

EASEMENT AGREEMENT

THIS AGREEMENT, made and entered into on April 15, 1999, by and between VICTOR L. ALEXANDER and ANDREA LEE ALEXANDER, Trustees of the VICTOR L. ALEXANDER and ANDREA LEE ALEXANDER REVOCABLE LIVING TRUST DATED DECEMBER 26, 1995, hereinafter called ALEXANDER, and LOUISE D. HUNT, hereinafter called HUNT:

WHEREAS, ALEXANDER is the owner of the following described real property situated in Klamath County, Oregon:

A portion of Lot 1, Block 83, of Klamath Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the most Southerly corner of said Lot 1 said corner being common to said Lot 1 and Lot 2; thence North 51 degrees 04' West along the line common to said Lot 1 and Lot 2, 19.83 feet, thence leaving said lot line North 38 degrees 56' East, 52.00 feet to the Southwesterly right of way line of Seventh Street; thence South 51 degrees 04' East along said right of way line, 19.83 feet to the Southeast corner of said Lot 1; thence South 38 degrees 56' West along the Southeast line of said Lot 1, 52.00 feet to the point of beginning,

hereinafter referred to as Parcel 1

and,

WHEREAS, HUNT is the owner of the following described real property situated in Klamath County, Oregon:

Lot 1, Block 83 of Klamath Addition, EXCEPTING THEREFROM: Beginning at the most Southerly corner of said Lot 1, said corner being common to said Lot 1 and Lot 2; thence North 51°04' West along the line common to said Lot 1 and Lot 2, 19.83 feet; thence leaving said lot line North 38°56' East, 52.00 feet to the Southwesterly right of way line of Seventh Street; thence South 51°04' East along said right of way line, 19.83 feet to the Southeast corner of said Lot 1; thence South 38°56' West along the Southeast line of said Lot 1, 52.00 feet to the point of beginning,

hereinafter referred to as Parcel 2.

WHEREAS, there is currently located on Parcel 1, a gas meter and gas supply line located on the South side of the building, which gas meter and gas supply line provides service to the building located on Parcel 2

and,

WHEREAS, there is currently located a water meter and water supply line located on the West side of the building located on Parcel 2, which water meter and water supply line furnishes service to the building located on Parcel 1

and,

WILLIAM L. SISEMORE
Attorney at Law
110 N. 6th
Klamath Falls, OR 97601

WILLIAM L. SISEMORE
Attorney at Law
540 Main Street
KLAMATH FALLS ORE
97601
541-882-7229
O.S.B. #7C-336

1 WHEREAS, there is currently located roof drains from the building located
2 on Parcel 2, which drains are connected to the downspouts on the building located
3 on Parcel 1

4 and,

5 WHEREAS, the parties wish to set forth their agreement concerning the gas
6 meter, gas supply line, the water meter, the water supply line and the roof
7 drains,

8 NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

9 1. ALEXANDER hereby grants unto HUNT an easement to maintain the existing
10 gas meter and gas supply line on Parcel 1, for the benefit of Parcel 2;

11 2. HUNT hereby grants unto ALEXANDER an easement to maintain the existing
12 water supply line from the turnoff on Parcel 2 to Parcel 1, for the benefit of
13 Parcel 1;

14 3. ALEXANDER gives HUNT permission to maintain the drainage and roof of
15 the building located on Parcel 1 through the downspouts located on the building
16 located on Parcel 1;

17 4. HUNT shall be solely responsible for maintaining the gas meter and gas
18 supply line which services Parcel 2;

19 5. ALEXANDER shall be solely responsible for maintaining the water supply
20 line from the turnoff located on Parcel 2 to Parcel 1;

21 6. ALEXANDER shall pay to HUNT the sum of \$90.00 per year for the water
22 and sewer furnished to Parcel 1. This amount shall be adjusted proportionate to
23 any increase or decrease in the rates charged by the City of Klamath Falls for
24 water and sewer service.

25 7. HUNT shall be responsible for maintaining the drainage system from the
26 roof of the building on Parcel 2 to the downspouts attached to the building
27 located on Parcel 1.

28 8. The easements granted by this Agreement shall remain in full force and
29 effect so long as the buildings which are subject to the easement shall remain
30 in existence. In the event either of the building is destroyed or removed, the
31 easement granted for its benefit shall be canceled;

32 9. In the event new water service or new gas service is provided by the
utility responsible for the water or gas service, the easement granted for the
use of the utility shall be terminated.

10. If not otherwise terminated, the easements granted by this Agreement
shall terminate on April 1, 2050.

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Attorney at Law
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97601
541/882-7229
O.S.B. #70133R

IN WITNESS WHEREOF, the Parties have signed this Agreement this 12th day of April, 1999.

VICTOR L. ALEXANDER and ANDREA LEE ALEXANDER REVOCABLE LIVING TRUST DATED DECEMBER 26, 1995.

Victor L. Alexander
Victor L. Alexander, Trustee

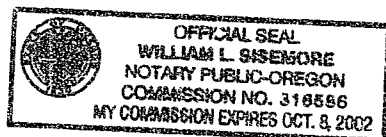
Andrea Lee Alexander
Andrea Lee Alexander, Trustee

Louise D. Hunt
Louise D. Hunt

STATE OF OREGON)
County of Klamath) SS

On this 12 day of April, 1999, before me, personally appeared Victor L. Alexander and Andrea Lee Alexander, known to me to be the persons described in the foregoing instrument, and acknowledged that they executed the same in the capacity therein stated and for the purposes therein contained

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

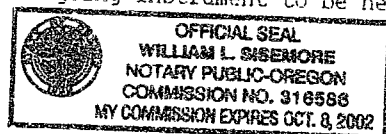


William L. Sismore
Notary Public for Oregon
My Commission Expires: Oct 8, 2002

STATE OF OREGON)
County of) SS

April 12, 1999

Personally appeared the above-named Louise D. Hunt and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:



William L. Sismore
Notary Public for Oregon
My Commission Expires: Oct 8, 2002

STATE OF OREGON, County of Klamath, ss

I certify that the within instrument was received for record on the 12th day of April, 1999, at 3:46 o'clock P. M., and recorded in 'book/reel' volume No. M99 on page 13482, or as fee/file/instrument/microfilm' reception No. ---, Records of Deeds of said County.

Witness my hand and seal of County affixed.

Linda Smith, County Clerk
Name Title
By Kathleen Rose Deputy

After recording, return to:
Victor L./Andrea Lee Alexander
1439 Ogden
Klamath Falls, OR 97603

Fee: \$40.00

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Attorney at Law
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