

75866

Vol. m94 Page 4527

MTC 1396-6859

311.18112

EASEMENT

In consideration of an exchange of easements, the STATE OF OREGON, acting by and through its Board of Forestry, (GRANTOR), grants and conveys to J-SPEAR RANCH CO. [REDACTED] (GRANTEE), a non-exclusive easement over, upon and across:

The existing roads as described on the attached Exhibit "A" and as shown on the attached Exhibit "B".

To have and to hold said easement FOREVER, subject to the following terms:

1. The rights herein granted are for the purposes of maintaining, repairing, and using a roadway by GRANTEE and by GRANTEE's licensees and permittees, for access to GRANTEE's property, including, but not limited to, the transportation of forest and mineral products over said roadway.
2. GRANTOR reserves the exclusive right to grant further easements across the above described land.
3. GRANTEE shall save and hold harmless the GRANTOR from any and all liability claims of any kind whatsoever associated with this easement.
4. GRANTEE shall observe and comply with all federal, state, and local laws and regulations which in any manner affect the activities of GRANTEE under this easement.
5. This easement may be terminated by GRANTOR and all rights herein granted cease immediately in the event:
 - a. If for a period of 10 years GRANTEE shall fail to use or otherwise abandon said easement; or
 - b. If GRANTEE shall fail, neglect, or refuse to keep, observe, or perform any of the conditions or agreements herein contained, for a period of 30 days after having been given written notice to comply therewith; or
 - c. Immediately upon insolvency, adjudication of bankruptcy or appointment of a receiver for the property of GRANTEE.

Upon GRANTOR's written notice of termination, GRANTEE shall execute a recordable document evidencing termination of easement.

6. GRANTEE, when using the roadway on said easement and right of way, shall maintain the said roadway in a condition as good as existed prior to the commencement of such use, provided that when GRANTEE and other authorized parties jointly use said roadway, then each party shall be responsible for a proportionate part of the entire maintenance which said part shall be based upon the ratio of part use to total use.
7. Should GRANTEE fail to perform the road maintenance required by this easement, GRANTOR shall have the right to perform or cause to have performed said maintenance and recover all associated costs from GRANTEE. GRANTEE shall reimburse GRANTOR within 30 days from date billed.
8. GRANTEE shall secure and keep in effect during commercial use of the roads under this easement the following insurance coverages, in a policy or policies issued by an insurance company or companies authorized to do business in the State of Oregon. The issuing company or companies shall indicate on the insurance certificate(s) required by this section that GRANTOR will be given not less than 30 days notice of any cancellation, material change, or intent not to renew such policy. The coverage shall be as follows:
 - a. Commercial General Liability insurance covering personal injury and property damage in an amount not less than \$500,000 combined single limit per occurrence, with no more than \$5,000 deductible.
 - b. Automobile Liability insurance in an amount not less than \$500,000 combined single limit per occurrence. This coverage can be provided by combining the Automobile Liability protection with the Commercial General Liability policy.
 - c. Loggers Broad Form coverage, in an amount not less than \$500,000 with no more than \$5,000 deductible, for costs of fire control, losses or damage from fire, and other causes arising or resulting from activities of GRANTEE, employees, contractors and others working or acting for GRANTEE.
 - d. As evidence of the insurance coverage required by this contract, GRANTEE shall furnish a certificate or certificates of insurance including all of the foregoing coverages to GRANTOR.

- e. Other insurance limits may be set upon mutual agreement in writing by the GRANTOR and GRANTEE.
9. All agreements and conditions of this easement are alike binding upon the GRANTEE and any other future holders of this easement.

Executed this 17th day of February, 1994.

GRANTOR:

STATE OF OREGON, acting by and
through its Board of Forestry

Ray Craig
Ray Craig
Assistant State Forester
Forest Management Division

GRANTEE:

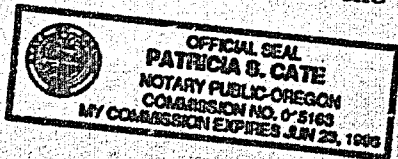
J-SPEAR RANCH CO. ~~INCORPORATED~~

Thomas J. Spear
President

ACKNOWLEDGMENT

STATE OF OREGON)
County of Marion) ss.

This instrument was acknowledged before me this 17th day of February, 1994, by Ray Craig, as the authorized representative of the State of Oregon.



Patricia S. Cate
Notary Public for Oregon

My Commission expires: 6/23/96

After recording return to:

J-Spear Ranch Company
PO Box 257
Klamath Falls, OR 97601

EXHIBIT "A"

Parcel 1: The West half of the Southeast quarter ($W\frac{1}{2}SE\frac{1}{4}$) of Section 4, Township 33 South, Range 7 East, Willamette Meridian, Klamath County, Oregon.

