF W.14 AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN INSTRUMENT NUMBERED M'67-807 AND RECORDED IN THE DEED RECORDS OF KLAMATH COUNTY, OREGON

Grantor grants to Grantee the right to clear and keep cleared a strip of land (4) FOUR 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.

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, Grantors have executed this instrument this 23rd day of JANUARY, 1979.

Lawrence Ellington
Witness

A.B. Klepper, Grantor

Carol Jean Klepper, Grantor
WIFE

STATE OF OREGON)

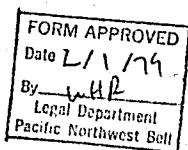
) ss:

County of Clackamas)

I Lawrence Ellington being first duly sworn, on oath, depose and say that I reside at Portland, Oregon and that I am acquainted with A.R. & Carol Klepper, husband & wife who executed the foregoing document and that I am a subscribing witness to that execution.

Subscribed and sworn to before me this 23rd. day of January, 1979.

[Signature]
Notary Public for Oregon
My commission expires: 4-23-82



Pacific NW Bell
825 NE 20th Ave Room 301
Portland, Or. 97232

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 28th day of February A.D., 19 79 at 9:01 o'clock A M., and duly recorded in Vol. M79, of Deeds on Page 4401.

FEE \$3.00

WM. D. MILNE, County Clerk
By [Signature] Deputy

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