

MTC-20986 D

DEED GRANTING EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That PHYLLIS COLLIER KERNS, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto SHIELD CREST, INC., an Oregon corporation, hereinafter called grantee, and unto grantee's heirs, successors and assigns, an easement and right of way for agricultural and maintenance of golf course purposes only, hereinafter more particularly designated and described over and across the real property described in Exhibit "A".

The easement and right of way hereby conveyed is for the sole purpose of locating and maintaining the existing roadway for agricultural or maintenance of golf course purposes on the real property owned by grantee and described in Exhibit "B".

The route and course of the roadway shall be as described in Exhibit "C".

And grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through or under the grantor.

Grantor, her successors or assigns, may relocate the roadway easement over the subservient parcel. The relocated easement shall be equivalent in width to the easement granted herein. In the event the owners of the subservient parcel shall change the location of easement, they shall at their sole expense, do the following: (1) Provide a survey for the new easement; (2) Construct the roadway; and (3) Prepare the appropriate documents necessary to terminate the existing easement and create the new easement of record. Thereafter, the new easement shall be subject to the terms and conditions set forth in this document.

The true and actual consideration paid for this easement, stated in terms of dollars is zero. However, the actual consideration consists of other property or value given or promised which is the whole consideration.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

99 MAR 22 AM 11 52

IN WITNESS WHEREOF, the grantor has executed this instrument
this 14 day of March, 1989.

Phyllis Collier Kerns
PHYLLIS COLLIER KERNS

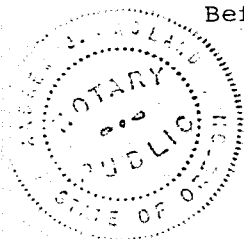
STATE OF OREGON)
County of Multnomah) ss.

March 14, 1989.

Personally appeared the above named PHYLLIS COLLIER KERNS
and acknowledged the foregoing instrument to be her voluntary
act and deed.

Before me:

Daniel S. Ferguson
Notary Public for Oregon
My commission expires: 6-30-89



After recording, send to:
Shield Crest Bldg
9682 Greebrier Dr
Klamath Falls, OR 97603

Shield-Crest

Parcel to be Retained

by PHYLLIS KERNS
ANDREW RABLAND
KATHLEEN INNES

A parcel of land located in the west one-half of the east one-half of Section 8, T.39S., R.10E., W.M., Klamath County, Oregon being more particularly described as follows:

Commencing at the one-quarter corner common to Sections 5 and 8, T.39S., R.10E., W.M.; thence North $89^{\circ} 45' 14''$ East 1331.80 feet to the East $1/16$ corner common to Sections 5 and 8; thence South $00^{\circ} 13' 00''$ East 1693.61 feet along the east line of the west one-half of the east one-half of Section 8 to the True Point of Beginning for this parcel description, said point being the southwest corner of a parcel of land described in Deed Volume M87 Page 15532, Klamath County Deed Records; thence South $00^{\circ} 13' 00''$ East 605.82 feet to the northeast corner of a parcel of land described in Deed Volume M82 Page 11430; thence, along the boundaries of said parcel, South $89^{\circ} 47' 00''$ West 240.00 feet; South $00^{\circ} 13' 00''$ East 340.00 feet; and North $89^{\circ} 47' 00''$ East 210.00 feet to a point on the westerly right-of-way line of Pine Grove Road; thence, along said right-of-way line, South $00^{\circ} 52' 02''$ West 198.68 feet to the northerly line of a parcel described in Deed Volume M86 Page 21331, Klamath County Deed Records; thence North $89^{\circ} 07' 58''$ West 184.48 feet to the northwest corner of said parcel; thence South $4^{\circ} 21' 32''$ West 529.30 feet to the southwest corner of a parcel described in Deed Volume M83 page 14271, Klamath County Deed Records; thence South $1^{\circ} 24' 02''$ West 400.00 feet to the northwest corner of a parcel of land described in Deed Volume M77 Page 2497, Klamath County Deed Records; thence, along the westerly line of said parcel South $00^{\circ} 18' 03''$ West 303.69 feet, more or less, to the northerly right-of-way line of the Klamath Falls-Lakeview Highway 140; thence following said right-of-way line 739.77 feet along the arc of a 11,489.16 foot radius curve left, the long chord of which bears North $62^{\circ} 52' 49''$ West 739.63 feet to the southeast corner of a parcel of land described in Deed Volume 203 Page 199, Klamath County Deed Records; thence North $8^{\circ} 56' 32''$ East 227.46 feet to the northeast corner of said parcel; thence North $8^{\circ} 48' 39''$ East 1935.93 feet to the Southwest corner of that parcel described in Deed Volume M87 Page 15532; thence, along the southerly boundary of said parcel, South $80^{\circ} 14' 22''$ East 600.61 feet to the True Point of Beginning; containing 32.01 acres, more or less.



