

2016-002746

Klamath County, Oregon



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03/15/2016 09:48:51 AM

Fee: \$67.00

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

Charter Communications  
2701 Daniels St  
Madison, WI 53718  
Attn: Jodi Joas

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APN R887123

3809E2000501

Above for recorders use only

TITLE: Grant of Easement

DATE: January 15, 2016

GRANTOR (S): Quail Park of Klamath Falls LLC

GRANTEE(S): Falcon Cable Systems Company II, LP

GRANTOR'S MAILING ADDRESS:

1000 Town Center Dr  
Klamath Falls OR 97601

GRANTEE'S MAILING ADDRESS:

Charter Communications  
Attn: MDU Dept  
2701 Daniels St  
Madison, WI 53718

LEGAL DESCRIPTION: Please see Exhibit "A"

## GRANT OF EASEMENT

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

Charter Communications  
Attn: Jodi Joas  
Address: 2701 Daniels St.  
Madison, WI 53718

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THIS GRANT OF EASEMENT is made effective as of December 30, 2015, by and between Quail Park of Klamath Falls, LLC ("Owner") and Falcon Cable Systems Company II, LP ("Operator"). The parties agree as follows:

1. **PREMISES.** Owner's property, including the improvements thereon (the "Premises"), is located at the street address of 1000 Town Center Drive, County of Klamath, City of Klamath Falls, State of Oregon with a legal description as set forth on Exhibit A to this Easement.
2. **GRANT OF EASEMENT.** For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Owner grants and conveys to Operator a non-exclusive easement across, under, over, within and through the Premises (and the improvements now or hereafter located thereon), as necessary or desirable, for the routing, installation, maintenance, improvement, service, operation and removal of wiring and equipment used in the provision of multi-channel video television programming and other communication services that Operator may lawfully provide to the Premises, and of the marketing and provision of such services. Such easement shall be for the additional use and benefit of Operator's designees, agents, successors and assigns.
3. **BINDING EFFECT.** The benefits and burdens of this GRANT OF EASEMENT shall run with the land and shall bind and inure to the benefit of the parties and their respective successors and assigns.
4. **SUPPLEMENT.** This Grant of Easement shall serve to supplement the terms and conditions of that certain Nonexclusive Installation and Service Agreement between the parties with an Effective Date of December 30, 2015 ("Agreement"). This Grant of Easement shall be coterminous with the term of the Agreement and any subsequent renewals.

*[signature page follows]*

**OPERATOR:**

**Falcon Cable Systems Company II, LP:**

By: Charter Communications, Inc., its  
Manager

By: \_\_\_\_\_

(Signature)

Printed Name: R. Adam Ray

Title: Vice President, Direct Sales

Date: \_\_\_\_\_

2/26/14

**OWNER:**

**Quail Park of Klamath Falls, LLC:**

By: \_\_\_\_\_

(Signature)

Printed Name: Denis R. Bryant

Title: Managing Member

Date: \_\_\_\_\_

12/30/15

**OPERATOR**

NOTARY

State of \_\_\_\_\_

County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by R. Adam Ray  
(date) (name(s) of person(s))

as Vice President, Direct Sales of Falcon Cable Systems Company II, LP  
(type of authority, e.g., officer, trustee, etc.) (name of party on behalf of whom instrument was executed)

\_\_\_\_\_  
(Signature of notarial officer)  
(Seal, if any)

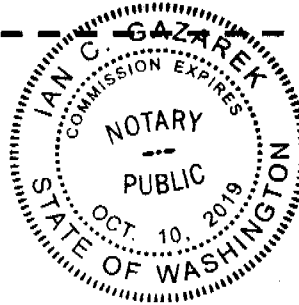
\_\_\_\_\_  
Title (and Rank)  
My commission expires: \_\_\_\_\_

**OWNER**

NOTARY

State of Washington

County of King



This instrument was acknowledged before me on 12-30-15 by Denis R. Bryant  
(date) (name(s) of person(s))

as Managing Member of Quail Park of Klamath Falls, LLC  
(type of authority, e.g., officer, trustee, etc.) (name of party on behalf of whom instrument was executed)

I. C. Gazarek  
(Signature of notarial officer)  
(Seal, if any)

Senior Staff Accountant  
Title (and Rank)  
My commission expires: 10-10-19

State of Connecticut

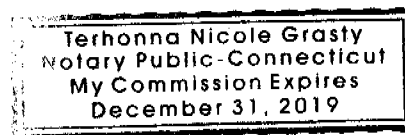
County of Fairfield ss. (Town/City) Stamford

On this the 26 day of February, 20 16, before me, Terhonna Nicole Grasty, the undersigned officer, personally appeared R. Adam Ray, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she/he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand

Terhonna Nicole Grasty  
Signature of Notary Public)

Date Commission Expires: 12/31/19



**EXHIBIT "A" to Grant of Easement**

APN: R887123

Alternate APN: 3809E2000501

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 2 OF LAND PARTITION 62-00, SITUATE IN THE SE 1/4 NE 1/4 OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

LESS AND EXCEPT PROPERTY LINE ADJUSTMENT 13-11, DESCRIBED AS FOLLOWS:

A PORTION OF LAND SITUATED IN THE SE 1/4 NE 1/4 OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, AS SHOWN BY CITY OF KLAMATH FALLS PROPERTY LINE ADJUSTMENT 13-11 MAP OF SURVEY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED BY A 5/8 INCH IRON ROD FROM WHICH THE SOUTHWEST CORNER OF PARCEL 2 OF LAND PARTITION 62-00 BEARS S 15°02'53" E 320.94 FEET; THENCE N 15°02'53" W 45.31 FEET TO A POINT MARKED BY A 5/8 INCH IRON ROD; THENCE N 74°57'07" E 19.29 FEET TO A POINT MARKED BY A 5/8 INCH IRON ROD; THENCE S 15°02'53" E 45.31 FEET TO A POINT MARKED BY A 5/8 INCH IRON ROD; THENCE S 74°57'07" W 19.29 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON KLAMATH COUNTY LAND PARTITION 62-00.