

After recording, return to:

MTL 58229

Varner Jay Johns III
Luvaas, Cobb, Richards & Fraser, P.C.
777 High Street, Suite 300
Eugene, OR 97401

State of Oregon, County of Klamath
Recorded 10/18/2002 11:05 a m.
Vol M02, Pg 59620-25
Linda Smith, County Clerk
Fee \$ 46⁰⁰ # of Pgs 6

Tax Lot Nos.	Exhibit A	Tax Lot 300
	Exhibit B	Tax Lot 200
	Exhibit C	Easement

GRANT OF EASEMENT AND MAINTENANCE AGREEMENT

In consideration of the mutual promises herein, the Parties hereto, CHRISTOPHER D. MICKLE ("Mickle"), the owner of the property described on Exhibit B, and RICHARD D. GILBERT and NANCY J. GILBERT ("Gilberts"), owners of the property described on Exhibit A, (the "Parties"), their heirs, successors, and assigns, declare a perpetual non-exclusive easement for the right of Gilberts to use the property described on Exhibit C attached hereto to use and maintain the existing manufactured home which is located on the property line between the two properties.

The manufactured home is owned by Gilberts but encroaches upon Mickle's property. The encroachment has existed for longer than ten (10) years and the encroachment precedes the ownership of either party to this agreement. Mickle hereby grants to Gilberts a perpetual right for Gilberts, their heirs, successors, and assigns, to use and maintain the manufactured home in its present location.

1. This easement is not personal or engrossed, but is to be appurtenant to the property described in Exhibit A.

2. This grant is made upon the following terms:

2.1 Mickle grants to Gilberts the right to maintain the manufactured home in its present location and to do such routine maintenance as is necessary to maintain the manufactured home in its present condition. This easement shall terminate if, and only if, the manufactured home is removed from the property.

2.2 The cost of maintenance and repairs as are necessary to maintain the improvements located on the easement shall be the sole responsibility of the Gilberts, their heirs, successors and assigns.

2.3 This grant of easement shall run with the land and shall bind and inure to the benefit of the Parties and the Parties' heirs, successors, and assigns.

IN WITNESS THEREOF, we have executed this Grant of Easement and Maintenance Agreement on this 8 day of October, 2002.

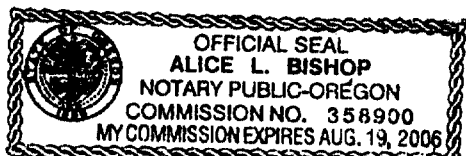
Christopher D. Mickle
CHRISTOPHER D. MICKLE

Richard D. Gilbert
RICHARD D. GILBERT

Nancy J. Gilbert
NANCY J. GILBERT

Klamath
STATE OF OREGON; County of Lane; ss.

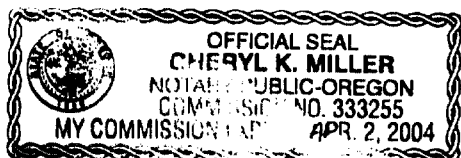
On the 8th day of October, 2002, personally appeared the above named Christopher D. Mickle and acknowledged the foregoing to be his voluntary act and deed.



Alice L. Bishop
Notary Public of Oregon

STATE OF OREGON; County of Lane; ss.

On the 15th day of October, 2002, personally appeared the above named Richard D. Gilbert and acknowledged the foregoing to be his voluntary act and deed.



Cheryl K. Miller
Notary Public of Oregon

STATE OF OREGON; County of Lane; ss.

On the 15th day of October, 2002, personally appeared the above named Nancy J. Gilbert and acknowledged the foregoing to be her voluntary act and deed.



Cheryl K. Miller
Notary Public of Oregon

EXHIBIT A

59622

A parcel of land located in the NE1/4 NE1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of S1/2 NE1/4 NE1/4 NE1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon; thence South along the West line of the S1/2 NE1/4 NE1/4 NE1/4 of said Section 1, a distance of 241 feet, more or less, to the center line of the county road running from the Willamette Highway to Crescent Lake, Oregon; thence North 74 degrees East, along the center line of said county road a distance of 420 feet, more or less, to the Southwesterly right of way line of the Willamette Highway; thence North 16 degrees 19' West, along the row line of said Highway, a distance of 130 feet, more or less, to the North line of the S1/2 NE1/4 NE1/4 NE1/4 of said Section 1; thence West 370 feet, more or less to the point of beginning; being a portion of the S1/2 NE1/4 NE1/4 NE1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, lying West of the Willamette Highway and North of the County Road above mentioned.

EXCEPT the following:

Beginning at the Northwest corner of S1/2 NE1/4 NE1/4 NE1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon; thence East 125 feet; thence South 220 feet, more or less, to the center line of said road running from Highway 58 to Crescent Lake, Oregon; thence Southwesterly along the center line of said road to a point due South of the place of beginning; thence North 241 feet to the point of beginning.

