

When Recorded Mail to:  
Dale W. Baker  
2827 Newberg Hwy  
Woodburn, Oregon 97071

4/12/00 Return  
OREGON TITLE INS. CO. 504621K

JOINT DRIVEWAY EASEMENT

This Easement Agreement is made on the 4<sup>th</sup> day of April 2000, between Dale W. Baker, a single man in his individual capacity ("Baker"), and Timothy R Brown and Dale W. Baker as tenants in common ("Baker/Brown").

Recitals:

Baker owns a certain parcel of real property, which is legally described on Exhibit A. Baker/Brown own two adjoining parcels of real property, which are legally described on Exhibit B, and which are improved with a motel and a gas station.

The parties desire to grant an easement to each other over the land legally described in Exhibit C (the "Easement Area").

Agreement:

In consideration of the benefit to their respective parcels, the parties hereby convey and warrant each to the other a non-exclusive, perpetual, and permanent easement for the purposes of vehicular ingress, egress, and utilities over, under, and through those portions of their respective lands located within the Easement Area. Each party shall have reasonable access to the Easement Area for the purpose of maintaining, replacing, and/or repairing the existing water, sewer, and storm drainage lines located within the Easement Area. This easement is intended to bind the respective parties of the grantors and to run with their respective lands, and shall bind and inure to the benefit of their respective successors and assigns, including the tenants of each.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed as of the date and year opposite such party's name. This Easement will be effective as of the latest date on which a party has affixed its signature hereto.

GRANTORS:

Dale W. Baker  
Dale W. Baker

Timothy R. Brown  
Timothy R. Brown

Date: 4-4-00

Date: 4-4-00

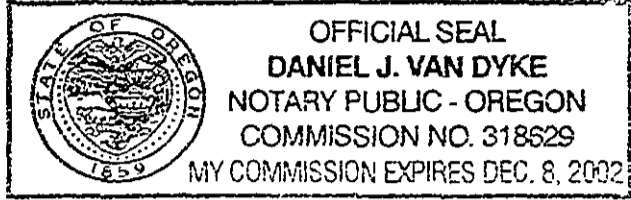
The undersigned consents to the above easement.

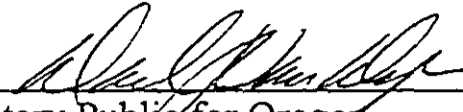
Barry Sullivan  
BARRY SULLIVAN

*Handwritten signature/initials*

STATE OF OREGON )  
 ) SS.  
COUNTY OF MARION )

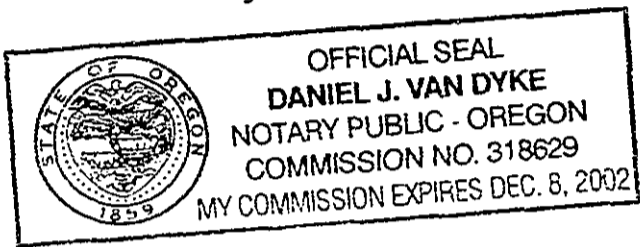
Personally Appeared Dale W. Baker and acknowledged the foregoing instrument to be his voluntary act and deed.

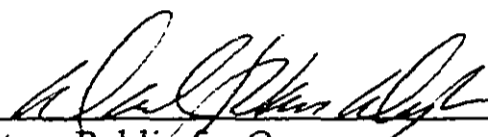


  
Notary Public for Oregon  
My Commission expires 12/08/2002

STATE OF OREGON )  
 )  
COUNTY OF MARION )

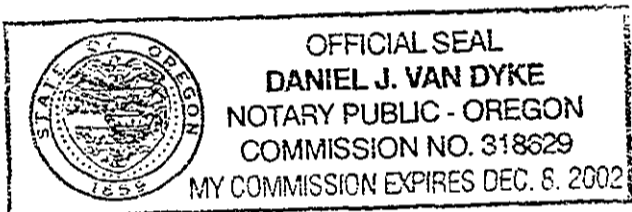
Personally appeared Timothy R. Brown and acknowledged the foregoing instrument to be his voluntary act and deed.

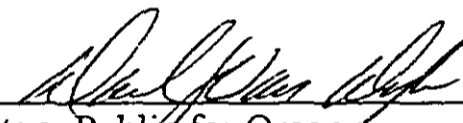


  
Notary Public for Oregon  
My Commission expires 12/08/2002

STATE OF OREGON )  
 )  
COUNTY OF MARION )

Personally appeared Barry Sullivan and acknowledged the foregoing instrument to be his voluntary act and deed.



