



09/07/2006 02:00:55 PM

Fee: \$26.00

Return to:
Bradford J. Aspell
Aspell, Della-Rose & Richard
122 South 5th St.
883-7754

GRANT OF ACCESS EASEMENT

WILLIAM PAUL GROOMER (hereinafter referred to as "Grantor"), for good and sufficient consideration does hereby grant and convey to KENNETH MONROE FRAKER (hereinafter referred to as "Grantee"), an exclusive easement for access and egress purposes, more particularly designated and described below, over and across real property owned by him and situated in the County of Klamath, State of Oregon, and more particularly described as follows, to-wit:

PARCEL A:

The Southerly 20 feet of the NW ¼ SE1/4 SW ¼ of Section 13, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The easement conveyed and released by this instrument is to provide access and egress across Parcel A described above, to the benefit of the following real property, and shall run with the land, situated in the County of Klamath, State of Oregon, and more particularly described as follows, to-wit:

PARCEL B:

A parcel of land situated in Section 13, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Northeast corner of the NE ¼ of the SE ¼ of the SW ¼ of said Section 13; thence South 00° 15' 57" West, on the East line thereof, 660.29 feet to the Southeast corner of said NE ¼ of the SE ¼ of the SW ¼; thence South 88° 50' 26" West, on the South line thereof, 653.92 feet to the Southwest corner of said NE ¼ of the SE ¼ of the SW ¼; thence North 00° 14' 54" East, on the West line thereof, 659.66 feet to the Northwest corner of said NE ¼ of the SE ¼ of the SW ¼; thence North 88° 47' 09" East, on the North line thereof, 503.57 feet; thence North 45° 07' 29" East, 163.15 feet to a point on the Southwest line of the Sprague River Highway; thence South 44° 52' 31" East, on said Southwest line, 50.00 feet; thence South 00° 15' 57" West 76.51 feet to the point of beginning. Said parcel is also shown as Parcel 2 of Minor Partition 77-83 in the SW ¼ of Section 13, Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Grantee agrees to save and hold the Grantor harmless from any and all claims of third parties arising from the Grantee's use of the rights herein granted.

This easement shall be a perpetual and exclusive easement.

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 the Grantee.

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 expense.

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

IN WITNESS WHEREOF, Grantor has executed this instrument at Klamath Falls, Oregon, on the date indicated below.

Date: 2-14-06

By: William Paul Groomer
William Paul Groomer

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 14 day of February, 2006, by William Paul Groomer.



Bonnie Murdock
NOTARY PUBLIC FOR OREGON
My Commission expires: 2-19-2007

Date: 2-21-06

By: Kenneth Monroe Fraker
Kenneth Monroe Fraker

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 21 day of ~~February~~ August, 2006, by Kenneth Monroe Fraker.



Teresa R Foreman
NOTARY PUBLIC FOR OREGON
My Commission expires: Mar 24, 2008