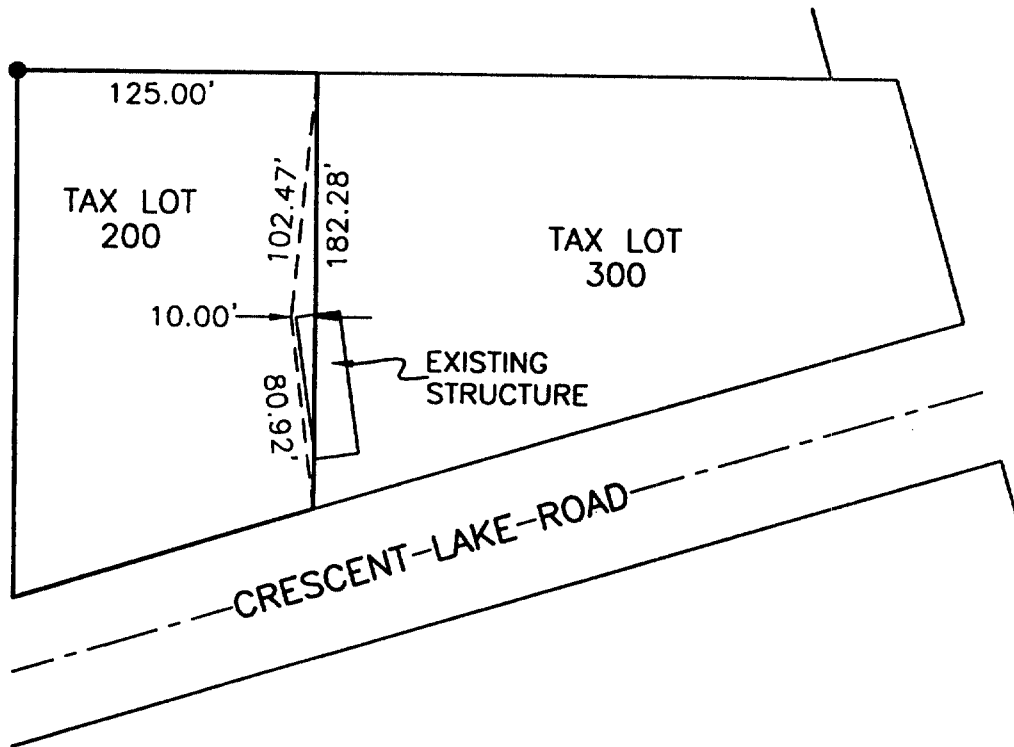
ALSO EXCEPTING THEREFROM any portion lying within the right of way of State Highway 429.

Beginning at the Northwest corner of the S ½ NE 1/4 NE 1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence East 125 feet; thence South 220 feet, more or less, to the centerline of the road running from Highway #58 to Crescent Lake, Oregon; thence Southwesterly along the centerline of said road to a point due South of the place of beginning; thence North 241 feet to the place of beginning.

EASEMENT DESCRIPTION

Beginning at the Northeast corner of that parcel as described in that certain Warranty Deed, recorded in Volume M93, Page 22472, Klamath County Oregon Deed Records; said point being South $89^{\circ}32'53''$ East along the north line of $S\frac{1}{2}NE\frac{1}{4}NE\frac{1}{4}NE\frac{1}{4}$ of Section 1 of Township 24 South, Range 6 East, WM, 125.00 feet from the northwest corner of said $S\frac{1}{2}NE\frac{1}{4}NE\frac{1}{4}NE\frac{1}{4}$ of Section 1; thence South $05^{\circ}23'07''$ West 102.47 feet; thence South $07^{\circ}18'49''$ East 80.92 feet to the east line of said parcel; thence North $00^{\circ}12'55''$ West along said east line 182.28 feet to the point of beginning, all in Klamath County, Oregon.

59625



SCALE: 1" = 80'

80 0 40 80

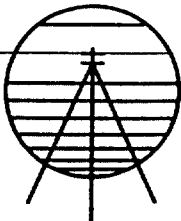
SKINNER & ASSOCIATES, INC.

LAND SURVEYING

PROPERTY SURVEYS
PARTITION SURVEYS

SUBDIVISION & CONSTRUCTION
SURVEYS

P. O. BOX 321, 321 HOLLY ST
JUNCTION CITY, OREGON 97448
(541)998-2453 FAX 998-1648



SURVEY OF
EASEMENT

SURVEYED FOR
DICK GILBERT

LOCATED IN
NE 1/4 SEC 1, T 24 S, R 6 E,
W.M., KLAMATH COUNTY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

St. E. Woods

OREGON
JULY 26, 1988
STEVEN E. WOODS
2365

RENEWAL DATE: 6/30/04

DATE: 09/12/02 DRN BY: TDM