

FORM 2754 1-68
Ret: D. Bond
Box 728
HFO.

64002

Vol. M80 Page 12953

File No. 136-1147
ER/WO No. 136-31-700-3137

RIGHT-OF-WAY EASEMENT
(Corporate)

For value received, Henry G. And Gerald C. Wolff Ranch, Inc.,
an Oregon corporation, hereinafter referred to as Grantor, does hereby grant to PACIFIC
POWER & LIGHT COMPANY, a corporation, its successors and assigns, the Grantee, an easement or right-
of-way 15 feet in width for an electric transmission and distribution line of one or more wires and all
necessary or desirable appurtenances (including telephone and telegraph wires, towers, poles, props, guys,
anchors and other supports and the right to place all or any part of such line underground, and the right to
place such guys and anchors outside of said right-of-way), the centerline of which is at or near the location
and along the general course now located and staked out by the Grantee over, across and upon the following
described real property in Klamath County, State of Oregon, to wit:

Tract 1168. Located in Sec. 1&2, T.35S., R.8E., W.M. and Sec. 6&7,
T.35S., R.9E., W.M.
A Right-Of-Way 15' in width on all lots, running along and parallel
to the front lot lines and adjacent to the roads within said Tract 1168.
Excepting Lots 7, 13, & 15, Block 1 of Tract 1168.
this easement is for installation of electric distribution lines,
including future installations.

Including the right to clear said right-of-way and keep the same clear of brush, trees, timber and structures,
and the right to top, trim, clear or cut away all trees outside of said right-of-way which might endanger such line.

Together with the right of ingress and egress over the adjacent lands of the Grantor for the purpose of con-
structing, reconstructing, stringing new wires on, maintaining and removing such line and appurtenances, and
exercising other rights hereby granted.

At no time shall any building nor anything flammable be erected, permitted or placed within the bounda-
ries of said right-of-way, nor shall any material or equipment of any kind or nature which exceeds 15
feet in height be used thereon by Grantor, or by Grantor's successors or assigns.

Grantor reserves the right to use said right-of-way for roads, agricultural crops or other purposes not incon-
sistent with the easement granted hereby, but in using or operating any irrigation pipes, motorized vehicles
or other equipment or in any other such use of said right-of-way, Grantor (including its successors or assigns)
shall conform strictly to the provisions of any then applicable safety code or regulation pertaining to required
clearances from the wires or conductors of such line.

All rights hereunder shall cease if and when such line shall have been abandoned.

Dated this 25th day of June, 19 86.

Henry G Wolff Pres Wolff Ranch Inc.
Gerry W Wolff Vice Pres Wolff Ranch Inc.
(Title)

Attest: _____
(Title)

STATE OF OREGON }
County of Klamath } ss.

On this 25th day of June, 19 86, before me personally appeared
Henry G. Wolff and Gerry W. Wolff, to me personally known to be the President and Vice Pres.
of the corporation that executed the within and foregoing instrument; who, duly sworn, on oath did say: that
they are the Pres. & Vice Pres. of the corporation that executed the within foregoing instrument; that the
seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and
sealed in behalf of said corporation by authority of its Board of Directors, and he acknowledged said instrument
to be the free act and deed of said corporation for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year above written.

Kristi L. Redd
Notary Public for OREGON
Residing at Klamath County
My commission expires 11/16/87

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 24th day
of July A.D., 19 86 at 12:21 o'clock P M., and duly recorded in Vol. M86
of _____ Deeds on Page 12953.

FEE \$5.00

Evelyn Biehn, County Clerk
By [Signature]