

2007-013751

Klamath County, Oregon

MT80043-KR



08/03/2007 12:05:32 PM

Fee: \$31.00

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED
BY THE PERSON REPRESENTING THE
ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DO NOT
AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

After Recording, Return To:

AmeriTitle
300 Klamath Avenue
Klamath Falls, OR 97601

1. Name(s) of the Transaction(s): Grant of Permanent Easement
2. Direct Party (Grantor): Frank E. McBain, Jr. and Betty J. McBain,
Husband and Wife
3. Indirect Party (Grantee): Shirley Q. Mauldin, Trustee under the
Mauldin Loving Trust dated March 5, 1996
4. True and Actual Consideration Paid: N/A
5. Legal Description: See Attached

31.00

GRANT OF PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS that **FRANK E. MCBAIN, JR. and BETTY J. MCBAIN, husband and wife**, grantors, for valuable consideration, receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **SHIRLEY A. MAULDIN, Trustee under the Mauldin Loving Trust dated March 5, 1996**, grantee herein, her successors and assigns, a non-exclusive permanent easement for road right-of-way purposes upon the existing road located upon the following described real property, to-wit:

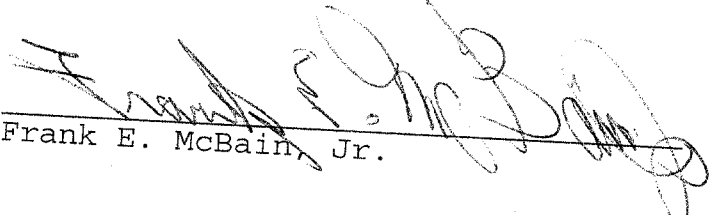
That portion of Government Lot 2 (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 1, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, located south of Oregon State Highway 140.

The easement given herein is for ingress and egress for road access purposes from Oregon State Highway 140 to the property of Grantee more specifically described as follows, towit:

NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

This easement shall be construed as a covenant running with the land of grantee for the benefit of the land of grantee described herein and shall entitle grantee, her successors and assigns, to make any improvements and repairs and perform that maintenance deemed necessary or desirable to enable grantee, her successors and assigns, to utilize such road for the purposes of ingress and egress to the land of grantee described herein.

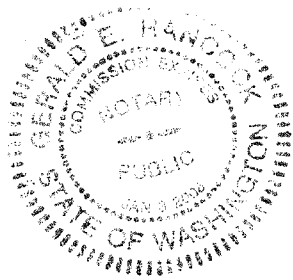
WITNESS our hands and seal this 1 day of August, 2007.



Frank E. McBain, Jr.


Betty J. McBain

STATE OF Washington)
County of San Juan) ss.

On this 1st day of August, 2007, personally appeared before me the above-named Frank E. McBain, Jr. and Betty J. McBain and acknowledged the foregoing instrument to be their voluntary act and deed.




Notary Public for State of Washington
My Commissions expires: Jan. 3, 2008