

2017-004597

Klamath County, Oregon



00202887201700045970040043

05/02/2017 12:54:01 PM

Fee: \$57.00

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Charter Communications
550 N. Continental Blvd Ste. 250
El Segundo, CA 90245
Attn: Ardonnis Layton

Above for recorders use only

TITLE: Gant of Easement

DATE: April 7, 2017

GRANTOR (S): 10 MD LLC

GRANTEE(S): Falcon Video Communications, LP

GRANTOR'S MAILING ADDRESS:

1111 Main Street
Klamath Falls, Oregon 97601

GRANTEE'S MAILING ADDRESS:

Charter Communications
Attn: MDU Department
550 N. Continental Blvd Ste.250
El Segundo, CA 90245

LEGAL DESCRIPTION: Please see Exhibit "A"

GRANT OF EASEMENT

RECORDING REQUESTED BY AND }
WHEN RECORDED MAIL TO: }

Charter Communications
Ardonnis Layton
550 N. Continental Blvd Ste. 250
El Segundo, CA 90245

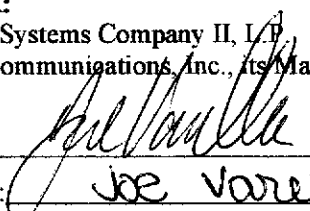
Above for recorders use only

THIS GRANT OF EASEMENT is made effective as of this 1 day of February, 2017, by and between 10 MD 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 1111 Main St, County of Klamath, City of Klamath Falls, State of Oregon with a legal description as set forth in 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 February 1, 2017 ("Agreement"). This Grant of Easement shall be coterminous with the term of the Agreement and any subsequent renewals.


OPERATOR:

Falcon Cable Systems Company II, LP
By: Charter Communications, Inc., its Manager

By: 
Printed Name: Joe Voreau
Title: Vice President, Spectrum Community Solutions
Date: 3/8/17

OWNER:

10 MD LLC

By: 
Printed Name: BENJAMIN P. PER
Title: MANAGER
Date: 2/13/17

NOTARY

State of Oregon

County of Klamath

This instrument was acknowledged before me on 2/13/2017 (date) by Benjamin Riper
(name(s) of person(s)) as Owner (type of authority, e.g., officer, trustee, etc.) of [enter Charter
entity legal name here]. (name of party on behalf of whom instrument was executed)

M. Majors
(Signature of notarial officer)
(Seal, if any)



Public Notary
Title (and Rank)

My commission expires: October 30, 2020

NOTARY

State of Conn

County of Fairfield

This instrument was acknowledged before me on 3/8/17 (date) by Joe Varunio
(name(s) of person(s)) as VP, Sales (type of authority, e.g., officer, trustee, etc.)
of Charter (name of party on behalf of whom instrument was executed)

Michelle Elliott
(Signature of notarial officer)
(Seal, if any)

Notary Public
Title (and Rank)
My commission expires: _____

MICHELLE ELLIOTT
NOTARY PUBLIC OF CONNECTICUT
ID # 165391
My Commission Expires 10/18/2018



EXHIBIT "A"

APN: R371270
R371298

PARCEL 1

A tract of land situated in the NE1/4 NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the Southerly line of Pine Street and the Easterly line of Eleventh Street in the City of Klamath Falls, Oregon; thence Northeasterly along said Southerly line of Pine Street 170 feet to a point thereon distant 50 feet Southwesterly along said Pine Street from the most Westerly corner of Lot 5, Block 3, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon; thence Southeasterly and parallel with said Easterly line of Eleventh Street 112 feet; thence Southwesterly parallel to said Pine Street, 50 feet; thence Southeasterly parallel with Eleventh Street 8 feet; thence Northeasterly and parallel with the Northerly line of Main Street in the City of Klamath Falls, Oregon, 125 feet; thence Southeasterly and parallel with said Easterly line of Eleventh Street 120 feet to said Northerly line of Main Street at a point thereon distant 50 feet Southwesterly from the Southwest corner of Lot 6, Block 3, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon; thence Southwesterly along said Northerly line of Main Street 245 feet to the Northeast corner of Main Street and Eleventh Street; thence Northwesterly along the Easterly line of Eleventh Street to the point of beginning.

Subject to the alley existing in said Block 3, a portion of which is included in the above description.

PARCEL 2

A tract of land situated in the NE1/4 NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Commencing at the point on the Southerly line of Pine Street which is distant 50 feet Southwesterly along said Pine Street from the most Westerly corner of Lot 5, Block 3, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon and thence running Southeasterly and parallel with the Easterly line of Eleventh Street a distance of 112 feet to the true point of beginning -of this description; thence Southwesterly and parallel to said Pine Street 50 feet; thence, Southeasterly and parallel with Eleventh Street 8 feet; thence, Northeasterly and parallel with the Northerly line of Main Street a distance of 50 feet, more or less; thence, Northwesterly and parallel with Eleventh Street a distance of 8 feet, more or less, to said true point of beginning.

Tax Account No: 3809-029DD-06400-000 Key No: 371270
Tax Account No: 3809-029DD-06300-000 Key No: 371298