

After recording return to William M. Ganong, 635 Main Street,
Klamath Falls, Oregon 97601

GRANT OF EASEMENT

Claude W. Cross and Virginia R. Cross, Trustees of the C. W. Cross and V. R. Cross 1992 Living Trust Dated March 11, 1992, (Cross), the owners of the real property describe on Exhibit A, attached hereto, for valuable consideration, grant and convey unto William M. Ganong and Marie I. Ganong (Ganong), the owners of the real property described on Exhibit B, attached hereto, the following perpetual, non exclusive easements:

EASEMENT FOR INGRESS AND EGRESS

Cross grants and conveys to Ganong an easement for ingress and egress over and across the real property described as "Access Easement No. 1" and "Access Easement No. 2" on Exhibit C, attached hereto.

SIGHT EASEMENT

Cross grants and conveys to Ganong an easement for sight and light over and across the real property described as "Sight Easement" on Exhibit C, attached hereto. Cross covenants and agrees that Cross shall not construct, plant or permit any improvement, plant or tree on the area of the Sight Easement which exceeds four (4) feet in height. Nor shall Cross allow or permit any other object to remain on the area of the Sight Easement that exceeds four (4) feet in height except for periods of short duration when reasonably necessary in the maintenance and improvement of the Cross property.

CONDITIONS OF THIS GRANT OF EASEMENT

The Easements granted hereby are granted subject to the following terms and conditions:

1. Except as to the rights herein granted to Ganong, Cross shall have the full use and control of the real estate described on Exhibit A.

2. Ganong shall hold and save Cross harmless from any and all claims of third parties arising from Ganong's use of the rights herein granted.

3. The easement granted herein shall be perpetual and shall inure to the benefit and burden of the parties' successors and assigns.

4. In the event that it is necessary for either party to file suit to enforce the terms of this Easement, then the prevailing

party in such suit or action shall be entitled to a judgment against the losing party for the prevailing party's costs of suit and reasonable attorneys' fees, including attorneys' fees incurred on appeal.

Dated this 5 day of ^{April}~~March~~, 1995.

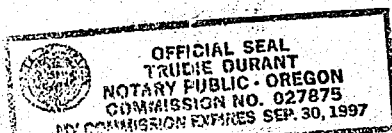
C. W. Cross and V. R. Cross 1992 Living Trust Dated March 11, 1992:

By: C. W. Cross Trustee By: Virginia Cross, Trustee
C. W. Cross, Trustee Virginia Cross, Trustee

STATE OF Oregon, County of Klamath, ss.

^{April} This Instrument was acknowledged before me this 5th day of March, 1995 by Claude W. Cross and Virginia R. Cross, Trustees of the C. R. Cross and V. R. Trust dated March 11, 1992.

Dudie Durant
Notary Public
My commission expires: 9-30-97



DESCRIPTION OF EASEMENTS
Cross to Ganong

EASEMENT NO. 1:

The following described real property situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:

Beginning at a chiseled cross on a stone monument buried in the ground, said stone being N 41° E. a distance of 1094 feet, more or less, by record from the one-fourth corner common to Sections 31 and 32, Twp. 38 S., Range 9 E., W. M.; thence S. 52° E. 19 feet; thence S. 50°08'40" W. 10 feet; thence N. 48°19'52" W. 22.46 feet; thence N. 71°30' E. 10 feet to the point of beginning.

EASEMENT NO. 2:

The following described real property situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:

Beginning at a chiseled cross on a stone monument buried in the ground, said stone being N 41° E. a distance of 1094 feet, more or less, by record from the one-fourth corner common to Sections 31 and 32, Twp. 38 S., Range 9 E., W. M.; thence S. 52° E. 19 feet; thence S. 50°08'40" W. 28.79 feet; thence S. 26°26'30" E. 30.84 feet; thence S. 37°51'20" E. 32.04 feet to the true point of beginning of this description; thence S. 37°51'20" E. 10 feet; thence S. 56°25'09" W. 49.60 feet; thence N. 37°51'20" W. 10 feet; thence N. 56°25'09" E. 49.60 feet to the true point of beginning.

SIGHT EASEMENT:

The following described real property situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:

Beginning at a chiseled cross on a stone monument buried in the ground, said stone being N 41° E. a distance of 1094 feet, more or less, by record from the one-fourth corner common to Sections 31 and 32, Twp. 38 S., Range 9 E., W. M.; thence S. 52° E. 19 feet; thence S. 50°08'40" W. 28.79 feet; thence S. 26°26'30" E. 30.84 feet; thence S. 37°51'20" E. 32.04 feet; thence S. 56°25'09" W. 49.60 feet to the true point of beginning of this description; thence S. 56°25'09" W. 196.28 feet; thence S. 34°31'00" E. 15 feet; thence N. 57°53'23" E. 195.84 feet; thence N. 37°51'20" W. 10 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 24th day
of April A.D., 19 95 at 3:52 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 10400

FEE \$40.00

Bernetha G. Lelsch, County Clerk
By Lynette H. Hargis