

56  
4

2012 5930412

After recording return to:  
Qwest Corporation, d/b/a CenturyLink QC  
8021 SW Capitol Hill Rd., Room 160  
Portland, OR 97219  
Attn: Lynn M Smith

State of Oregon )  
County of Umatilla )

This instrument was received  
and recorded on  
06-28-12 at 11:55

In the record of instrument  
code type DE-EAS

E.290377



RECEIVED

2012-5930412 1 of 4

Instrument Number 2012-5930412  
Fee 58.00

JUN 28 2012

UMATILLA COUNTY  
RECORDS

RECORDING INFORMATION ABOVE

EASEMENT

Individual(s) Easement

Office of County Records

*Jesse Hemphill*  
Records Officer

The undersigned Lawrence and Mary Pedro, ("Grantor") for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey unto QWEST CORPORATION, d/b/a CENTURYLINK QC, a Colorado corporation ("Grantee"), whose address is 1801 California St., Suite 900, Denver, CO 80202, and its successors, assigns, affiliates, lessees, licensees, and agents, a perpetual non-exclusive easement to construct, modify, add to, maintain, and remove such telecommunications facilities, electrical and gas facilities as needed for Qwest equipment, provided by the local power or gas utility, and other appurtenances, from time to time, as Grantee may require upon, over under and across the following described property situated in the County of Umatilla, State of Oregon which Grantor owns or in which Grantor has an interest ("Easement for Utilities Area"), to wit:

Which is described in its entirety on EXHIBIT A-1 and shown on EXHIBIT A-2, which are attached hereto and by this reference made a part hereof, all of which is situated in the SE ¼ SE ¼ of Section 24, Township 4 North, Range 27 East, of the Willamette Meridian, in Umatilla County, Oregon

Grantor further conveys to Grantee the right of ingress and egress to and from the Easement Area during all periods of construction, maintenance, installation, reinforcement, repair and removal over and across Grantor's lands with the right to clear and keep cleared all trees and other obstructions, from the Easement Area, as may be necessary for Grantee's use and enjoyment of the Easement Area.

Grantee shall indemnify Grantor for all damages caused to Grantor as a result of Grantee's negligent exercise of the rights and privileges herein granted. Grantee further agrees to return any ground disturbed by its construction to as good as or better condition than existed prior to construction. Grantee shall have no responsibility for environmental contamination, which is either pre-existing or not caused by Grantee.

Grantor reserves the right to occupy, use and cultivate the Easement Area for all purposes not inconsistent with the rights herein granted.

Grantor covenants that Grantor is the fee simple owner of the Easement Area or has an interest in the Easement Area. Grantor will warrant and defend title to the Easement Area against all claims.



Grantor hereby covenants that no excavation, structure or obstruction will be constructed, or permitted on the Easement Area and no change will be made by grading or otherwise that would adversely affect Grantee's use and enjoyment of the Easement Area.

The rights, conditions and provisions of this Agreement shall run with the land and shall inure to the benefit of and be binding upon Grantor and Grantee and their respective successors and assigns.

Any claim, controversy or dispute arising out of this Agreement shall be settled by arbitration in accordance with the applicable rules of the American Arbitration Association, and judgement upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The arbitration shall be conducted in the county where the Easement Area is situated.

**Individual(s) Easement**

By: Lawrence Pedro

Signature: Lawrence Pedro

**Grantor**

By: Mary Pedro

Signature: Mary Pedro

**Grantor**

STATE OF OREGON )  
 ) ss:  
COUNTY OF Umatilla )

THIS CERTIFIES that on this 4th day of May, 2012, before me the undersigned personally appeared the above named Lawrence and Mary Pedro, known to me to be the identical person(s) described in and who executed the foregoing instrument and acknowledged to me that they executed the same.

Leslie A. Hasse  
Before me

Oregon  
Notary Public  
My commission expires: 12/13/14

[NOTARY SEAL]





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**Parcel 1- Permanent Easement for Utilities**

A parcel of land lying in the SE1/4SE1/4 of Section 24, Township 4 North, Range 27 East of the Willamette Meridian, Umatilla County, Oregon, said parcel being a portion of that property described in that Special Warranty Deed to Lawrence L. and Mary C. Pedro, husband and wife, recorded February 15, 2000 as Document No. 2000-3650580 of the Umatilla County Records, said parcel being that portion of said property included in a strip of land lying between lines parallel with and 38.50 feet Northwesterly and 54.00 feet Northwesterly of a center line, and lying between lines at right angles to said center line at Engineer's Stations 30+95.00 and 32+20.00, which center line is described as follows:

Commencing at the section corner common to Sections 24 and 25 in T.4N., R.27E. and Sections 19 and 30 in T.4N., R.28E., of the Willamette Meridian, thence S 79°21'12" W 957.78 feet to Engineer's Station 22+00.00 on said center line and the True Point of Beginning:

Thence along said center line N 86°09'32" E 552.66 feet to Engineer's Station PC 27+52.66;

Thence on the arc of a 700.00 foot radius circular curve to the Left a distance of 537.36 feet (the Long Chord of which bears N 64°10'02" E 524.26 feet) to Engineer's Station PT 32+90.02;

Thence N 42°10'33" E 1186.41 feet to Engineer's Station 44+76.43 and the terminus of said center line, from which said terminus the one quarter corner common to Section 24 in T.4N., R.27E. and Section 19 in T.4N., R.28E., of the Willamette Meridian bears N 28°34'20" W 1907.96 feet.