Parcel 2: The West half of the Northeast quarter ($W\frac{1}{2}NE\frac{1}{4}$) of Section 5, Township 33 South, Range 7 East, Willamette Meridian, Klamath County, Oregon.

Parcel 3: The West half of the Northeast quarter ($W\frac{1}{2}NE\frac{1}{4}$) of Section 8, Township 33 South, Range 7 East, Willamette Meridian, Klamath County, Oregon.

Parcel 4: The East half of the Southeast quarter ($E\frac{1}{2}SE\frac{1}{4}$) of Section 9, Township 33 South, Range 7 East, Willamette Meridian, Klamath County, Oregon.

Parcel 5: The Southwest quarter ($SW\frac{1}{4}$) and the East half ($E\frac{1}{2}$) of Section 16, Township 33 South, Range 7 East, Willamette Meridian, Klamath County, Oregon.

Parcel 6: The Southwest quarter of the Northeast quarter ($SW\frac{1}{4}NE\frac{1}{4}$) and the East half of the West half of the Southeast quarter ($E\frac{1}{2}W\frac{1}{2}SE\frac{1}{4}$) of Section 25, Township 39 South, Range 7 East, Willamette Meridian, Klamath County, Oregon.

END OF EXHIBIT "A"

4531

EXHIBIT "B"

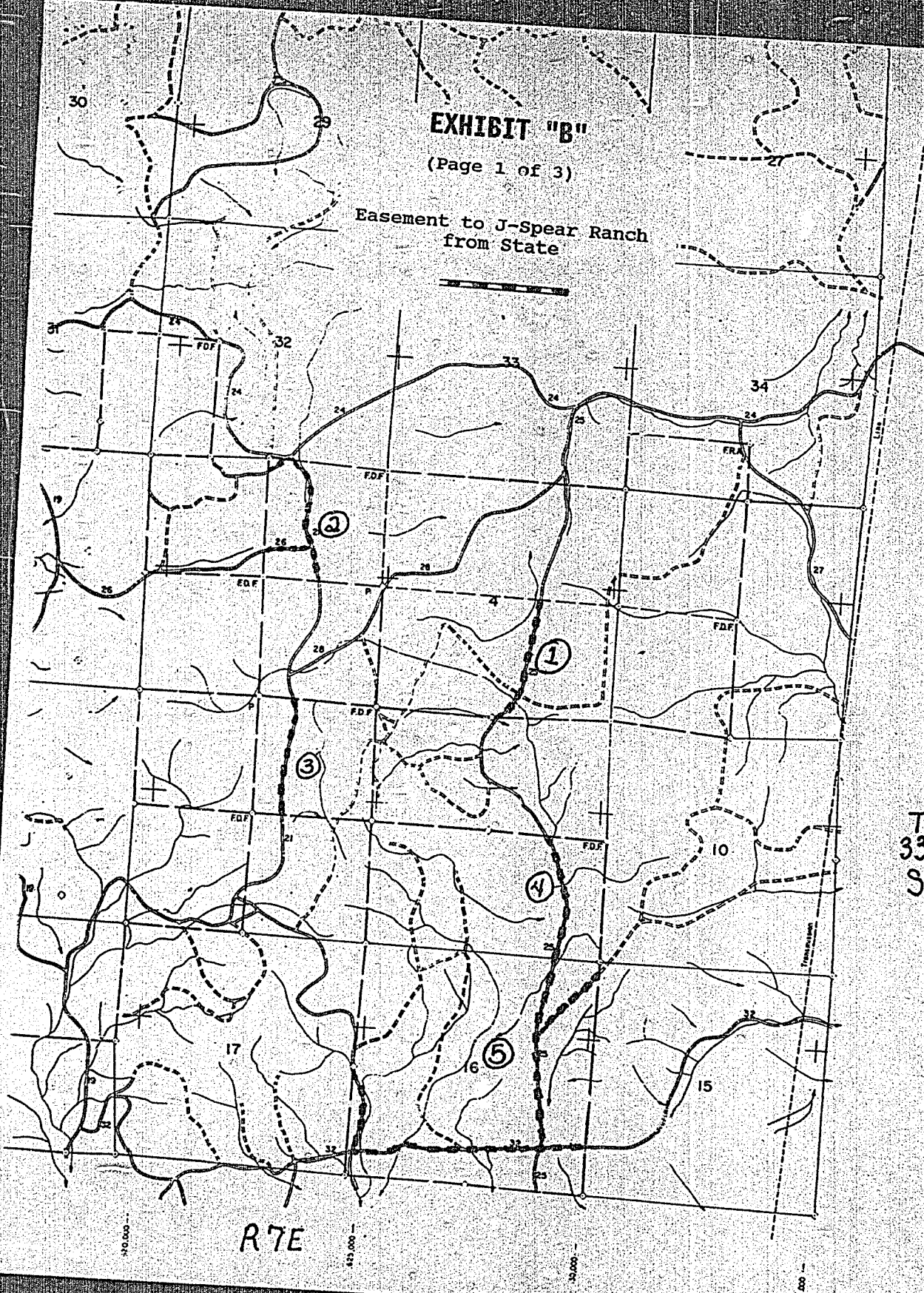
(Page 1 of 3)

