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Vol. M99 Page 7408

After recording return to:  
Jeff Groom  
P.O. Box 244  
Midland, OR 97634

314.18200

### PERSONAL EASEMENT

In consideration of One Dollar (\$1.00), the STATE OF OREGON, acting by and through its Board of Forestry, (GRANTOR), grants and conveys to Jeff Groom, (GRANTEE), a non-exclusive easement in gross, personal to the GRANTEE, over, upon and across:

Portions of the Northwest quarter (NW1/4) of Section 8, Township 40 South, Range 7 East, Willamette Meridian, Klamath County, Oregon, as shown on the attached Exhibit "A" and referenced as the Slip Easy Road.

To have and to hold said easement FOREVER, subject to the following terms:

1. The rights herein granted are for the purposes of maintaining, repairing, and using a roadway by GRANTEE for access to GRANTEE's property.
2. GRANTOR reserves the exclusive right to grant further easements across the above described land.
3. GRANTEE shall repair and pay for all damage to property of GRANTOR resulting from any act, omission or neglect of GRANTEE.
4. GRANTEE shall save and hold harmless the GRANTOR from any and all liability claims of any kind whatsoever associated with this easement.
5. GRANTEE shall observe and comply with all federal, state, and local laws and regulations which in any manner affect the activities of GRANTEE under this easement.
6. GRANTEE shall obtain the approval of GRANTOR prior to any relocation, reconstruction or improvement of the existing road(s).

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7. This easement may be terminated by GRANTOR and all rights herein granted cease immediately in the event:
- a. If for a period of 3 years GRANTEE fails to use or otherwise abandons said easement; or
  - b. If GRANTEE fails, neglects, or refuses to keep, observe, or perform any of the conditions or agreements herein contained, for a period of 30 days after having been given written notice to comply therewith; or
  - c. If GRANTEE assigns or attempts to assign this easement; or
  - d. If GRANTEE conveys or loses title to GRANTEE's property accessed by this easement.
  - e. Immediately upon insolvency, adjudication of bankruptcy or appointment of a receiver for the property of GRANTEE.

Upon GRANTOR's written notice of termination, GRANTEE shall execute a recordable document evidencing termination of easement.

8. GRANTEE, when using the roadway on said easement and right of way, shall maintain the said roadway in a condition as good as existed prior to the commencement of such use, provided that when GRANTEE and other authorized parties jointly use said roadway, then each party shall be responsible for a proportionate part of the entire maintenance which said part shall be based upon the ratio of part use to total use.
9. Should GRANTEE fail to perform the road maintenance required by this easement, GRANTOR shall have the right to perform or cause to have performed said maintenance and recover all associated costs from GRANTEE. GRANTEE shall reimburse GRANTOR within 30 days from date billed.
10. This easement is for the sole use and benefit of the GRANTEE for the purpose of ingress and egress to and from GRANTEE's residence and for no other purpose whatsoever, including industrial and/or commercial traffic. Should GRANTEE desire to use this roadway for industrial or commercial traffic, GRANTEE shall first obtain permission from GRANTOR, and comply with any additional conditions required by GRANTOR.

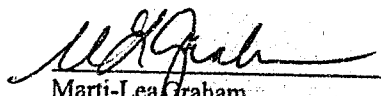
11. GRANTEE agrees to refrain from any interference with legal uses of this State Forest roadway and adjacent State Forest land.


Executed this 9<sup>th</sup> day of February, 19 99.

GRANTOR:

GRANTEE:

STATE OF OREGON, acting by and  
through its Board of Forestry

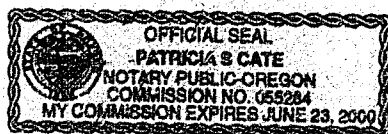
  
Marti-Lea Graham  
Asset Manager  
Forest Management Division

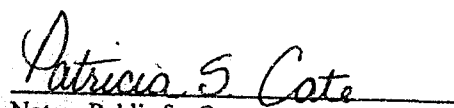
  
Jeff Groom

ACKNOWLEDGMENT

STATE OF OREGON    )  
                              ) ss.  
County of Marion    )

This instrument was acknowledged before me this 9<sup>th</sup> day of February, 19 99, by  
Marti-Lea Graham, as the authorized representative of the State of Oregon.