Bearings are based upon County Survey No. 03-308-C, filed October 3, 2003, Umatilla County, Oregon.

This parcel of land contains 1,450 square feet, more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Michael B. Posada*  
OREGON  
JANUARY 20, 1998  
MICHAEL B. POSADA  
02849LS

EXPIRES: 12-31-2012

DATED: 11-30-11

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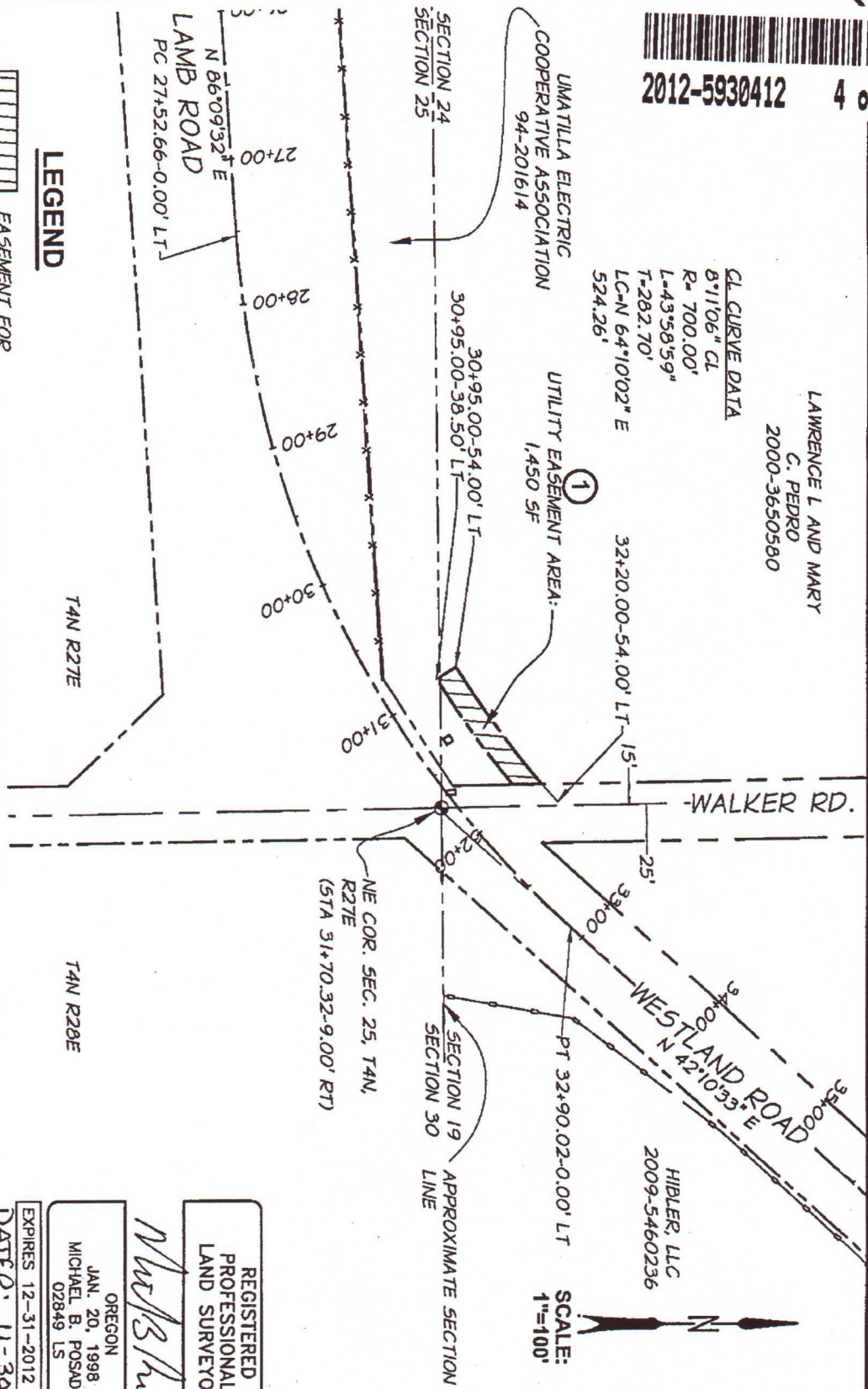
LAWRENCE L AND MARY  
C. PEDRO  
2000-3650580

CL. CURVE DATA

B=1106" CL  
R= 700.00'  
L=43°58'59"  
T=282.70'  
LC=N 64°10'02" E  
524.26'

UMATILLA ELECTRIC  
COOPERATIVE ASSOCIATION  
94-201614

UTILITY EASEMENT AREA:  
1,450 SF  
①



LEGEND  
EASEMENT FOR UTILITIES



UTILITY EASEMENT SKETCH  
LAWRENCE L. AND MARY C. PEDRO  
TAX LOT 4N27-1200

EXHIBIT  
A-2

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JAN. 20, 1998  
MICHAEL B. POSADA  
02849 LS

EXPIRES 12-31-2012  
DATED: 11-30-11