

28231

INDEX PAGE FOR DOCUMENT RECORDING
PLACE RECORDING STAMP/SEAL
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vol. 196 Page 35713

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 P 1:16

EASEMENTDOCUMENT REFERENCE NUMBER: 96229075GRANTOR NAME(S): JAMES M. TEPPER

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. 12, T 39 S, R 8 E, W-M.Complete legal description is on page 3**ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(S):**

(State Of Washington Requirement)

Page 1 of 3 pages

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R/W Reference 9622907\$

The Undersigned Grantor(s) for and in consideration of FIVE HUNDRED AND SEVENTY

Dollars (\$ 570.00) 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:

An easement 10 feet wide, with the cable as placed as the centerline, following the North line of the road now known as Long lake Road as it follows the South line of the following described property:

See EXHIBIT "A" attached hereto and by this reference made a part hereof.
(Tax Map 3908-12B-Lot 300)

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

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 24TH day of May, 1996.

Witness: _____

By: [Signature]
James M. Tepper

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

(Individual Acknowledgement)
State of Oregon
County of Klamath } ss
On this day personally appeared before me
James M. Tepper

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

Given under my hand and official seal this 24th day of June, 19 96.

[Signature]
OFFICIAL SEAL
GREGG A. McCLERRY
NOTARY PUBLIC - OREGON
COMMISSION NO. 026646
MY COMMISSION EXPIRES AUG. 01, 1997
Notary Public in and for the State of Oregon
residing at Medford

(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 _____

SECTION 12, TOWNSHIP 39 SOUTH, RANGE 8 EAST, WILLAMETTE MERIDIAN

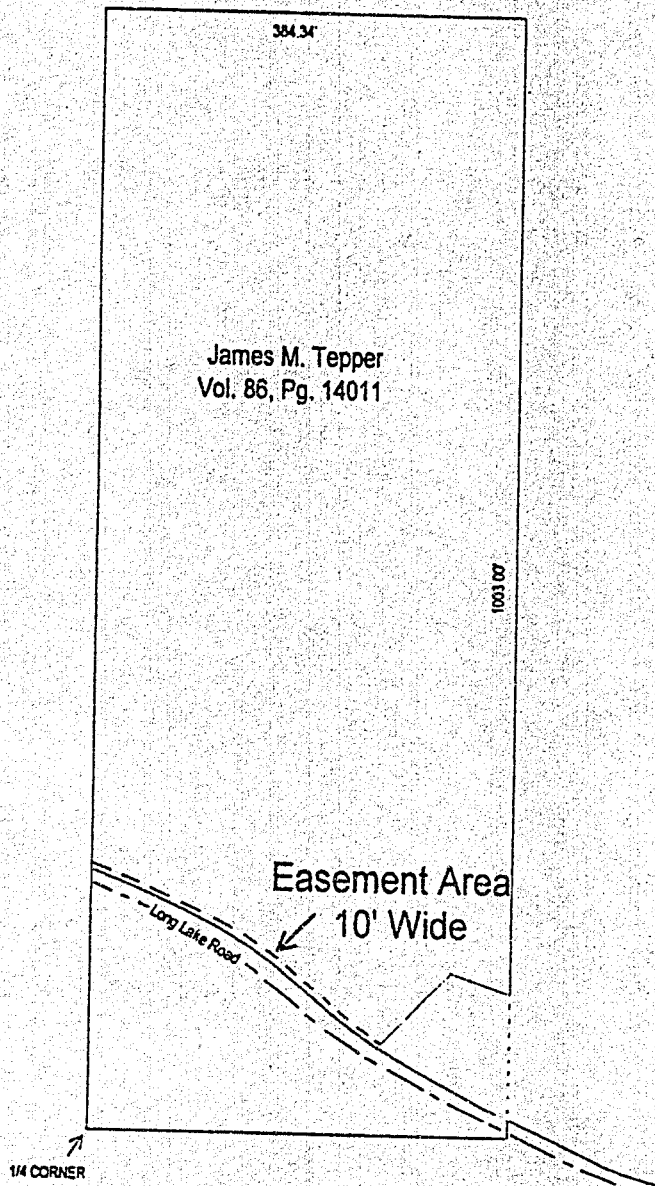
A portion of the SW 1/4 of the NW 1/4 of said Section 12, described as follows:

Beginning at a point which lies South 1348.93 feet from the Northwest corner of the NW 1/4 of the NW 1/4 of said Section 12, thence South 89° 00' 26" East 384.34 feet; thence South 1003.00 feet to a point; thence North 72° 14' 14" West 70.34 feet to a point; thence South 40° 37' 42" West 155.66 feet; thence South 110 feet, more or less to the North boundary of a tract of land deeded to the State of Oregon by and through its State Highway Commission; thence in a Westerly and Northwesterly direction to the Westerly line of the SW 1/4 of the NW 1/4; thence North to the point of beginning.

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US WEST COMMUNICATIONS INC
RIGHT OF WAY DESK, RM 110
8021 SW CAPITOL HILL RD
PORTLAND, OR 97219

James M. Tepper
Vol. 86, Pg. 14011

↑
NORTH



STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

U.S. West

on this 13th day of November A.D., 19 96
at 1:16 o'clock P. M. and duly recorded
in Vol. M96 of Deeds Page 35713.

Bernetha G. Letsch County Clerk

By Ratthana Ross Deputy.

Fee, \$20.00

Plat of USWest Easement

Job #62RC934

Long Lake Rd. & Balsom Dr.

Sec. 12, T.39S., R.8E., W.M.

Tax Map 39 08 12B-Lot 300

Klamath County, Oregon

Drawn for: W&H Pacific, Beaverton, Or.

Job #1068-0402

By: Gregg A. McCleery May 23, 1996