  
Notary Public for Oregon  
My Commission expires 12/08/2002

APR 11 2000

**EXHIBIT A  
BAKER'S PARCEL LEGAL DESCRIPTION**

Beginning at a point on the East line of Frontage Road, said point being North 01 31'42" East 197.00 feet and South 88 28'18" East 40.00 feet from the Southwest corner of the William Darst Donation Land Claim No. 60, in Section 12, Township 5 South, Range 2 West of the Willamette Meridian, Marion County, Oregon; thence South 88 28'18" East 150.00 feet; thence North 33 28'18" West 50.99 feet; thence North 57 23'54" East 215.33 feet; thence North 63°13'02" East 57.79 feet; thence North 06°25'48" East 61.43 feet to the South line of Frontage Road; thence North 88°26'45" West along South line of Frontage Road 245.13 feet; thence along a 110' radius curve to the left (the chord bearing of South 46°32'25" West 155.53 feet), 172.73 feet; thence South 01°31'26" West 141.35 feet to the place of beginning and containing 1.27 acres of land.

ALL SITUATE IN MARION COUNTY

APR 11 2000

**EXHIBIT B**  
**TEXACO AND MOTEL PARCELS LEGAL DESCRIPTION**

(Motel)

Beginning at a point on the Northerly boundary of the Hillsboro-Silverton Highway No. 214, said point being North 01°31'42" East 67.59 feet and South 88°46'48" East 78.43 feet and North 88°21'28" East 192.50 feet from the Southwest corner of the William Darst Donation Land Claim No. 60, in Section 12, Township 5 South, Range 2 West of the Willamette Meridian, Marion County, Oregon; Thence continuing North 88°21'28" East 170.08 feet; Thence North 35°47'48" East 123.66 feet; Thence North 64°15'00" West 20.11 feet; Thence North 08°09'02" East 249.08 feet to a point on the Southerly boundary line of Frontage Road; Thence along said boundary line North 88°46'29" West 126.10 feet; Thence South 06°25'48" West 60.70 feet; Thence South 63°13'02" West 57.79 feet; Thence South 57°23'54" West 215.33 feet; Thence South 33°28'18" East 192.77 feet to the place of beginning and containing 83,188 square feet.

(Texaco)

Beginning at a point on the East line of Frontage Road, said point being North 01°31'42" East 197.00 feet and South 88°28'18" East 40.00 feet from the Southwest corner of the William Darst Donation Land Claim No. 60, in Section 12, Township 5 South, Range 2 West of the Willamette Meridian, Marion County, Oregon; thence South 88°28'18" East 150.00 feet; thence South 33°28'18" East 141.78 feet to a point on the North line of the Hillsboro-Silverton Highway; thence along said North line South 88°21'28" West 192.50 feet; thence North 88°46'48" West still along said North line 39.12 feet to a point on the East line of said Frontage Road; thence North 01°31'42" East along said East line 127.00 feet to the place of beginning and containing 0.5415 acres of land.

ALL SITUATE IN MARION COUNTY

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**EXHIBIT C  
EASEMENT PARCEL**

A 30 foot access easement  
15 feet on each side and parallel to the  
center line described as follows:

Beginning at a point on the East line of  
Frontage Road, said point being North  
01°31'42" East 197.00 feet and South  
88°28'18" East 40.00 feet from the  
Southwest corner of the William Darst  
Donation Land Claim No. 60, in Sec-  
tion 12, Township 5 South, Range 2 West of  
the Willamette Meridian, Marion County,  
Oregon; Thence South 88°28'18"  
East 78.55 feet; Thence North 56°31'42"  
East 331.23 feet; Thence North  
06°25'48" East 60.70 feet to a point on  
the Southerly boundary line of Frontage  
Road.

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**REEL:1682**

**PAGE: 569**

**April 11, 2000, 03:24 pm.**

CONTROL #: 7846

State of Oregon  
County of Marion

I hereby certify that the attached  
instrument was received and duly  
recorded by me in Marion County  
records:

FEE: \$ 46.00

ALAN H DAVIDSON  
COUNTY CLERK

THIS IS NOT AN INVOICE.

APR 11 2000