

61245

GRANT OF EASEMENT

I, Betty J. Vining, as Trustee of the Elizabeth G. Sanders Descendants' Trust, which is the owner of land situated in the County of Klamath, State of Oregon, and described as:

In Township 39 South, Range 10 East of the Willamette Meridian, Section 10, the West 260 feet of SE $\frac{1}{4}$  SW $\frac{1}{4}$  less the portion described as follows: Begin at the NW corner of the SE $\frac{1}{4}$  SW $\frac{1}{4}$ , thence due SE 367.6 feet, thence North to the North Line of SE $\frac{1}{4}$  SW $\frac{1}{4}$  thence West to the Point of Beginning, containing 6.95 acres, more or less;

and

The West 260 feet of NE $\frac{1}{4}$  NW $\frac{1}{4}$  all in Section 15, Township 39 South, Range 10 East Willamette Meridian.

In consideration of exchange of easements, which is hereby acknowledged, hereby grant, bargain, sell and convey to James B. Grimes and Karla Grimes, owners of that certain property described as:

That portion of the following described property, which lies in Sections 10 and 15, Township 39 South, Range 10 East Willamette Meridian: Beginning at the Southeast corner of the NE $\frac{1}{4}$  NW $\frac{1}{4}$  Section 15; thence West 426.7 feet to a point; thence North 1746.7 feet to a point; thence due Southeast 603.4 feet to the Northeast corner of the NE $\frac{1}{4}$  NW $\frac{1}{4}$  Section 15; thence South 1320 feet to the point of beginning.

the following:

An easement for roadway purposes, more particularly described as follows:

Beginning at a point on the West boundary of the SE $\frac{1}{4}$ , SW $\frac{1}{4}$  of Section 10, Township 39 South, Range 10 East of the Willamette Meridian, said point being the Southeast Corner of Lot 6, Block 1, Tract No. 1067 THE HIGHLANDS; thence S.89°37'55"E, 260 feet to the East boundary of the above described Grantor's property; thence South, along the East boundary of the above described Grantor's property 757.5 feet; thence West, 30.00 feet; thence North, parallel with and 30 feet from the East boundary of the Grantor's property, 697.5 feet; thence N89°37'55"W., 230 feet to the Northeast Corner of Lot 4, Block 3, Tract No. 1067 THE HIGHLANDS; thence N.0°10'05"W., 60.00 feet to the point of beginning.

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Reginald R Davis 4991 Gatewood Klamath Falls OR 97603

This easement is for roadway purposes to provide ingress and egress to and from that certain land hereinabove described as belonging to the Grantee. This easement is perpetual and is for the benefit of and appurtenant to that certain land herein described as belonging to the Grantee or any portion thereof. This is a non-exclusive easement and Grantor herein reserves the right to use the land subject to this easement in any reasonable manner, which will not interfere with Grantee's beneficial right to use said easement for roadway purposes. It being further understood that Grantee shall be responsible for constructing and maintaining said easement for roadway purposes.

IT WITNESS WHEREOF, I have hereunto set my hand this 6 day of may, 1993.

Betty J. Vining  
Betty J. Vining as Trustee  
To the Elizabeth G. Sanders  
Descendant's Trust

STATE OF MARYLAND )  
County of CALVERT ) ss.

Before me this 6TH day of MAY, 1993, personally appeared the above-named BETTY J. VINING and acknowledged the foregoing instrument to be her voluntary act and deed.

Gloria G. Newton  
Notary Public for CALVERT COUNTY  
My Commission expires: April 1994

RETURN TO: Reginald R. Davis  
4991 Gatewood  
Klamath Falls, OR 97603

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Reginald R. Davis the 10th day of May A.D., 19 93 at 2:32 o'clock P. M., and duly recorded in Vol. M93 of Deeds on Page 10380

FEE \$35.00

Evelyn Biehn County Clerk

By Gloria G. Newton