

200 SEP 26 PM 2:37

NS



EASEMENT

Vol M00 Page 35199

Between

Jeffrey M. Lord and Jana M. Lord

And

Nona J. Uglow and Marian G. UglowSPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 09/26/00, at 2:37 p. m.
In Vol. M00 Page 35199
Linda Smith,
County Clerk Fee \$ 26.00

After recording, return to (Name, Address, Zip):

Nona J. Uglow and Marian G. UglowP.O. Box 278Freeland, WA 98249

K55848

THIS AGREEMENT made and entered into this 26th day of September, 192000, by and between Jeffrey M. Lord and Jana M. Lord hereinafter called the first party, and Nona J. Uglow and Marian G. Uglow hereinafter called the second party, WITNESSETH:

WHEREAS: The first party is the record owner of the following described real property in Klamath County, State of Oregon, to-wit:

The E 1/2 of the SW 1/4 SW 1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian

and has the unrestricted right to grant the easement hereinafter described relative to the real estate.

NOW, THEREFORE, in view of the premises and in consideration of \$ exchange of by the second party to the first party paid, the receipt of which is acknowledged by the first party, it is agreed: easement

The first party hereby grants, assigns and sets over to the second party an easement, to-wit:

An Easement 20 foot in width, the centerline of which is described as follows:

Beginning at a point on the Westerly line of the E 1/2 SW 1/4 SW 1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, which is 55 feet South of the Northwest corner of said E 1/2 SW 1/4 SW 1/4, and extending in an easterly direction along an existing roadway to the westerly boundary of Forest Service Road #5800-070, more particularly described in Deed Volume M-94 page 28066, records of Klamath County, Oregon, and the terminus thereof.

(Insert a full description of the nature and type of easement granted by the first party to the second party.)

(OVER)



The second party shall have all rights of ingress and egress to and from the real estate (including the right from time to time, except as hereinafter provided, to cut, trim and remove trees, brush, overhanging branches and other obstructions) necessary for the second party's use, enjoyment, operation and maintenance of the easement hereby granted and all rights and privileges incident thereto.

Except as to the rights herein granted, the first party shall have the full use and control of the above described real estate.

The second party agrees to save and hold the first party harmless from any and all claims of third parties arising from the second party's use of the rights herein granted.

The period of this easement shall be perpetuity, always subject, however, to the following specific conditions, restrictions and considerations:

If this easement is for a right of way over or across the real estate, the center line of the easement is described as follows:

and the second party's right of way shall be parallel with the center line and not more than 10 feet distant from either side thereof.

During the existence of this easement, maintenance of the easement and costs of repair of the easement, if damaged by natural disasters or other events for which all holders of an interest in the easement are blameless, shall be the responsibility of (check one): ☐ the first party; ☒ the second party; ☐ both parties, share and share alike; ☐ both parties, with the first party responsible for _____% and the second party responsible for _____. (If the last alternative is selected, the percentages allocated to each party should total 100.)

During the existence of this easement, holders of an interest in the easement who are responsible for damage to the easement because of negligence or abnormal use shall repair the damage at their sole expense.

This agreement shall bind and inure to the benefit of, as the circumstances may require, not only the parties hereto but also their respective heirs, executors, administrators, assigns, and successors in interest.

In construing this agreement, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this agreement shall apply equally to individuals and to corporations. If the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by its board of directors.

IN WITNESS WHEREOF, the parties have hereunto set their hands in duplicate on the day and year first written above.

Jeffrey M. Lord

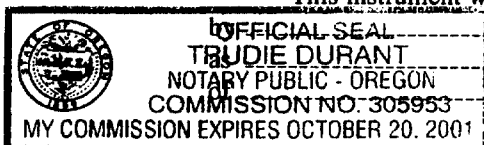
Jana M. Lord

FIRST PARTY

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on Sept. 26th /192000
by Jeffrey M. Lord and Jana M. Lord

This instrument was acknowledged before me on _____, 19 _____



Notary Public for Oregon

My commission expires _____

Nona J. Uglow

Marian G. Uglow

STATE OF OREGON, County of Klamath ss.

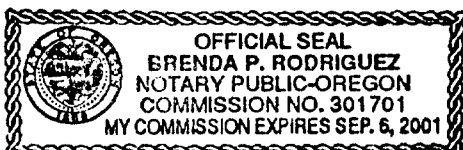
This instrument was acknowledged before me on Sept 22 /192000,
by Nona J. Uglow and Marian G. Uglow

This instrument was acknowledged before me on _____, 19 _____

by _____

as _____

of _____



Notary Public for Oregon

My commission expires 9-6-01