

2026-000993

Klamath County, Oregon

02/02/2026 08:16:01 AM

Fee: \$102.00

DOCUMENT NO.

EASEMENT

This Easement is made as of the last signature date below by **Lantern Trailer Park and Laundromat LLC**, an Oregon limited liability company ("**Grantor**").

Grantor is the owner of the real property located at 109125 North Highway 97 in Chemult, Oregon 97731, Klamath County identified as Map and Taxlot Number 2708-021CC-00300, Account ID: 168767 (the "**Parcel**").

Grantee wishes to acquire limited rights to access and use a portion of the Parcel measuring approximately twenty feet (20') wide and twenty feet (20') long in the Western portion of land and is more particularly described in the attached Exhibit A (the "**Easement Area**").

NOW, THEREFORE, for valuable consideration of one dollar and zero cents (\$1.00) and other good and valuable consideration, Grantor does hereby give, grant and convey to **TDS Broadband Service LLC** and its successors and assigns (collectively, "**Grantee**"), a perpetual easement upon, in, under, over, across, and along the Parcel to the extent outlined below (the "**Easement**"):

RETURN TO:

Attn: Shane Dorgan

Route Acquisition

TDS Telecom

525 Junction Road

Madison WI 53717

Parcel ID #: 2708-021CC-00300

Account ID: 168767

1. Grantee may construct, use, maintain operate, alter, add to, repair, replace, and/or remove its facilities consisting of electronic telecommunications cabinets, poles, pedestals, overhead and underground cables, wires, ducts, conduits, and other equipment and accessories pertaining to the operation of Grantee's telecommunications systems (collectively, the "**Facilities**") upon, in, under, over, across, and along the Easement Area.
2. Grantee will have the right of ingress to and egress from the Easement Area via the Parcel.
3. Grantee may cut down and control the future growth of trees, brush and other vegetation in the Easement Area which may, in Grantee's sole but reasonable judgment, interfere with Grantee's use of the Easement.
4. Grantee will repair any physical damage to the Parcel caused by Grantee's use of the Easement; alternatively, in Grantee's sole discretion, Grantee may compensate Grantor for the reasonable value of such damage.
5. Grantor may not engage in any activity that interferes with or unduly inconveniences Grantee's full use and enjoyment of the Easement; otherwise, Grantor may use any portion of the Parcel, inside or outside the Easement Area, in any reasonable manner.
6. Any Facilities installed within the Easement Area at Grantee's expense shall remain Grantee's property, removable at Grantee's option.
7. Grantor covenants that he is the sole owner of the Parcel and the Parcel is free and clear of any encumbrances and liens that may interfere with the rights conveyed to Grantee herein.

8. Grantor's and Grantee's obligations under this Easement shall be binding upon their respective successors and assigns.

TDS TELECOM USE ONLY

Company No.

Easement No.

Exchange No.

WBS Element: TC-181625086

DATED: 1-29-26

Jonathan B. Wilson
Signature
Jonathan B. Wilson
Print Name

STATE OF Oregon)
COUNTY OF Deschutes) SS.

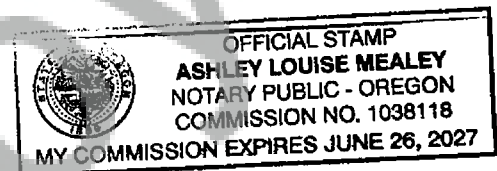
On this day, Jonathan Wilson, personally appeared before me, the undersigned, a Notary Public in and for the above-referenced state, proved to me through presentation of a government-issued identification card to be the person(s) whose name(s) is/are subscribed to the foregoing Easement and acknowledged to me that (s)he/they executed the same for the purposes and consideration expressed therein. Given under my hand and seal of office this 29th day of January, 2026.

Ashley Mealey
Signature of Notary

Ashley Mealey
Printed Name of Notary

Notary Public, Deschutes County, State of Oregon
My Commission Expires: 6-26-27 [DATE]

SEAL



The instrument was drafted by: TDS Telecommunications LLC
Insertions by: Elena Villarreal
PO Box 688
Celina, TX 75009

EXHIBIT "A"

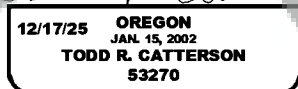
LEGAL DESCRIPTION FOR A TELECOMMUNICATION EASEMENT, LOCATED
IN THE SW1/4 SW1/4 OF SECTION 21, T.27S., R.8E., W.M., KLAMATH COUNTY,
OREGON

LEGAL DESCRIPTION – TELECOMMUNICATION EASEMENT

Legal description for a telecommunication easement located across a tract of land conveyed to Lantern Trailer Park and Laundromat in Deeds MF 2020-011169, Records of Klamath County, Oregon, in the Southwest one-quarter of the Southwest one-quarter (SW1/4 SW1/4) of Section 21, Township 27 South, Range 8 East, W.M., Klamath County, Oregon, more particularly described as follows: Beginning at the Southwest corner of said deed MF 2020-011169, which is marked a 5/8" iron rod; Thence North 19°00'13" West along the East right of way of U.S. Highway 97 a distance of 128.50 feet to the True Point of Beginning of this legal description; thence North 72°51'36" East a distance of 42.37 feet; thence South 19°08'25" East a distance of 10.27 feet; thence North 70°15'35" East a distance of 20.00 feet; thence North 19°08'25" West a distance of 7.70 feet; thence North 69°20'51" East a distance of 85.95 feet; thence South 71°58'15" East a distance of 10.46 feet; thence North 18°01'45" East a distance of 5.00 feet; thence North 71°58'15" West a distance of 12.22 feet; thence South 69°20'51" West a distance of 87.57 feet; thence North 19°08'25" West a distance of 7.30 feet; thence South 70°51'35" West a distance of 20.00 feet; thence South 19°08'25" East a distance of 4.73 feet; thence South 72°51'36" West a distance of 42.35 feet to the East right-of-way line of U.S. Highway 97; thence South 19°00'13" West along said right-of-way line a distance of 5.00 feet to the True Point of Beginning. Containing 584 square feet.



Todd R. Catterson



RENEWS 12/31/27

*EXHIBIT MAP FOR A
TELECOMMUNICATION FACILITY
EASEMENT, LOCATED IN THE SW1/4
SW1/4 OF SECTION 21, T.27S., R.8E.,
W.M., KLAMATH COUNTY, OREGON
W.O. 25-6278*

SURVEY FOR

SELECT ROW LUMEN
P.O. BOX 688
CELINA, TX 75009
(361) 652-1448

SURVEY BY

ARMSTRONG SURVEYING, INC.
267 NE SECOND ST. STE. 100
PRINEVILLE, OR 97754
(541) 447-7791

