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T/A 38-20187-3

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SIGN EASEMENT AND AGREEMENT

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This Sign Easement and Agreement made this 6th day of March, 1981, by and between East Port Equities, and Oregon Corporation, herein called Grantor and McDonald's Corporation, a Delaware Corporation, herein called Grantee.

WHEREAS, Grantor is owner in fee simple of that certain tract of property located in Klamath Falls, County of Klamath, State of Oregon and described in Exhibit A attached hereto and made a part hereof.

WHEREAS, Grantee is or will be after recording of this Sign Easement and Agreement the owner in fee simple of the certain tract of real property located in Klamath Falls, County of Klamath, State of Oregon and described in Exhibit B attached hereto and made a part hereof.

WHEREAS, Grantor and Grantee intend to establish certain easement rights over the real estate described in Exhibit A attached hereto.

NOW, THEREFORE, for and in consideration of One Dollar (\$1.00) and receipt of sufficiency of which is hereby acknowledged and mutual covenant of the parties, Grantor does hereby grant to Grantee a non-exclusive perpetual easement and right-of-way for the use and benefit of the Grantee and Grantee's successors, assigns, tenants, licensees and customers for the purpose of installing, operating, maintaining, repairing, replacing and renewing an identification sign to advertise the McDonald's the McDonald's restaurant over and upon the property described in Exhibit A attached hereto.

Grantee shall indemnify and defend and hold Grantor harmless for all costs, damages or claims for damages arising out of or in any way resulting from Grantee or Grantee's successors, assigns, licensees, customers use of said easement.

THIS DOCUMENT BEING RE-RECORDED TO CORRECT LEGAL DESCRIPTION.

Grantee shall maintain said sign easement and keep in good repair.

Where Grantee's facilities have been installed, no trees, permanent buildings or other structures shall be placed in such a manner as to hinder the visibility of the proposed sign. No change in grade elevation or excavation shall be made thereon, without prior written approval of the Grantee, which approval shall not be unreasonably withheld, but the same may be used for landscaping and other purposes that do not then or later interfere with the granted easement uses.

This sign easement agreement shall bind and inure to the Grantor's and Grantee's successors and assigns and covenants contained herein shall be deemed to be and shall be a continuing covenant with the land.

IN WITNESS WHEREOF the Grantor and Grantee have caused this Sign Easement and Agreement to be executed on the dates indicated below.

GRANTOR: ~~EAST POINT~~
~~EAST POINT~~ EQUITIES
an Oregon Corporation

GRANTEE: McDONALD'S CORPORATION
a Delaware Corporation

BY: Mark R. Wright
Vice President

BY: [Signature]
Vice President

ATTEST: [Signature]
Assistant Secretary

WITNESS:
Ann Myers
Linda Valley

WITNESS:
[Signature]
[Signature]

21435
6643

(ACKNOWLEDGMENT)

STATE OF ILLINOIS
COUNTY OF DuPAGE SS:

I, Kimberly Calabrese, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Wib Sutherland Vice President, and Seymour Greenman Assistant Secretary, of McDonald's Corporation a Delaware corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Wib Sutherland, Vice President, and Seymour Greenman, Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act and as such Vice President and Assistant Secretary, respectively, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 6th day of March 19 81.

Kimberly Calabrese
Notary Public
My Commission Expires 12/31/1984

(ACKNOWLEDGMENT-INDIVIDUAL)

STATE OF OREGON
COUNTY OF MULTNOMAH SS:

I, M. D. Fitzmaurice, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that MARK H. LITTLE and of FIRST FORT ESTATES who (is) (are) personally known to me to be the same person(s) whose name(s) (is) (are) subscribed to the foregoing instrument appeared before me this day in person and acknowledged that (he) (they) signed, sealed and delivered the said instrument as (his) (their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 10th day of April 1981.

M. D. Fitzmaurice
Notary Public
My Commission Expires 12/31/81

(ACKNOWLEDGMENT-CORPORATE)

STATE OF
COUNTY OF SS:

I, _____, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that _____ Vice President, and _____ Assistant Secretary of _____ an _____ corporation, who are personally known to me to be the persons whose names are subscribed to the foregoing instrument such _____ Vice President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act and as such _____ Vice President and Assistant Secretary, respectively, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this _____ day of _____ 19 ____.

Notary Public

EASEMENT DESCRIPTION

^{As}
As easement, for the installation and maintenance of a sign, situated in Lot 4, Block 4, "Campus View - Tract 1163", more particularly described as follows:

Beginning at a point on the southerly boundary of said Lot 4, S88° 50' 13" E - 17.46 feet from a 5/8" iron rod marking the Southwesterly corner thereof; thence N 34° 56' 05" W - 9.02 feet; thence N 55° 03' 55" E - 20.00 feet; thence S 34° 56' 05" E - 12.00 feet; thence S 55° 03' 55" W - 15.91 feet to the Southerly Boundary of said Lot 4; thence along said boundary, N 88° 50' 13" W - 5.06 feet to the point of beginning.

Together with an Easement, 3 feet in width, Northerly of, adjacent and parallel to, the Southerly boundary of Lots 3 and 4, Block 4 "Campus View - Tract 1163", beginning at the line common to Lots 2 and 3, thence Westerly to the above described easement.

McDONALD'S CORPORATION
October 31, 1981

GRANTOR

GRANTEE

21437

6645

EXHIBIT B

Lots 1 and 2, Block 4, Tract No. 1163, Campus View, in the County
of Klamath, State of Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____

On 13th day of April A.D. 1981 at 3:56 o'clock P.M., and
duly recorded in Vol. M81, of Deeds on Page 6641

EVELYN BIERN, County Clerk

By *[Signature]*

Fee \$17.50



*Return to: Transamerica Title
Agent: Julie*

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the

15 day of December A.D., 1981 at 3:33 o'clock P.M., and duly recorded in

Vol M 81 of Deeds on Page 21433.Fee \$ 20.00

EVELYN BIERN

COUNTY CLERK

By *[Signature]* deputy