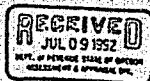
Easement to J-Spear Ranch
from StateT
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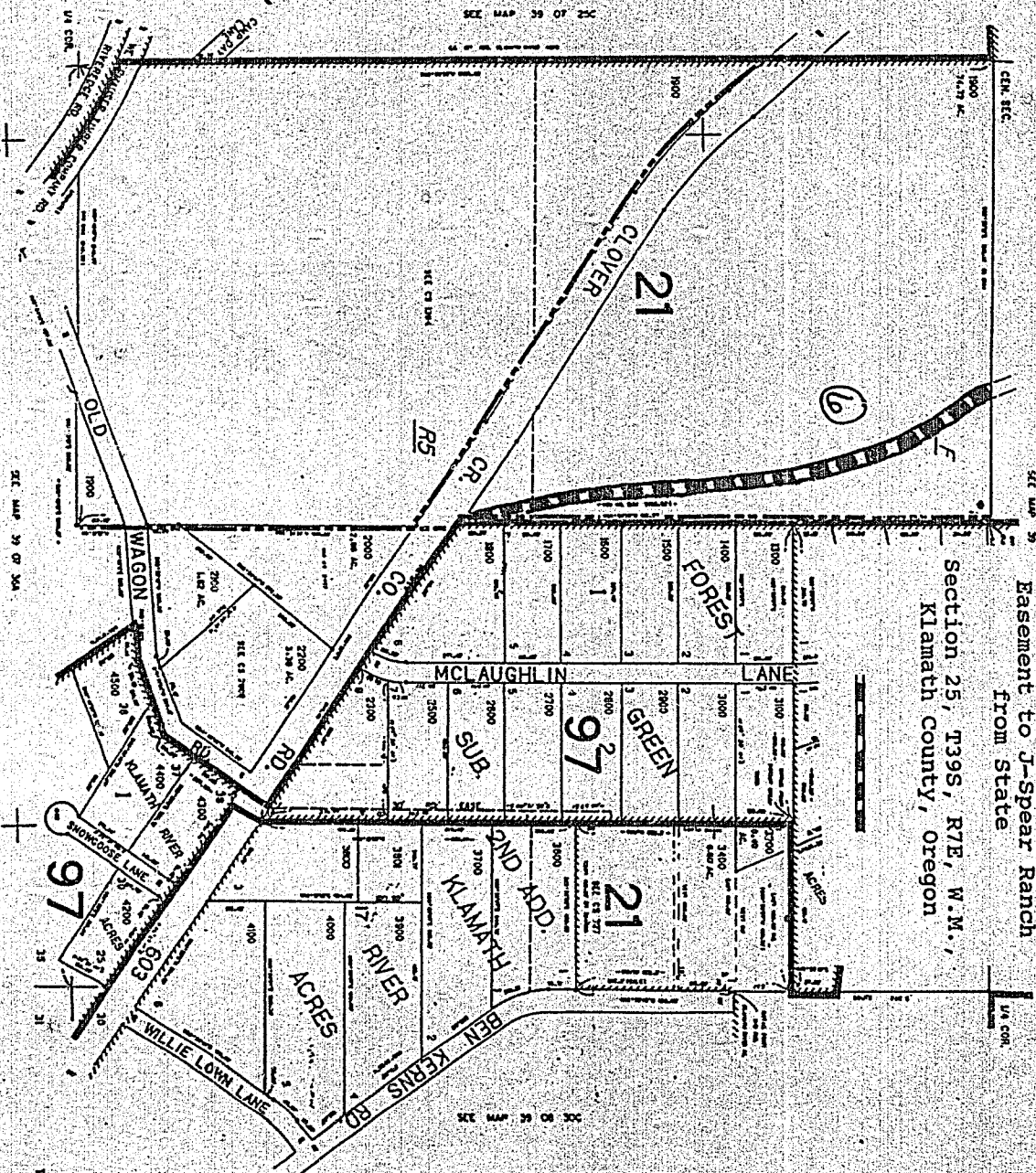




SCALE 1:4350



SEE MAP 39 OF 250



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 9th day
 of Feb A.D., 19 94 at 11:14 o'clock A M., and duly recorded in Vol. M94
 of Deeds on Page 4527

FEE \$40.00

Evelyn Biehn County Clerk
 By Douglas M. Muelhauser