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EASEMENTVol 1198 Page 12150

KNOW ALL MEN BY THESE PRESENTS, that Jeld-Wen, Inc. Grantor, in consideration of the sum of One Thousand Dollars (\$1000.00) receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the CITY OF KLAMATH FALLS, OREGON, grantee, a permanent non-exclusive easement for the purpose of installing, inspecting, repairing, maintaining, altering and operating City utility line(s) and all necessary appurtenances in, into, upon, over, across and under a strip of land described as follows:

(As set forth on the attached Exhibit A incorporated herein by this reference.) together with the right of ingress and egress over Grantor's adjoining lands for the purposes of this easement.

Said easement is contingent upon Grantee locating all lines entirely within the existing BPA power line easement and Grantee receiving permission from BPA to place water lines, etc. within the BPA easement area.

Grantor shall not erect any buildings within the easement area which would inhibit access to said City utility line(s) or cause damage to it. Grantor retains the right to utilize the easement area for roadways, driveways, parking lot and/or landscaping, except for trees which would interfere with the utility line(s).

The City, its successors or assigns, shall not be liable to Grantor for damage to the above-described premises occurring incidental to the proper use of this easement. Provided, however, in the event of damage to premises outside of and adjacent to the above-described parcel(s) caused by the City, its successors and assigns, the party causing such damage shall repair same and place said premises in as good condition as they were immediately prior to such damage.

This document shall be binding upon all subsequent purchases or the above-described parcel(s), the City, and the heirs, successors and assigns, of both.

IN WITNESS WHEREOF, we have hereunto set our hands this 26th day of March, 1998.

JELD-WEN, INC.

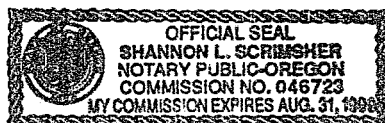
By: Stephen L. Cook
Real Estate Manager

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above named Stephen L. Cook and _____, acting as Real Estate Manager and _____ for Jeld-Wen, Inc. and acknowledged the foregoing instrument to be its voluntary act and deed.

Before Me: Shannon L. Scrimsher
Notary Public for Oregon

AFTER RECORDING RETURN TO:
City Recorder
P. O. Box 237
Klamath Falls, OR 97601



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MUNICIPAL WATER MAIN EASEMENT
JELD-WEN INC. TO THE CITY OF KLAMATH FALLS

A STRIP OF LAND BEING 16 FEET WIDE AND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 7 AND THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 9 EAST, OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, SAID STRIP OF LAND BEING 8 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

Commencing at a 5/8" iron pin marking the northeast corner of a tract of land described in Volume M95, Pages 8694 and 8695, Parcel 1, of the Klamath County Deed Records, said iron pin being on the southeast right-of-way line of a 40 foot public right-of-way established by usage; thence S.52°19'11"W., along said southeast right-of-way line, 105 feet more or less to the true point of beginning, said true point being 54.50 feet easterly of and measured at right angles to the as-built centerline of a 125 foot wide power line easement as shown on Drawing 491-03-D, Sheets 148 and 149, The California Oregon Power Company, Yamsay - Klamath Falls Line, on file at the City of Klamath Falls Engineering Office; thence S.0°15'45"W., parallel with the as-built centerline of said 125 foot wide power line easement, 456 feet more or less to an angle point in said power line easement; thence S.18°46'26"E., parallel with the as-built centerline of said 125 foot wide power line easement, 662 feet more or less to the south line of said tract of land and the end of said 16 foot wide easement; containing 0.41 acres more or less. The sidelines of said strip to be shortened or lengthened to terminate on the beginning and ending lines described above.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Thomas R. Del Santo

