

EASEMENT GRANT

FOR VALUABLE CONSIDERATION, Golf Resources, Inc., a corporation, conveys to Shield Crest, Inc., an Oregon corporation, individually and for the benefit of Shield Crest Homeowners Association, an unincorporated association, a perpetual easement exclusive to Grantor and Grantee over and across the Servient Tenement herein described for the benefit of and appurtenant to the Dominant Tenement herein described.

The terms of this Grant are:

1. Grantor shall construct and erect a 6-foot high cyclone fence in the Servient Tenement adequate to assure security to Grantor and Grantee as follows:

a. Immediately along the easterly boundary of the Servient Tenement from the southwesterly corner of the parcel of land described in Deed Volume M-87, Page 15532, Klamath County Deed Records, a distance of approximately 1935.93 feet to the northeasterly corner of a parcel of land described in Deed Volume 203, Page 199, Klamath County Deed Records.

b. Within thirty (30) days of commencement of development of any property adjacent to the Servient Tenement.

c. Within thirty (30) days of the removal of any existing fence adjacent to the Servient Tenement.

2. Grantor and Grantee shall share equally the cost and expense of construction, maintenance and upkeep of the fence on the Servient Tenement. Maintenance is intended to include, without limiting the generality of the term, labor, materials, and supplies (including cost of transportation of supplies to the Servient Tenement).

3. This Grant is granted subject to all prior encumbrances of record.

4. The following is a description of the Servient Tenement:

A strip of land 5 feet wide lying immediately south and west of a line beginning at the one-quarter corner common to Sections 5 and 8, Township 39 South, Range 10 East, Willamette Meridian; thence along the North line of said Section 8, North 89°45'14" East 953.75 feet to the northwest corner of a parcel of land described in Deed Volume M84, Page 3240, Klamath County Deed Records; thence, along the boundaries of said parcel South 00°13'00" East 185.00 feet; thence North 89°45'14" East 348.05 feet; thence South 00°13'00" East 372.07 feet; thence East 30.00 feet to a point on east line of the Northwest 1/4 Northeast 1/4 of Section 8; thence along said east line South 00°13'00" East 504.96 feet to the northeast corner of a parcel of land described in Deed Volume M87, Page 15532, Klamath County Deed Records; thence lying immediately north and west of a line along the

boundaries of said parcel South 88°00'16" West 220.52 feet; thence North 85°19'47" West 286.02 feet; thence South 8°45'58" West 551.68 feet to the southwest corner of said parcel; thence South 8°48'39" West 1935.93 feet to the northeasterly corner of a parcel of land described in Deed Volume 203, Page 199, Klamath County Deed Records; thence North 65°45'28" West 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 North 80°36'19" West 274.21 feet to a point on the West line of the East one-half of said Section 8 thence along said east line South 00°03'03" West to the southeasterly corner of Lot 8, Block 5 of Tract 1257 - Re-Subdivision of a portion of the First Addition to Shield Crest. Thence lying immediately north, east, and west of southerly line of said Lot 8, Block 5 of Tract 1257. Said strip of land to be continuous from the northeast corner of Lot 1, Block 5, Tract 1172-FIRST ADDITION TO SHIELD CREST, to Shield Crest Drive.

Together with a strip of land 5 feet wide immediately north and east of the southerly and westerly boundary lines of Lot 10, Block 4 of Tract 1257-RE-SUBDIVISION OF A PORTION OF THE FIRST ADDITION TO SHIELD CREST. Said strip of land to be continuous from Shield Crest Drive to the southwest corner of Lot 1, Block 4 of said Tract 1172-FIRST ADDITION TO SHIELD CREST.

5. The following is a description of the Dominant Tenement:

All lots and blocks in Tract 1172 Shield Crest, All lots and blocks in First Addition to Shield Crest, All lots and blocks in Re-Subdivision of First Addition to Shield Crest, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcels 1, 2 and 3 of Minor Land Partition 1-91 located in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 7, and the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 8, Township 39 South, Range 10 East of the Willamette Meridian, filed in the office of the County Clerk.

Parcels 1, 2, and 3 of Minor Land Partition 3-91 located in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 7, Township 39 South, Range 10 E.W.M., filed in the office of the County Clerk.

That portion of a tract of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 7, Township 39 South, Range 10 E.W.M., deeded to Shield Crest, Inc., by deed from Leroy D. Spiker, Jr. and Melodee A. Spiker, in Deed Volume M-90, Page 1522, Records of Klamath County, Oregon, lying Easterly of the Easterly line of MLP 3-91 and Westerly of the Westerly line of MLP 1-91 filed in the office of the County Clerk, Klamath County, Oregon.

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6. The easement granted herein is solely for the purpose of providing for the security of Grantor and Grantee and does not confer upon the Grantee the right to place any items within the easement other than the fence described herein or to make any other use of the easement which would interfere with the Grantor's use of the subject property.

7. This Grant shall insure to the benefit of and be binding upon the respective heirs, executors, administrators, personal representatives, assigns or successors in interest of each Party.

SIGNED on the date set opposite the signatures of Grantor.

DATE

8/10/93

SIGNATURE

GOLF RESOURCES, INC., a
California corporation
By: Steve Adams
Steve Adams, President

STATE OF OREGON)
County of KLAMATH) ss:

AUGUST 10, 1993

Personally appeared before me STEVE ADAMS who, being duly sworn, did say that he is the president of GOLF RESOURCES, INC., a California corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of its board of directors; and he acknowledged said instrument to be its voluntary act and deed.

(SEAL)

Richard M. Biehne
NOTARY PUBLIC FOR OREGON
My Commission Expires: 4/29/99

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AFTER RECORDING RETURN TO:

GIACOMINI & KNIEPS
ATTORNEYS AT LAW
635 MAIN STREET
KLAMATH FALLS, OREGON 97601

Giacomini & Kniefs
on this 17th day of Aug. A.D. 19 93
at 3:15 o'clock P.M. and duly recorded
in Vol. M93 of Deeds Page 20475
Evelyn Biehn County Clerk
By Richard M. Biehne
Deputy.

Fee. \$40.00