

9604

11-27-95A09:56 RCVD

Vol. 1795 Page 32206ER No. 41360-649WO No. 01036287

Return:

Pacific Power

P.O. Box 728

Klamath Falls, OR 97601

For value received, Steiner Klamath Investors Inc.

## RIGHT-OF-WAY EASEMENT

(Corporate)

a Nevada corporation, hereinafter referred to as Grantor, does hereby grant to Pacific Corp, a corporation doing business as Pacific Power & Light Company, its successors and assigns, the Grantee, an easement or right-of-way twenty (20) 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:

That portion of land described as being The Northeast Quarter (NE $\frac{1}{4}$ ) of Section 4, Township 39 South, Range 9 East, Willamette Meridian. Location of line is south of 6th Street and the Lark Street intersection.

The course and location of said right-of-way are approximately as shown on the attached Exhibit A, and by this reference made a part hereof.

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 constructing, 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 boundaries of said right-of-way, nor shall any material or equipment of any kind or nature which exceeds fifteen (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 inconsistent 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 regulations 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 28 day of August, 1995.

By: Joy SteinerPresident

(Title)

Attest: NAQSec Trans

(Title)

STATE OF NevadaCounty of Washoe

ss.

On this 28thday of August, 1995

, before me personally appeared \_\_\_\_\_, to me personally known to be the \_\_\_\_\_

of the corporation that executed the within and foregoing instrument; who, duly sworn, on oath did say: that he is the Sec/Treas 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.

Notary Public for NevadaResiding at Washoe CountyMy commission expires: 2/10/1999

56K

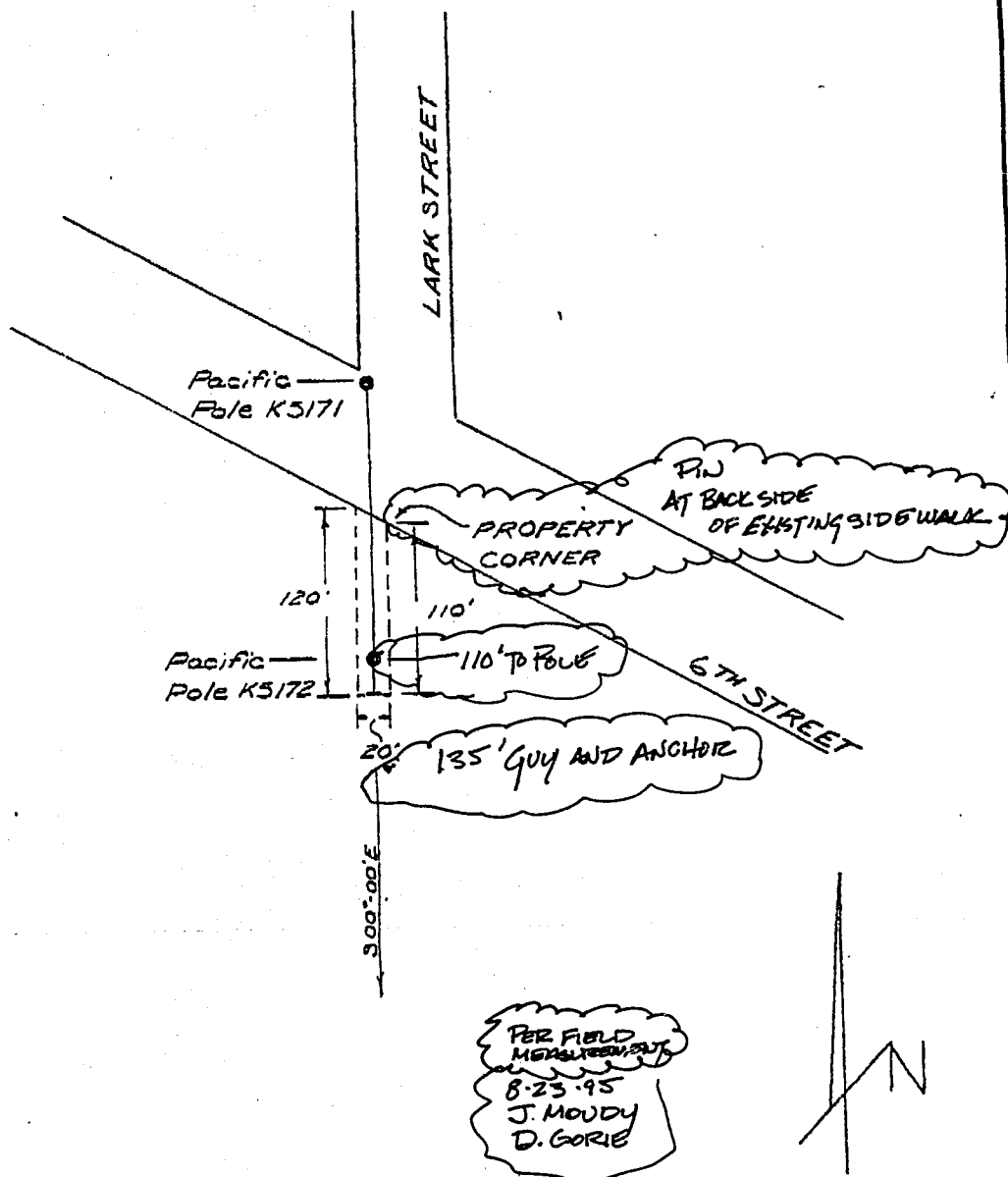
32207

## EXHIBIT "A"

8/18/95

RC 41360

W 01036287



DISTRICT <u>KIAMATH FALLS</u>	
NAME <u>SUPPLY ONE</u>	ER NO. <u>41360</u>
LOCATION <u>6TH STREET</u>	
MAP NO. <u>136K-37</u>	W.O. <u>01036287</u>
DRAWN <u>8/18</u> 19 <u>95</u>	

PACIFIC POWER & LIGHT COMPANY  
E R SKETCHSCALE 1"=100'

FORM 3708 REV. 8/87

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Pacificorp the 27th day  
 of November A.D., 19 95 at 9:56 o'clock A M., and duly recorded in Vol. M95,  
 of Deeds on Page 32206.

Bernetha G. Letsch, County Clerk

By Carmelle Mueller

FEE \$15.00