

96 NOV -6 P3:03

RIGHT OF WAY EASEMENT**Raymond A. and Darlene M. Beard**

for good and valuable consideration, receipt, and sufficiency of which are hereby acknowledged, hereby grant(s), convey(s), and warrant(s) to **THE WASHINGTON WATER POWER COMPANY**, doing business as **WP NATURAL GAS**, a Washington corporation, its successors and assigns, an easement for the exclusive right to construct, reconstruct, inspect, maintain and remove gas pipeline(s) and all necessary valves and appurtenances over, across, under, and through the following described property:

A 10 foot natural gas easement lying Northeasterly, parallel and contiguous to the following line. From a point marked by an iron pin on the North right of way line of Klamath Falls/Ashland Highway, Also known as State Highway 66, and at a distance along said line of highway, 477.9 ft, from the intersection of said highway line and the East line of the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 39S, Range 8 East, Willamette Meridian in Klamath County, Oregon.; Thence Southwesterly along said line of highway, 100 feet, to the true point of easement Beginning, thence North 35 degrees West for a distance of 400 feet, more or less, and the Termination of easement.

Said easement is contained with the property as described in Recorded Instrument Volume M86, Page 824 & Warranty Deed 58340, as recorded in the Official Documents of Klamath County, Oregon.

39S8E23B-Tax Lot 2600 (1996), also known as 8033 Highway 66, Klamath Falls, Oregon.

Together with the right to remove brush and trees that may interfere with the construction, maintenance and operation of the same. Buildings and dwellings within 5 feet of the pipeline(s) are prohibited. Grantor reserves the right to the use and enjoyment of said property except for the purposes herein granted, but such use shall not conflict or interfere with grantee's surface or subsurface rights thereunder or disturb its lines or appurtenances and no road, reservoir, or other structure or excavation shall be constructed or maintained on, over, or along said right-of-way without Grantee's prior written consent. Grantee agrees to install all gas lines in a manner that will not interfere with any pre-existing utilities and will repair any pre-existing utility damaged during the installation, reconstruction or repair of any and all gas lines installed.

(As shown on the attached sketch, when necessary, which is part of this easement, all as located on the ground)

Executed and entered into this 5th day of November, 1996

STATE OF OREGON)
Klamath) ss.
COUNTY OF JACKSON)

Darlene M. Beard

Raymond A. Beard

Signed or attested before me on November 5, 1996 by

DARLENE M. BEARD and RAYMOND A. BEARD
names(s) of person(s)

(Signature of Notaries Officer)

Notary Public for Oregon

My Commission expires: 7-6-98

kf2.doc

After Recording Return To: The Washington Water Power Company



OFFICIAL SEAL
TRACIE V. CHANDLER
NOTARY PUBLIC - OREGON
COMMISSION NO. 033938
MY COMMISSION EXPIRES JUL 06, 1999

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Return: W.P. Nat. Gas
Box 310 KFO 97601

Filed for record at request of W.P. Natural Gas
of November A.D., 1996 at 3:03 o'clock P. M., and duly recorded in Vol. M96
of Deeds on Page 35139

FEE \$10.00

Bernetha G. Letsch, County Clerk

By

Kathleen Rose