

I, A. E. McCOY, of the County of Siskiyou, State of California, am the owner of the following described real estate in the County of Klamath, State of Oregon, to-wit:

The Westerly 264 feet of Lot 3, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Reservations and restrictions as contained in an instrument recorded in Volume 78, page 350, Deed Records of Klamath County, Oregon,

and have the unrestricted right to grant the easement hereinafter described relative to said real estate, and in consideration of the sum of \$1.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to JESSE M. BAILEY and HILDA BAILEY, husband and wife, hereinafter called grantees, the following described easement in gross:

A 30-foot easement in gross for ingress and egress across that certain real property described as-Beginning at the Southwest corner of said Lot 3, thence North 00°11'00" East, 30.00 feet; thence South 88°46'35" East, parallel to the Southerly line of Lot 3, 264.00 feet; thence South 00°11'00" West, 30.00 feet to the said Southerly line; thence North 88°46'35" West, 264.00 feet to the point of beginning, containing 0.18 acres, more or less, with bearings based on recorded Survey No. 2214, as recorded in the office of the Klamath County Surveyor, Klamath County, Oregon.

The easement in gross herein granted shall be for driveway purposes. Grantees, together with their invitees, shall have all rights of ingress and egress to and from the property, which adjoins the East boundary of Grantor's property herein described necessary for the Grantees' use, enjoyment operation and maintenance of the easement in gross hereby granted, and all rights and privileges incident thereto. Except as to the rights herein granted, Grantor shall have the full use and control of the servient tenement herein described. Grantees hereby agree to hold and save Grantor harmless from any and all claims of third

parties arising from Grantees' use of the rights herein granted. The easement in gross described above shall continue for so long as Grantees have an interest in that certain real property, which adjoins the real property belonging to Grantor described herein along the East boundary of the Grantor's property.

This agreement shall bind and inure to the benefit of, as the circumstances may require, not only the immediate parties hereto, but also Grantor's heirs, executors, administrators and successors in interest as well.

IN WITNESS WHEREOF, the parties hereto have subscribed this instrument in duplicate on this 12th day of DECEMBER, 1979.

A. E. McCoy
A. E. McCoy

STATE OF OREGON)
) ss.
County of Klamath)

On this 12th day of DECEMBER, 1979, before me the undersigned, personally appeared A. E. MCCOY, and acknowledged the foregoing instrument to be his voluntary act and deed.



Michael L. Brant
Notary Public for Oregon
My Commission Expires: 1-21-81

W. J. Merrill
5013 Washburn Way
K. Falls, Or 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of W. T. Merrill

this 7th day of January A. D. 1980 at 1:13 o'clock P.M., and

truly recorded in Vol. M80, of Deeds on Page 258

Wm D. MILNE, County Clerk

By Bernetha Hetch

Fee \$7.00