DESCRIPTION FOR SHIELD CREST, INC.

A parcel of land located in the west one-half of the east one-half of Section 8, T. 39S., R. 10E., W.M., Klamath County, Oregon, being more particularly described as follows:

Beginning at the one-quarter corner common to Sections 5 and 8, T. 39S., R. 10E., W.M.; thence, along the north line of said Section 8, N 89° 45' 14" E 953.75 feet to the northeast corner of a parcel of land described in Deed Volume M84 Page 3240, Klamath County Deed Records; thence, along the boundaries of said parcel, S 00° 13' 00" E 185.00 feet; thence N 89° 45' 14" E 348.05 feet; thence S 00° 13' 00" E 372.07 feet; thence East 30.00 feet to a point on east line of the NW 1/4 NE 1/4 of Section 8; thence along said east line S 00° 13' 00" E 504.96 feet to the northeast corner of a parcel of land described in Deed Volume M87 Page 15532, Klamath County Deed Records; thence, along the boundaries of said parcel, S 88° 00' 16" W 220.52 feet; thence N 85° 19' 47" W 286.02 feet; thence S 8° 45' 58" W 551.68 feet to the southwest corner of said parcel; thence S 8° 48' 39" W 1935.93 feet to the northeasterly corner of a parcel of land described in Deed Volume 203 Page 199, Klamath County Deed Records; thence N 65° 45' 28" W 199.82 feet to the northwesterly corner of said parcel and the northeasterly corner of a parcel of land described in Deed Volume M83 Page 13511, Klamath County Deed Records; thence along the northerly boundary of said parcel N 80° 36' 19" W 274.21 feet to a point on the west line of the east one-half of Section 8; thence along said east line N 00° 03' 03" E 3372.34 feet to the point of beginning; containing 65.71 acres, more or less.

2/10/89

Road Easement

A 12.00 foot wide strip of land for roadway purposes located in the West one-half of the east one-half of Section 8, T.39S., R.10E., W.M.; the centerline of which is described as follows:

Beginning at a point from which the one-quarter section corner common to Sections 5 and 8, T.39S., R.10E., W.M. bears North $15^{\circ} 54' 49''$ West 2344.92 feet; thence, along an existing dirt road, South $43^{\circ} 35' 00''$ East 350.00; thence 86.35 feet along the arc of a 162.03 foot radius curve to the right, the long chord of which bears South $24^{\circ} 23' 25''$ East 85.33 feet; thence South $13^{\circ} 03' 00''$ East 96.15 feet to the center of an existing paved driveway; thence, generally along the center of said driveway, South $00^{\circ} 45' 39''$ West 114.50 feet; thence South $6^{\circ} 35' 13''$ East 431.58 feet; thence 183.99 feet along the arc of a 275.00 foot radius curve to the right, the long chord of which bears South $12^{\circ} 34' 47''$ West 180.57 feet; thence South $31^{\circ} 44' 47''$ West 148.68 feet; thence South $19^{\circ} 47' 47''$ West 127.02 feet; thence South $31^{\circ} 56' 52''$ West 119.23 feet; thence South $25^{\circ} 22' 32''$ West 134.95 feet to a point on the northerly right-of-way line of the Klamath Falls-Lakeview Highway No. 140; from which point a $5/8$ " iron pin marking the intersection of said right-of-way line with the north-south centerline of Section 8 bears North $64^{\circ} 51' 21''$ West 785.22 feet. The bearings in the above description are based on the plat of Tract 1245, First Addition to Shield Crest.

Job# 1248-02
2/23/89

STATE OF OREGON.
County of Klamath ss.

Filed for record at request of:

Mountain Title Co.
on this 22nd day of March A.D., 19 89
at 11:52 o'clock A. M. and duly recorded
in Vol. M89 of Deeds Page 4811
Evelyn Biehn County Clerk
By Douline Muzlonalare

EXHIBIT "C"

Fee, \$28.00

Deputy.