

EASEMENT

The Undersigned Grantor(s) Bible Baptist Church, for and in consideration of Three Hundred and no/100 Dollars (\$300.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey to US 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:

A tract of land located in Lot "B" of the C.W. Miller Metes and Bounds Tracts in the SE¼ of the NW¼ of Section 2, Township 39 South Range 9 East, Willamette Meridian, Klamath County, Oregon to wit:

Beginning at the intersection of the west right of way line of Wiard Street and the north right of way line of South Sixth Street (State Highway No. 140);

thence North 00° 07' 18" West 135.00 feet to the TRUE POINT OF BEGINNING; thence South 89° 52' 42" West 2.88 feet; thence North 00° 07' 18" West 5.00 Feet; thence North 89° 52' 42" East 2.88 feet; thence South 00° 07' 18" East 5.00 feet to the TRUE POINT OF BEGINNING;

Said easement containing 14.40 square feet and being located adjacent and northeast to that easement granted to US WEST Communications dated May 10, 1993 and recorded June 28, 1993 in Volume M93 Page 15300, Klamath County Deed Records and as shown on Exhibit "A".

situated in County of Klamath, State of Oregon.

Grantee agrees to place landscaping around the easement area for screening purposes to the satisfaction of the Grantor.

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 judgement 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 20th day of February, 1996.

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

Accepted by [Signature] 96 MAY 28 AM 10:33
Manager Right-of-Way Operations

20
EX

15287

96089048

Bible Baptist Church

SD Witness:

RS

Steve LowellROGER A. STEVENS

BY:

Steven D. Lowell Chairman

Name and Title

ROGER A. STEVENS, ADMIN.

Name and Title

State of Oregon)

SS

County of Klamath)

On this day personally appeared before me Steven D. Lowell and Roger A. Stevens who did say ~~he/she~~ they is/are the Chairman and the Administrator 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 they was/were authorized to execute said instrument on behalf of the corporation.

Given under my hand and official seal this 20th day of February, 1998.

Charlene Terry

Notary Public in and for the State of Oregon
Residing at Bonanza, OR

My Commission expires: 11-23-97

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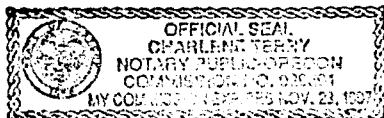
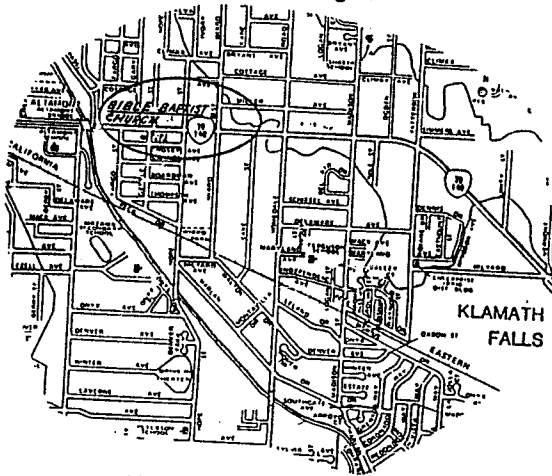


EXHIBIT "A" 9608904

US WEST COMMUNICATIONS, INC.
Property of Bible Baptist Church

Located in SE¼ NW¼ of Section 2, T 39S R9E, W.M.
Lot "B" of the C.W. Miller Metes and Bounds Tracts
Klamath County, Oregon

