

44310

PLACE RECORDING STAMP/SEAL
IN SPACE PROVIDED AT RIGHT.

Vol 1197 Page 28267

Return to Grantee at:
US WEST Communications
Field Engineering, Rm 11
11418 NE Fourth Plain
Vancouver, WA 98662

97 AUG 28 P2:25

* Does NOT convey real estate
fee title (ORS 205.234, d, e)

EASEMENT *

DOCUMENT REFERENCE NUMBER: 9723051OR

GRANTOR NAME(S): _____

JELD-WEN TIMBER AND RANCHES

Additional names on page 2 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)

E 1/2 SEC. 16, T 38 S, R 8 E, W. M.

Complete legal description is on page 3

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

N/A

(State Of Washington Requirement)

Page 1 of 4 pages

25

EASEMENT

28268

Job 52RK630

R/W Reference 97236518R

The Undersigned Grantor(s) for and in consideration of MUTUAL BENEFITS Dollars (\$0.00) 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:

A part of the East One-Half of Section 16, Township 38 South, Range 8 East, Willamette Meridian, Klamath County, Oregon, as described on Exhibit "A", attached hereto.

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 31st day of July, 1997.

Witness: _____

By: [Signature]

Robert L. Johnson

General Manager

J&W Timber & Ranches

(Individual Acknowledgment)

(Corporate Acknowledgment)

State of _____

State of Oregon

County of _____

County of Klamath

On this day personally appeared before me _____

On this day personally appeared before me Robert Johnson

known to me to be the individual _____ who

who did say he/she is the General Manager

executed the foregoing instrument, and acknowledged that

of the Pinning V J&W Timber & Ranches

signed the same as _____

and acknowledged said instrument to be the free and

free and voluntary act and deed, for the uses and purposes

voluntary act and deed of said corporation, for the uses and

herein mentioned.

purposes therein mentioned, and on oath stated that he

Given under my hand and official seal this _____ day

said instrument on behalf of the corporation.

of _____, 19 _____

Given under my hand and official seal this 31st day

Notary Public in and for the State of _____

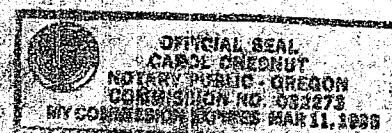
of July, 19 97

residing at _____

Notary Public in and for the State of Oregon

residing at Klamath Falls, Oregon

Return to Grantee at:
U S WEST Communications
Field Engineering, Rm 11
11418 NE Fourth Plain
Vancouver, WA 98662



9723051 PR

EXHIBIT "A"

RUNNING "Y" EASEMENT DESCRIPTION

A 10.00 foot wide strip of land located in the east one-half of Section 16, Township 38 South, Range 8 East, Willamette Meridian, Klamath County, Oregon, the centerline of which is described as follows:

Beginning at a point on the southwesterly right-of-way line of State Highway 140 from which the North $\frac{1}{4}$ corner of Section 16, Township 38 South, Range 8 East, Willamette Meridian bears N32°34'37"W, 4080.27 feet; said point being at approximate Highway Station 120+55; thence N29°05'00"W, 896.55 feet; thence N00°06'26"W, 269.55 feet; thence N20°0'31"W, 232.38 feet; thence N17°05'20"W, 246.89 feet; thence N32°14'34"W, 102.88 feet; thence N24°11'13"W, 253.82 feet; thence N14°09'19"W, 302.32 feet; thence N21°00'46", 421.18 feet; thence N29°10'56"W, 318.33 feet; thence N37°31'07"W, 392.98 feet; thence N52°01'04" W, 296.52 feet; thence N53°17'23"W, 36.90 feet; thence N51°39'37"W, 28.10 feet; thence N25°08'00"E, 8.50 feet, more or less, to a point on the southwesterly right-of-way line of State Highway 140 at approximate Highway Station 1780+14, EXCEPTING THEREFROM any portion lying within the right-of-way of State Highway 140.

