

8/10

SANITARY SEWER EASEMENT

87038446

KNOW ALL MEN BY THESE PRESENTS, that REUBEN P. TEPOLT and VERDA J. TEPOLT, husband and wife (herinafter called "Grantors"), for and in consideration of the sum of NO DOLLARS and the benefits accruing to Grantors herefrom, do hereby grant, bargain, sell and convey to MARTHA GIANNONE, an individual (herinafter called "Grantee"), the following described interest in real property in Washington County, Oregon:

A PERMANENT SANITARY SEWER EASEMENT over and across the following described real property located in Section 30, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon:

Beginning at a point on the North line of that certain tract of land conveyed by Reuben P. Tepolt, et ux, to Parker R. Crossway, et ux, as described by Deed recorded in Book 415, Page 94, Washington County Deed Records, said True Point of Beginning bears West 40 feet of the Northeast corner of said tract; thence East 40 feet to the Northeast corner of said Crossway tract; thence North 5.00 feet; thence West parallel to the South line of said Crossway tract 43.84 feet to the Northerly line of a tract of land conveyed by John E. Lundy and Bonnie L. Lundy, husband and wife to The Estate of Frank Giannone, deceased, by Statutory Special Warranty Deed recorded 24 August 1983, Document No. 83031018; thence Southeasterly along the North line of said Giannone tract 6.30 feet to the True Point of Beginning.

This easement is appurtenant to that tract of land conveyed to THE ESTATE OF FRANK GIANNONE, deceased by Statutory Special Warranty Deed recorded 24 August 1983, Document No. 83031018, Washington County Deed Records.

The rights and privileges herein granted to Grantee are subject to the condition that Grantee, its agents, employees and contractors shall suffer or do no damage to said property unless the same is fully repaired, shall restore grounds as nearly as possible and reasonable to the pre-existing condition, shall maintain and operate said sanitary sewer line at Grantee's expense in such a manner and to such an extent as to not unduly interfere with the continued use and enjoyment of the property by Grantor for purposes not incompatible with the rights herein granted, and shall same and hold harmless Grantors from any liability for damages whatsoever arising in connection with Grantee's activities on said property.

Sanitary Sewer Easement

1-2

87038446

Shenwood City Recorder  
PO Box 167  
Shenwood, OR 97140  
Returns to:

Grantors hereby warrant that they have fee simple title and estate in the above-described land, that they have a full legal right to grant unto Grantee the easement right and privileges hereinabove set forth and covenant that they will warrant and defend the easment rights herein granted from all lawful claims whatsoever.

TO HAVE AND TO HOLD the above described and granted premises unto Grantee and its assigns forever.

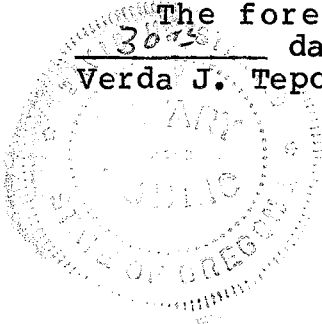
IN WITNESS WHEREOF, Grantors have affixed their signatures this 30<sup>th</sup> day of June 1987.

Reuben P. Tepolt  
Reuben P. Tepolt

Verda J. Tepolt  
Verda J. Tepolt

STATE OF OREGON )  
County of Lincoln ) SS

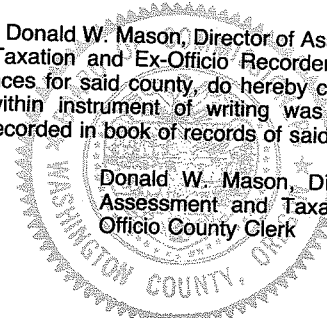
The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of June, 1987 by Reuben P. Tepolt and Verda J. Tepolt.



David H. Hansen  
Notary Public for Oregon  
My Commission expires 9/1/90

STATE OF OREGON }  
County of Washington } SS

I, Donald W. Mason, Director of Assessment and Taxation and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.



Donald W. Mason, Director of Assessment and Taxation, Ex-Officio County Clerk