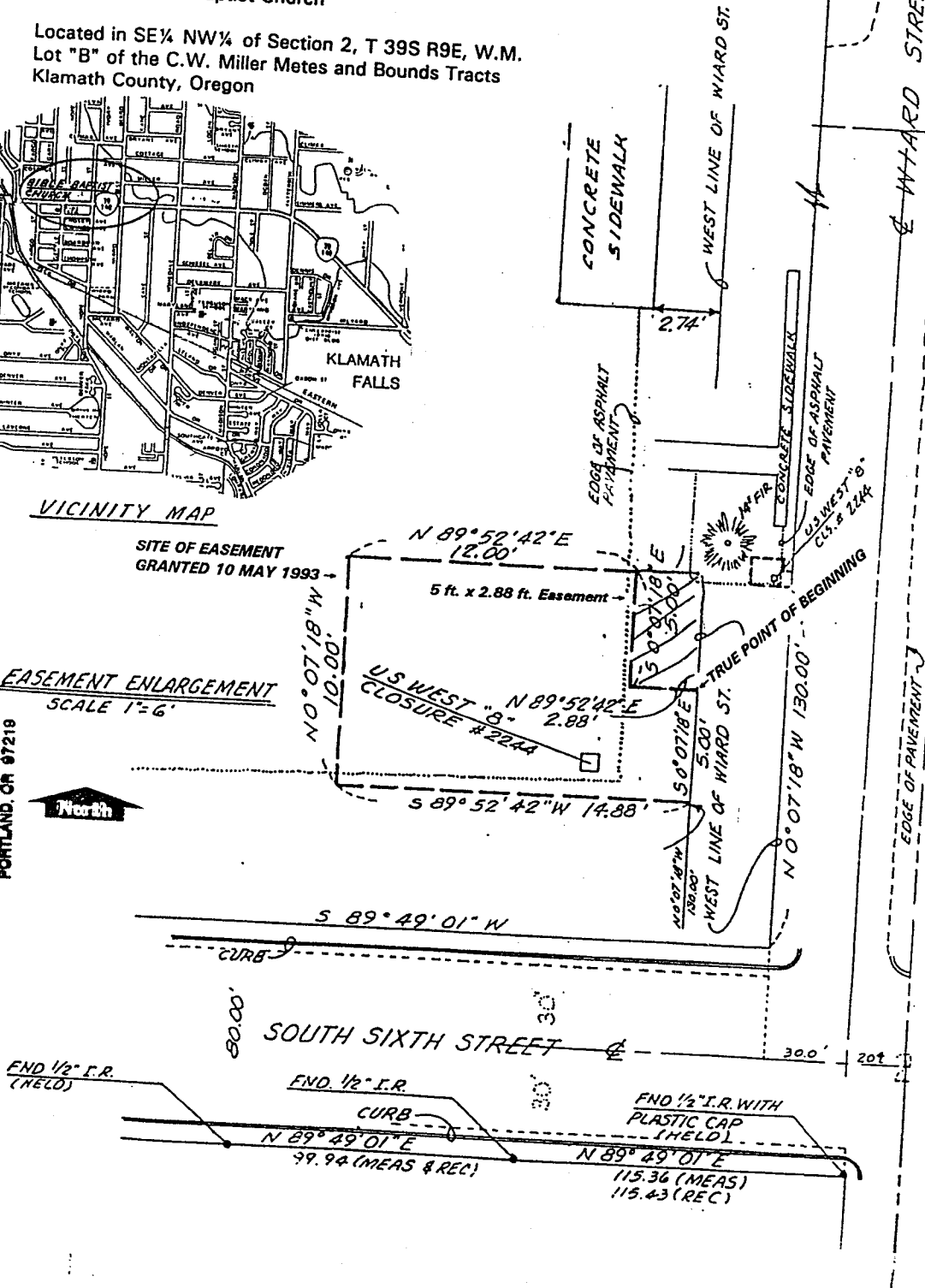


VICINITY MAP

SITE OF EASEMENT
GRANTED 10 MAY 1993

EASEMENT ENLARGEMENT
SCALE 1"=6'

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



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of U.S. West Communications
of May A.D., 19 96 at 10:33 o'clock A M., and duly recorded in Vol. M96 day
of Deeds on Page 15286

FEE \$20.00

By Bernetha G. Letsch, County Clerk