

28229

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Vol. 1196 Page 35705

After recording return to:
U S WEST Communications
Right of Way Desk, Room 110
8021 SW Capitol Hill Road
Portland, OR 97219

96 NOV 13 P1:16

EASEMENT

DOCUMENT REFERENCE NUMBER: 9622202 \$

GRANTOR NAME(S): BILL ROSE

Additional names on page _____ of document

GRANTEE:

U S WEST COMMUNICATIONS
8021 SW CAPITOL HILL ROAD
PORTLAND, OR 97219

ABBREVIATED LEGAL DESCRIPTION:

(lot, block, plat name, section, township, range)

SEC. 15, T 39 S, R 9 E

Complete legal description is on page 3

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(S):

(State Of Washington Requirement)

Page 1 of 4 pages

25

EASEMENT

35706

Job 52RB016

R/W Reference 9622202\$

BR
B.R.

The Undersigned Grantor(s) for and in consideration of Five Hundred Ninety Nine and no/100

Dollars (\$ 599.00) 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:

Accepted by [Signature]
Manager Right-of-Way Operations

See Exhibit "A"

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 11th day of July, 19 96.

Witness: _____

By: Bill Rose

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

(Individual Acknowledgement)
State of North Carolina
County of GASTON } ss
On this day personally appeared before me
Bill Rose

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

Given under my hand and official seal this 9/14 day of July, 19 96.

Belinda Elmore-Schenck
Notary Public in and for the State of North Carolina
residing at Gaston County
Commission Expires: 12/12/99

(Corporate Acknowledgement)
State of _____
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 _____

Exhibit "A"

96 22202 *f*

Legal Description

A parcel of land which is approximately 3,300 square feet in size being the Westerly 10 feet of the the following described property located in the SW Quarter of the NW Quarter of Section 15, Township 39 South Range 09 East, Willmette Meridian and described in that Warranty Deed executed April 24, 1995 and recorded as Document Number 99195 in Volume M95, Page 11017.

The Easterly 67 feet of the Westerly 132.00 feet of Lot 3, Altamont Small Farms, according to the duly recorded subdivision in the office of the County Clerk of Klamath County, Oregon, AND

The Easterly 132.00 feet of the Westerly 264 feet of Lot 3, Altamont Small Farms according to the duly recorded subdivision in the office of the County Clerk of Klamath County, Oregon, known as of this date as Tax Lots 1200 and 1300

situated in County of Klamath, State of Oregon

and as shown on Exhibit "B"

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

35708

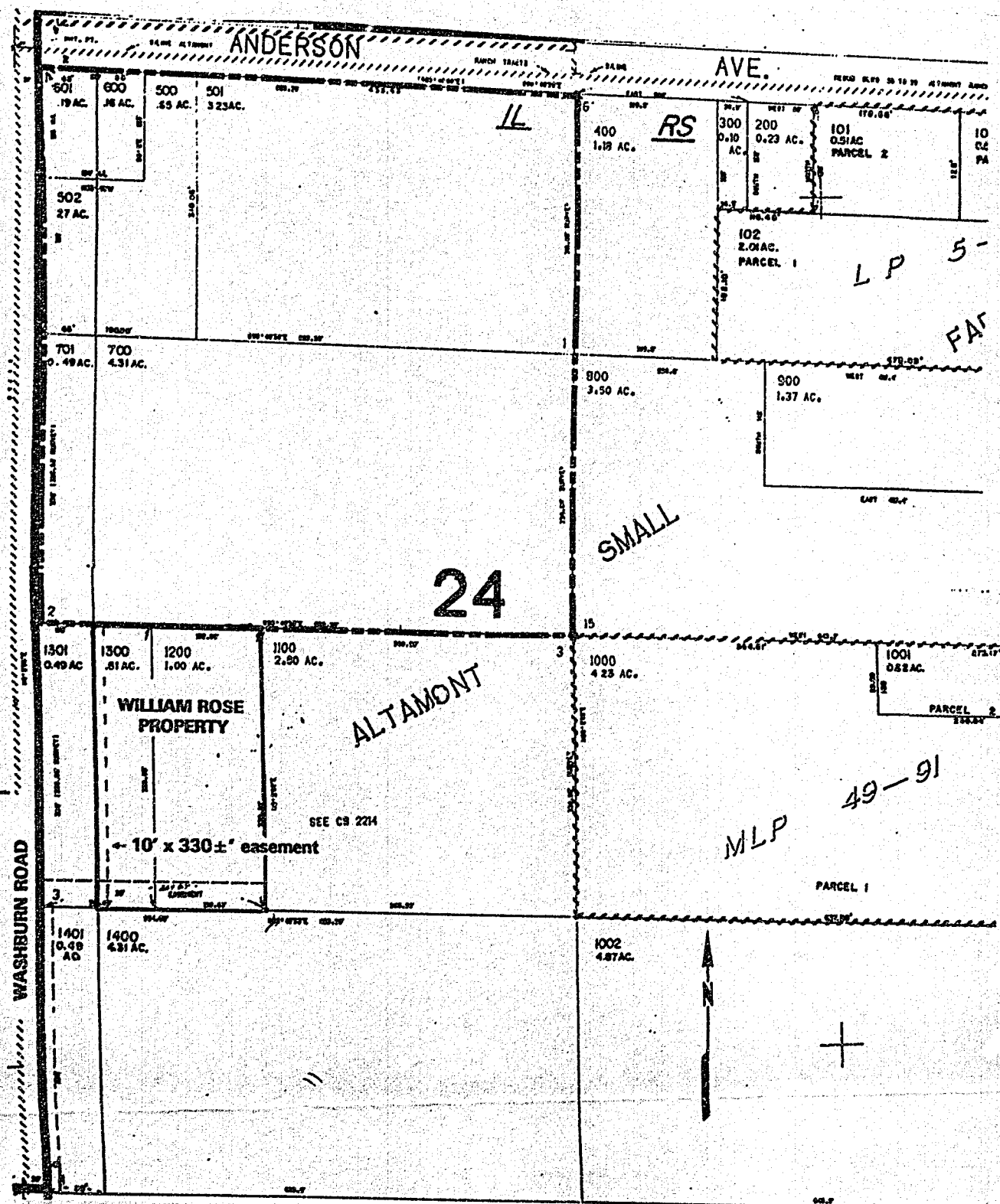
EXHIBIT "B"

US WEST COMMUNICATIONS, INC.
Property of William Rose

96222020

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

Located in SW Quarter of the NW Quarter of Section 15, T 39S R09E, W.M.
Klamath County, Oregon
As of this date known as Tax Lots 1200 and 1300



STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of U.S. West the 13th day
of November A.D., 1996 at 1:16 o'clock P. M., and duly recorded in Vol. M96
of Deeds on Page 35705

FEE \$25.00

Bernetha G. Letach County Clerk

By William Rose