  
Notary Public for Oregon

My Commission expires: 6/23/2000

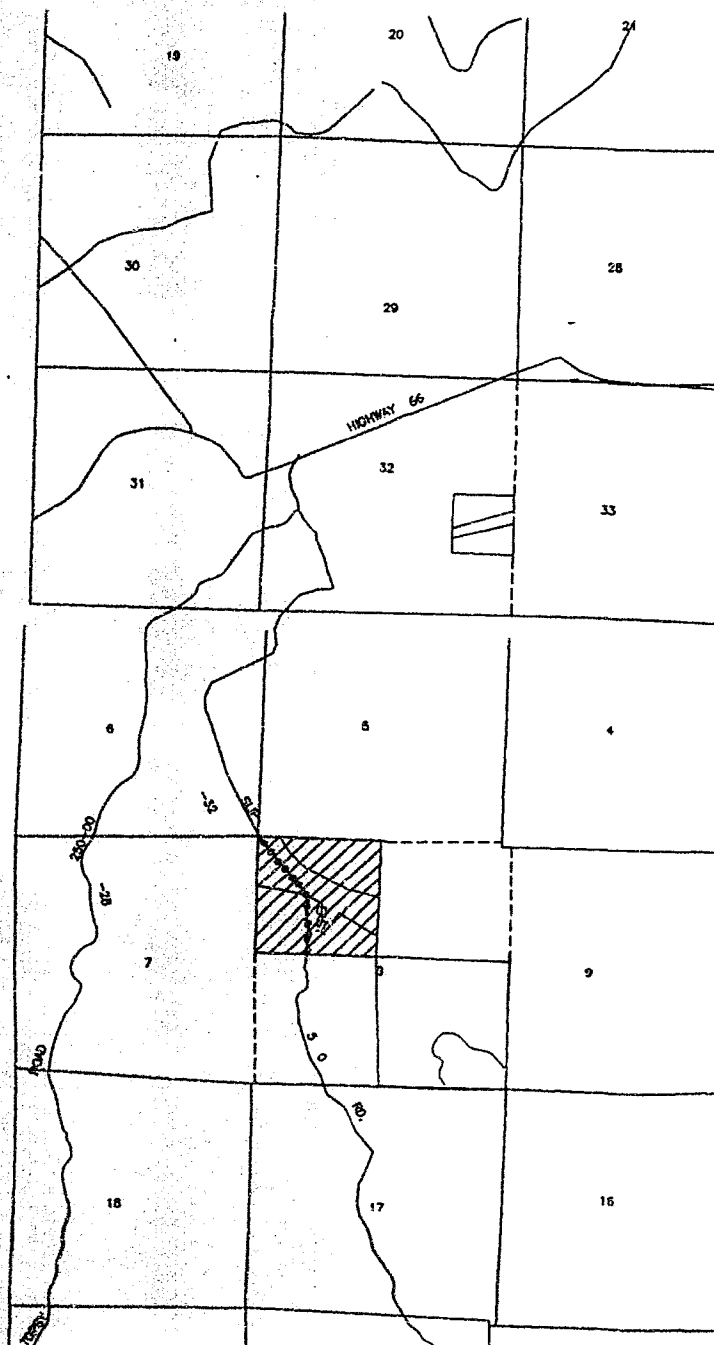
R. 7E

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S**EXHIBIT "A"**

Personal Easement No. 314.18200  
To Jeff Groom  
NW¼ of Sec. 8, T40S, R7E, W.M.,  
Klamath County, Oregon

Easement Location: 

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STATE OF OREGON : COUNTY OF KLAMATH: 85.

Filed for record at request of \_\_\_\_\_ the 2nd day  
of March A.D., 1999 at 2:23 o'clock P. M., and duly recorded in Vol. M99  
of Deeds on Page 7408

Linda Smith, County Clerk

FEE

\$45.00

by Kathleen Ross