MAP OF GAS LINE EASEMENT THROUGH RUNNING Y RANCH FOR NP NATURAL GAS

IN EAST 1/4 OF SECTION 16, T.33S., R.2E.W.11
KLAMATH COUNTY, OREGON

Field Engineering, Rm. 11
11418 N.E. Fourth Plain Bv.
Vancouver, WA 98662

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

U.S. West

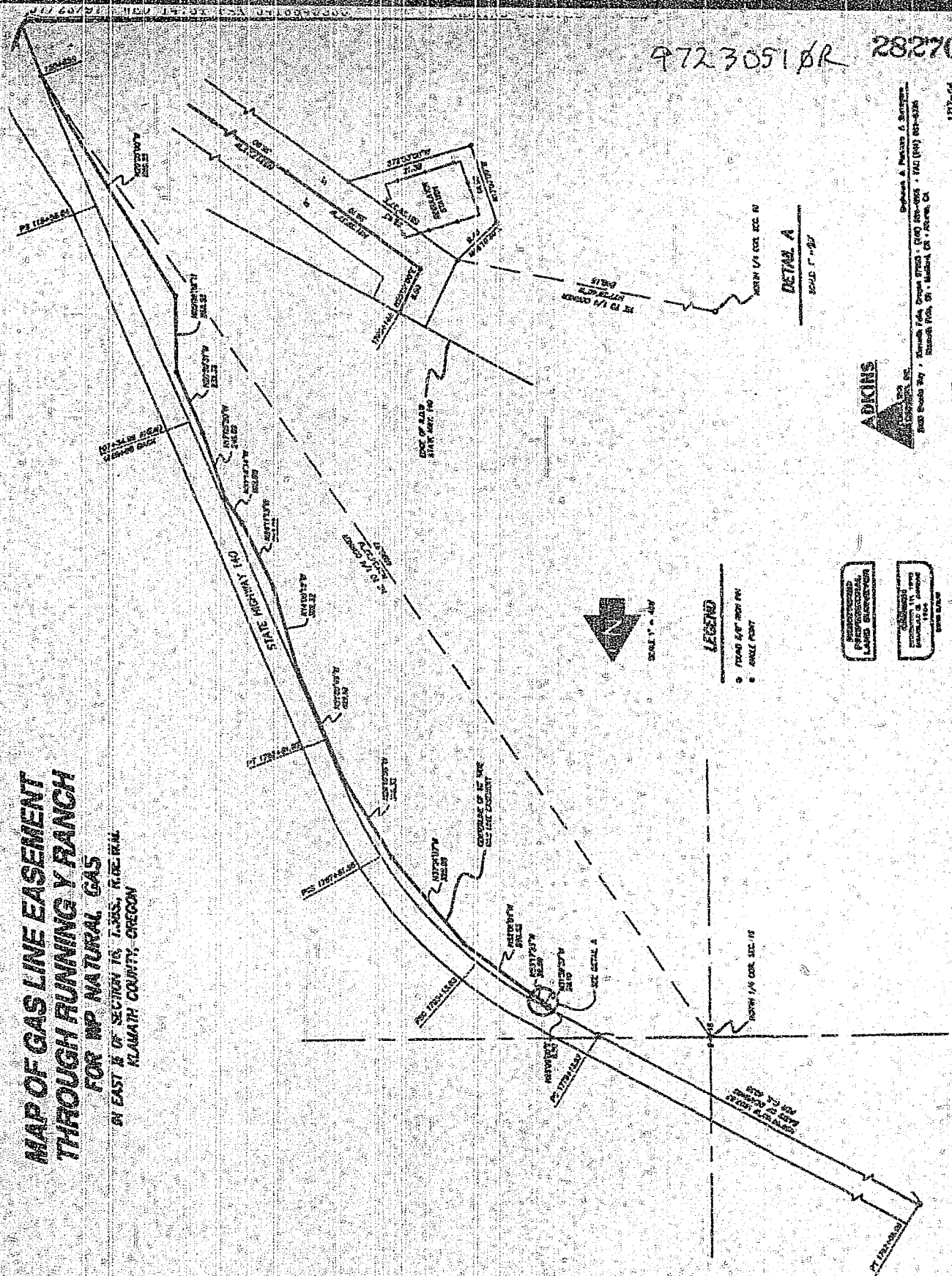
on this 28th day of August A.D. 1997
at 2:25 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 28267

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee: \$25.00

Deputy.



97230516R 28270



Adkins & Partners & Sonnet
ENGINEERS, INC.
2000 S. 10th St., Suite 100
Bend, OR 97701
(503) 325-1111

1777-04

JANUARY, 1997