

AFTER RECORDING, RETURN TO:

SPRINT
Real Estate
KSOPHT0101-Z2040
6391 Sprint Parkway
Overland Park, KS 66251-2040

State of Oregon, County of Klamath
Recorded 09/04/2003 8:04a m
Vol M03 Pg 65267-20
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4
5⁰⁰ opa

COMMUNICATIONS SYSTEM RIGHT-OF-WAY AND EASEMENT DEED

Grant of Easement Deed by: Lakewoods Development LLC
("Grantor") whose address is 1225 Avenue "C", White City, Oregon 97503
For valuable consideration, Grantor grants to UNITED TELEPHONE COMPANY OF THE
NORTHWEST, an Oregon corporation, d/b/a Sprint, its successors, assigns, lessees and agents,
(Grantee"), subject to the terms stated below, a exclusive and perpetual right of way and
easement ("Easement") to construct, operate, maintain, expand, replace and remove a
communication system that Grantee may, from time to time, require, consisting of but not
limited to underground cables, conduits, manholes, drains, splice boxes, electronic
communications equipment cabinets, surface location markers, and other facilities or structures
for similar uses, upon, through, under and along a parcel of land legally described on
Exhibit "A", ("Easement Tract") and crossing a portion of the real property Legally described in
Exhibit "B", (Land"), both attached and incorporated.

In Assessors T.L. No. R-3805-005AO-02700-000; in Lakewoods Subdivision Unit No. 3, Blk. 1,
Lot 38; Gov't Lot 1 & 2, Sect 5, T-38-S, R-5-E, WM; in the County of Klamath and State of
Oregon.

This grant of Easement also includes:

- (a) the right of ingress and egress over and across the Land owned or controlled by Grantor adjacent to the Easement for the purpose of exercising the rights granted herein,
- (b) the right to clear and keep cleared all trees, roots, brush and other obstructions from the surface and sub-surface of the Easement Tract, and to build a fence around said Easement.
- (c) the right to license, permit or agree to the joint use occupancy of said line or system by any other, firm or corporation for communications, television or electrification purposes.

Grantor will have the right to use and enjoy the Easement Tract and Land so long as such use is consistent with standard telephone and electrical practices and does not interfere with the rights herein granted.

Grantor warrants that Grantor is the owner of the Land and will defend title to the Land against the claims of any and all persons. Grantor further warrants that Grantor has full authority to grant this Easement according to its terms.

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65268

EXECUTED by GRANTOR this 6th day of August, 2003.

Lakewoods Development LLC
1225 Avenue "C"
White City, Oregon 97503



(SEAL)

Printed Name: DAVID HAMMONDS
Title: Member

(SEAL)

Printed Name: _____
Title: _____

ACKNOWLEDGEMENT (for corporations)

STATE OF Oregon)
COUNTY OF Jackson)SS



On this 6 day of August, 2003, personally appeared before me _____ who _____ known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed in the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity('s), and that by his/her/their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public

Exhibit "B", LAND DESCRIPTION (property on which easement is granted)

~~EXHIBIT "A"~~

36835

DESCRIPTION OF PROPERTY

All Lots and Blocks in Tract 1034, LAKEWOODS SUBDIVISION UNIT NO. 1; All Lots and Blocks in Tract 1051, LAKEWOODS SUBDIVISION UNIT NO. 2; All Lots and Blocks in Tract 1077, LAKEWOODS SUBDIVISION UNIT NO. 3, all according to the official plats thereof on file in the office of the County Clerk of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 07/25/01 at 12:51 p.m.
In Vol. M01 Page 36834
Linda Smith,
County Clerk Fees 26⁰⁰ 20⁰⁰ NS