OREGON
JANUARY 15, 1987
THOMAS DEL SANTO
2250

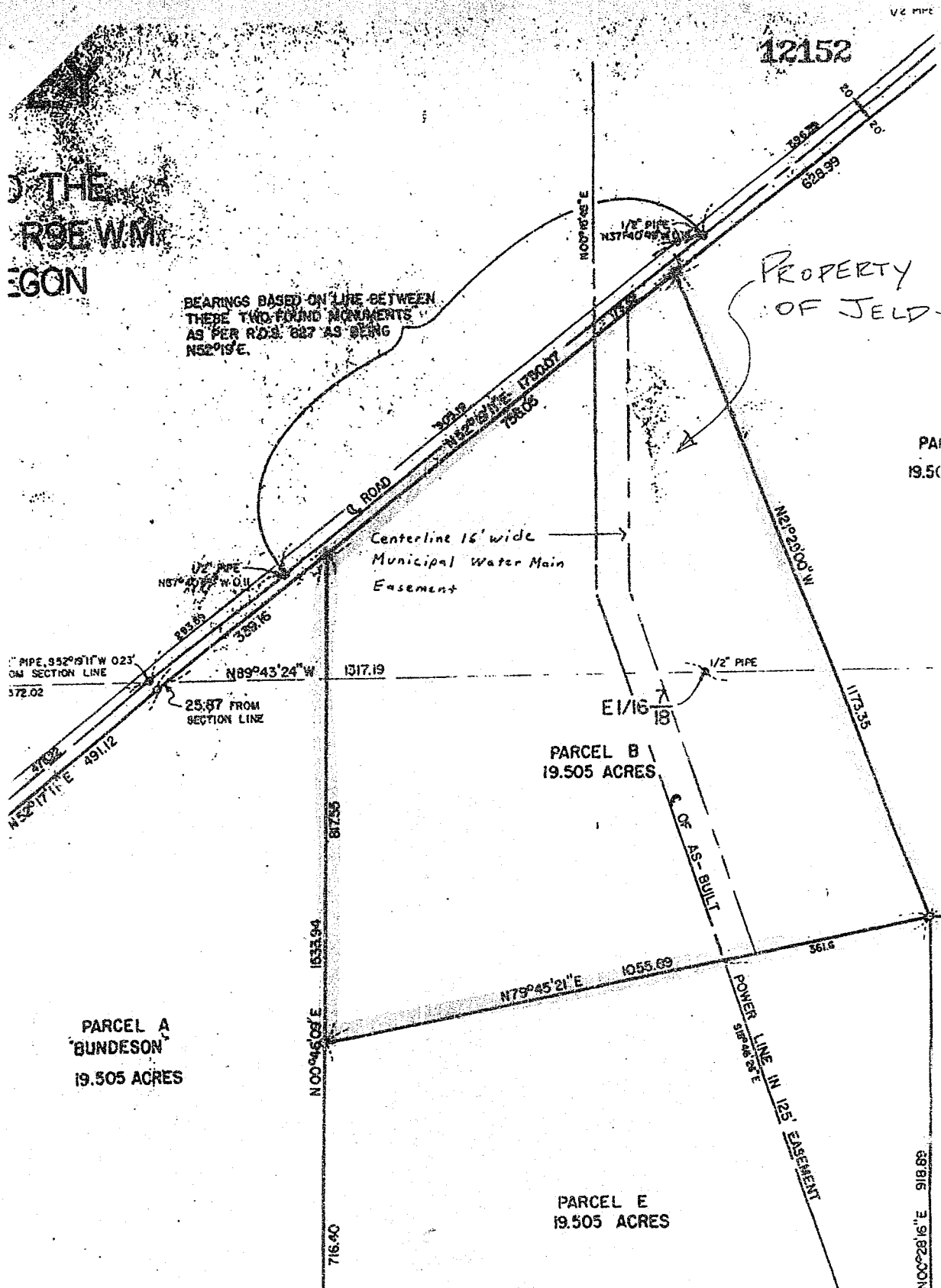
THE
ROE W.M.
EGON

12152

BEARINGS BASED ON LINE BETWEEN
THESE TWO FOUND MONUMENTS
AS PER R.D.S. 827 AS BEING
N52°19'E.

PROPERTY
OF JELD-KEN

PAI
19.50



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ City Recorder _____ the 14th day
of April A.D., 19 98 at 9:57 o'clock A.M., and duly recorded in Vol. M98
of Deeds _____ on Page 12150.

FEE \$20.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross