

## ELECTRIC TRANSMISSION LINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That JOHN M. KEMPER and ELEANOR L. KEMPER,

shown of record as Elinor L. Kemper, husband and wife,

(hereinafter called "the Grantors," whether one or more than one), for and in consideration of the payment of the sum of Ten and No/100ths - - - - - Dollars (\$10.00),

the receipt of which is hereby acknowledged, hereby grant, sell and convey to Portland General Electric Company, an Oregon Corporation, (hereinafter called "the Grantee"), its successors and assigns, perpetual easement and right of way over, under

and across the following described parcel of land situated in - Klamath County, Oregon, being a strip of land 150 feet in width, extending XXXXXXXXXXXXXXXXXX feet on each side of a

center line more particularly described as follows:

The easterly 150 feet of the following described 300-foot strip of land:

That portion of the E 1/2 NW 1/4, Government Lot 2, the NE 1/4 SW 1/4, Government Lots 3 and 4, of Section 7, Township 36 South, Range 13 East, Willamette Meridian, Klamath County, Oregon, which lies within a strip of land 300 feet in width, the boundaries of said strip lying 75 feet distant westerly from, and 225 feet distant easterly from, and parallel with, the survey line for the U.S. Bonneville Power Administration's Grizzly-Malin transmission line, as now located and staked on the ground over, across, upon, and/or adjacent to the above described property, said survey line being particularly described as follows:

Beginning at survey station 7066+79.2, a point in the north line of Section 7, Township 36 South, Range 13 East, Willamette Meridian, said point being S.89°29'50"E., a distance of 2172.9 feet from the northwest corner of said Section 7; thence, S.20°52'10"W., a distance of 5655.6 feet, to survey station 7123+34.8, a point in the line common to Section 7 and 18, said Township and Range, said point being N.89°25'50"E., a distance of 208.1 feet from the southwest corner of said Section 7.

The United States of America shall have the right to use the easement provided for herein for access to and from its adjoining transmission line right of way.

TO HAVE AND TO HOLD the above described easement and right of way unto the Grantee, its successors and assigns, together with the present right to top, limb or fell all growing and dead trees and snags (said trees and snags hereinafter collectively called "danger trees") located on land owned by the Grantors, adjacent to the above described right of way, which danger trees will be determined by the Grantee. The consideration paid for this easement includes the value of all trees on the right of way and all danger trees adjacent to said right of way. In addition the Grantee shall have the future right to top, limb or fell all growing and dead trees and snags which shall in Grantee's estimation become danger trees in the future. In the event that Grantee exercises such future danger tree rights Grantee shall pay the owner of said future danger trees, their market value on the day they are cut, such payment to be made within a reasonable time after they have been so cut.

Said easement and right of way shall be for the following purposes, namely: the perpetual right to enter upon and to erect, maintain, repair, rebuild, operate and patrol electric power transmission lines, structures and appurtenant signal lines, including the right to erect such poles, towers, transmission structures, wires, cables, guys, supports and appurtenances as necessary thereto, together with the present and future right to clear said right of way and keep the same clear of brush, timber, structures and fire hazards, including the right to restrict the growth of trees and brush on said right of way by the use of chemical sprays, provided however that pasture or cultivated lands shall not be sprayed and that fire hazards shall not be interpreted to include any growing crops other than trees and brush.

Grantors shall have the right to use the lands subject to the above described easement for all purposes not inconsistent with the uses and purposes herein set forth, except Grantors shall not build or erect any structure upon the right of way without the prior written consent of the Grantee.

It is hereby agreed by the Grantors that, (1) title to all brush, timber, or structures existing upon the right of way and to all present danger trees shall vest immediately in the Grantee; (2) all future danger trees cut pursuant to the terms hereof shall remain the property of the owner thereof on the date of their cutting.

The further right and easement is hereby conveyed to the Grantee for the joint use of Grantors private access road in the construction, operation and repair of said power transmission facilities, provided however that Grantee leave said road in as good condition as when found. Said access road is located approximately as follows: Across a portion of Government Lot 4 of Section 7, Township 36 South, Range 13 East, W.M., & the SE 1/4 SE 1/4 of Section 12, Township 36 South, Range 12 East, W.M., Klamath County, Oregon, as shown colored red on drawing No. 138324 DMT-C, prepared by the Bonneville Power Administration, attached hereto and by this reference made a part hereof.

The Grantors hereby acknowledge that the purchase price named herein is accepted by the Grantors as full compensation for all damages incidental to the exercise of any of said easements, loss of growing crops on right of way during construction, for guys and anchors extending beyond the right of way and danger tree rights, except payment for any future danger tree rights as defined hereinabove which may be exercised by the Grantee as provided hereinabove.

If the Grantee, its successors and assigns, shall fail to use said right of way for the purposes above mentioned for a continuous period of five years after construction of said power lines, then and in that event this right of way and easement shall terminate and all rights and privileges granted hereunder shall revert to the Grantors, their heirs and assigns.

The Grantors hereby warrant that they are possessed of a marketable title to the property covered by this easement, and have the right to grant the same.

The Grantors, for themselves and their heirs and assigns, covenant to and with the Grantee, its successors and assigns, that the Grantee, its successors and assigns, shall peaceably enjoy the rights and privileges herein granted.

IN WITNESS WHEREOF, the Grantors have caused this easement to be executed this 26 day of

March, 19 66

John M. Kemper (SEAL)

Eleanor L. Kemper (SEAL)

Eleanor L. Kemper (SEAL)

Eleanor L. Kemper (SEAL)

STATE OF OREGON CALIFORNIA

County of Los Angeles } ss.

3556

On this 26 day of March, 19 66, before me, the undersigned, a Notary Public in  
and for the said County and State, personally appeared the within named John M. Kemper and Eleanor L.

Kemper

to me known to be the individuals described in and who executed the foregoing instrument, and acknowledge that they  
executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this, the day and year in  
this instrument first written.

My commission expires: BETTY A. BRENRUSS  
My Commission Expires September 11, 1966

Betty A. Brenruss  
Notary Public for Oregon

STATE OF OREGON

County of \_\_\_\_\_ } ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, before me, the undersigned, a Notary Public in  
and for said County and State, personally appeared \_\_\_\_\_

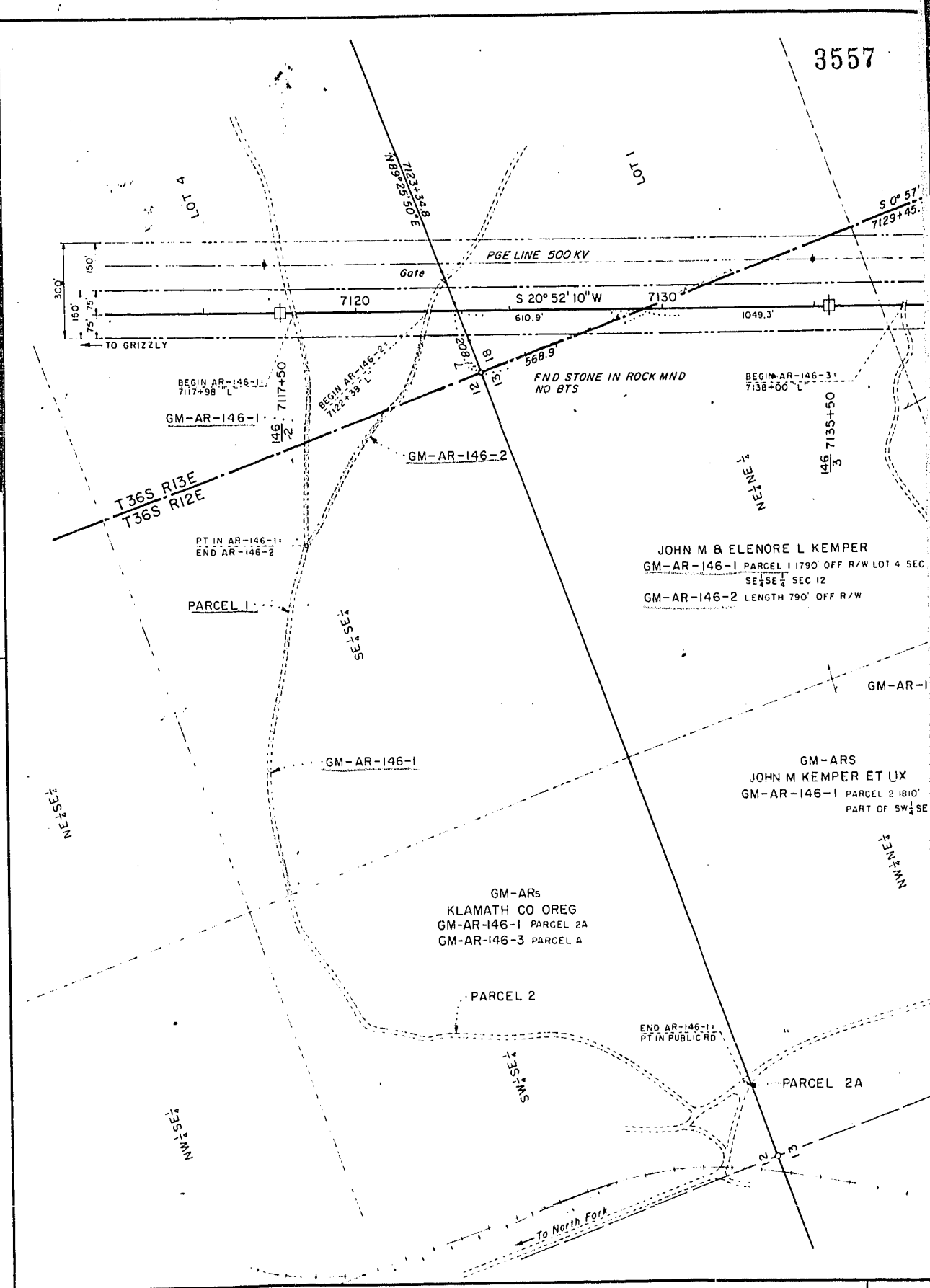
to me known to be the individuals described in the foregoing instrument and who executed the foregoing instrument, and  
acknowledged that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this, the day and year in  
this instrument first written.

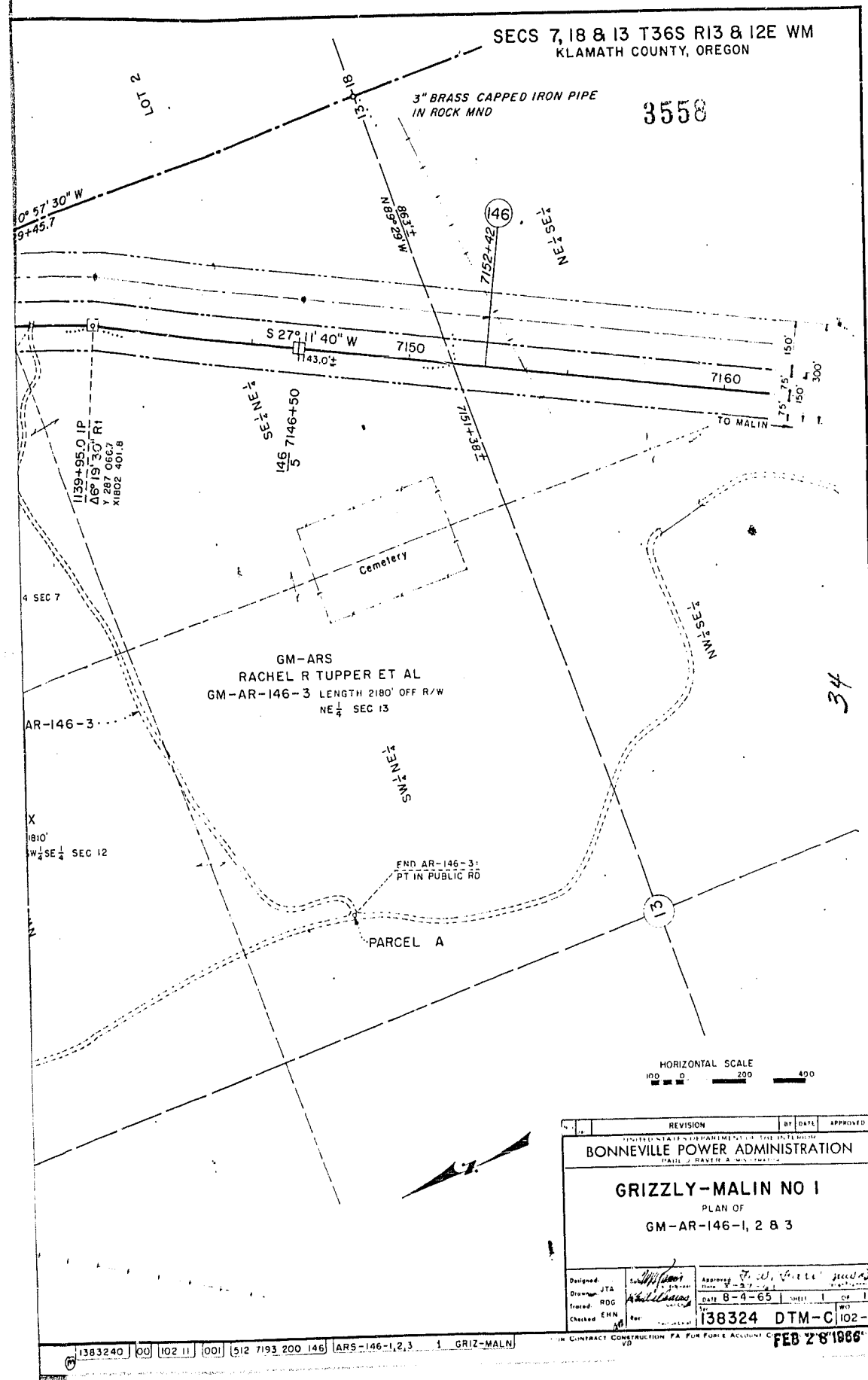
\_\_\_\_\_  
Notary Public for Oregon

My commission expires:  
\_\_\_\_\_

33







3559

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at request of Oregon Title Insurance Co.  
this 21 day of April A.D. 1966 at 4:06 P.M., and  
duly recorded in Vol. M-66, of Deeds on Page 3555  
DOROTHY ROGERS, County Clerk  
By *Jane M. New*  
Fee \$7.50

-35-