

The Undersigned Grantor(s) for and in consideration of nine thousand one hundred forty-eight

Dollars(\$9,148.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey to U S WEST Communications, Inc., a Colorado Corporation, (Grantee) whose address is 8021 SW Capitol Hill Rd., Portland, OR 97219, its successors, assigns, lessees, licensees and agents, a perpetual easement to construct, reconstruct, operate, maintain and remove such telecommunications facilities as Grantee may require upon, over, under and across the following described land which the Grantor owns or in which the Grantor has any interest, to wit:

Section 3, Township 39 South, Range 9 East, Willamette Meridian

The West 20 feet of the North 30 feet of that certain parcel conveyed to Jim Caylor and Virginia R. Dowling dba J.V. Michael and Associates, by deed dated April 6th, 1990 and recorded in Volume M90 Page 6526 of the County Clerk of Klamath County Oregon and described as The Westerly 300 feet of the Northly 135 feet of Lot 2, Block 3, TRACT 1080, WASHBURN PARK, according to the official plat thereof on file in the office of the County Clerk of said Klamath County.

As shown on Exhibit "A" attached hereto and by this reference made a part hereof.

situated in County of Klamath, State of Oregon

Grantee shall have the right of ingress and egress over and across the Land of the Grantor to and from the above-described property and the right to clear and keep cleared all trees and other obstructions. Grantee shall be responsible for all damage caused to Grantor arising from Grantee's exercise of the rights and privileges herein granted.

The Grantor reserves the right to occupy, use and cultivate said Easement for all purposes not inconsistent with, nor interfering with the rights herein granted.

The rights, conditions and provisions of this easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

Any claim, controversy or dispute arising out of this Agreement shall be settled by arbitration in accordance with the applicable rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The arbitration shall be conducted in the county where the property is located.

In witness whereof the undersigned has executed this instrument this 5th day of March, 1996

Witness: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

J.V. Michael & Associates  
By: its partners  
Jim Caylor  
Virginia R. Dowling

(Individual Acknowledgement)  
State of Oregon  
County of Klamath } ss  
On this day personally appeared before me  
Jim Caylor and Virginia R. Dowling  
dba J.V. Michaels & Associates

known to me to be the individual s who executed the foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes herein mentioned.

Given under my hand and official seal this 5th day of March, 1996



Gregg A. McCleery  
Notary Public in and for the State of Oregon  
residing at Medford

(Corporate Acknowledgement)  
State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ } ss  
On this day personally appeared before me

who did say he/she is the \_\_\_\_\_

of the corporation that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and an oath stated that \_\_\_\_\_ was/were authorized to execute said instrument on behalf of the corporation. Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Notary Public in and for the State of \_\_\_\_\_  
residing at \_\_\_\_\_

96 MAY 28 AIO:32

Accepted by \_\_\_\_\_  
Manager Right-of-Way Operations

RETURN TO GRANTEE AT:  
US WEST COMMUNICATIONS INC.  
RIGHT OF WAY DESK, RM 110  
8021 SW CAPITOL HILL RD  
PORTLAND, OR 97219

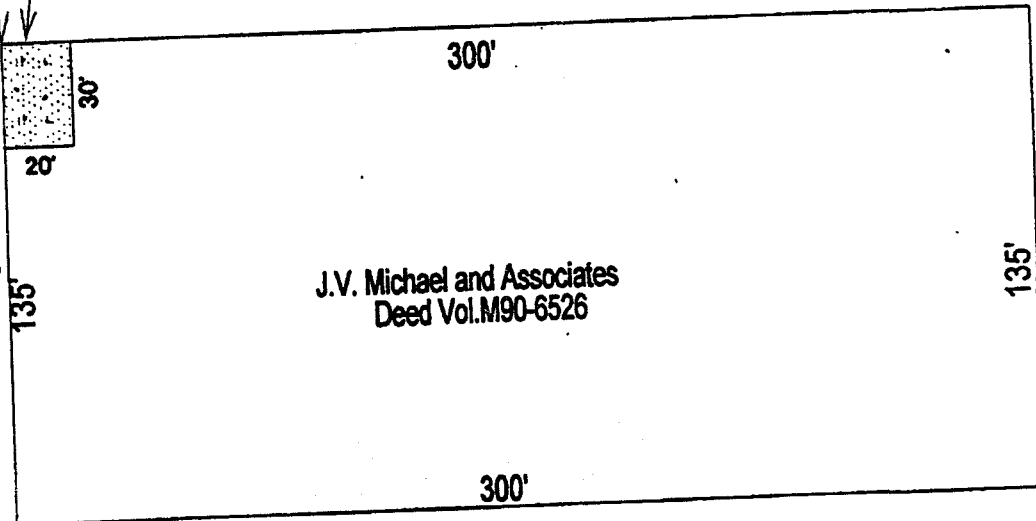
# Exhibit "A"

15275

410' M/L to the South line OC&E Railway

30'x20' US West R/W

Washburn Way



RETURN TO GRANTEE AT:  
US WEST COMMUNICATIONS INC.  
RIGHT OF WAY DESK, RM 110  
8021 SW CAPITOL HILL RD  
PORTLAND, OR 97219

9608503\$

<b>PLAT OF USWEST R/W</b>	
Job #52RB016 (Skateland)	
Washburn Way, South of South 6th Street	
Section 3, T.39S., R.9 E., W.M.	
Tax Map 39 09 03BC Lot- 1200	
Klamath County Oregon	
Drawn for W&H Pacific, Beaverton Oregon	
Job #1058-0508	
By: Gregg A. McCleery	February 27, 1996

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of U.S. West Communications the 28th day  
of May A.D., 1996 at 10:32 o'clock AM., and duly recorded in Vol. M96  
of Deeds on Page 15274.

FEE \$15.00

By Bernetha G. Letsch, County Clerk