

**BARGAIN AND SALE DEED**

NTC 38073-KR

**PACIFICORP**, an Oregon corporation, formerly known as **PC / UP&L MERGING CORPORATION** (Grantor), does hereby bargain, sell and convey to **Wayne A. Connors and Pam J. Connors**, the following described real property:

Beginning at the Southeast corner of Lot 92 in Block 3 of **FIRST ADDITION TO BUENA VISTA ADDITION** to the City of Klamath Falls, Oregon; thence South 14 degrees, 27 minutes East, four hundred forty five and seven tenths (445.7) feet to the Northeast corner of property deeded to Mrs. H.C. Telford and Ray A. Telford on November 15, 1917; thence South 45 degrees, 41 minutes West, one hundred eighty five (185) feet, more or less, to shore line of Upper Klamath Lake; thence Northerly along said shore line to the Southwest corner of Lot 92, Block 3, thence North 75 degrees, 33 minutes East, one hundred thirty five (135) feet to place of beginning.

**LESS AND EXCEPTING** a parcel of land 25' x 35' heretofore conveyed to the City of Klamath Falls by Deed dated March 10, 1961, recorded March 31, 1961 in Volume 328, page 277, Deed Records of Klamath County, Oregon.

**RESERVING UNTO THE GRANTOR:**

The perpetual right, privilege and easement at any time, or from time to time, to flood or overflow any or all of the above described property by waters from Upper Klamath Lake, or any other waters, to the extent that such flooding and overflowing may be caused by or result from the raising of the level of said waters of Upper Klamath Lake, and further reserves the perpetual right, privilege and easement, at any time, or from time to time, to withdraw or cause to be withdrawn the waters of Upper Klamath Lake, or other waters, from said property or from contact therewith.

**ALSO RESERVING UNTO THE GRANTOR:**

A perpetual right of way and easement for an electrical distribution line as shown on the attached Exhibit A and by this reference made a part hereof.

Said easement shall include the right to construct, reconstruct, operate and maintain electric distribution and communication facilities thereon of one or more wires and all necessary or desirable appurtenances including poles, props, guys, anchors and other supports, and the right to place all or any part of such lines underground, and the right to place such guys and anchors outside of said right of way.

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 cut away all trees outside of said right of way which might endanger such lines, together with the right of ingress and egress over the adjacent lands of the Grantee for the purpose of construction, reconstruction, stringing new wires on, maintaining and removing such lines and appurtenances, and exercising other rights hereby reserved

The true and actual consideration for this conveyance is \$19,500.

Until a change is requested, all tax statements are to be sent to the following address:

Wayne A. & Pam J. Connors  
2400 Hawkins  
Klamath Falls, OR 97601

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 16<sup>th</sup> day of Dec., 1996.

PACIFICORP

Joseph F. Belan  
Asst. Vice President

Attest:

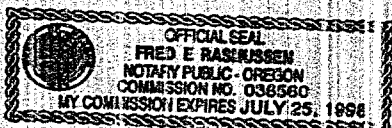
Assistant Secretary

STATE OF OREGON

County of Multnomah

)  
) ss.  
)

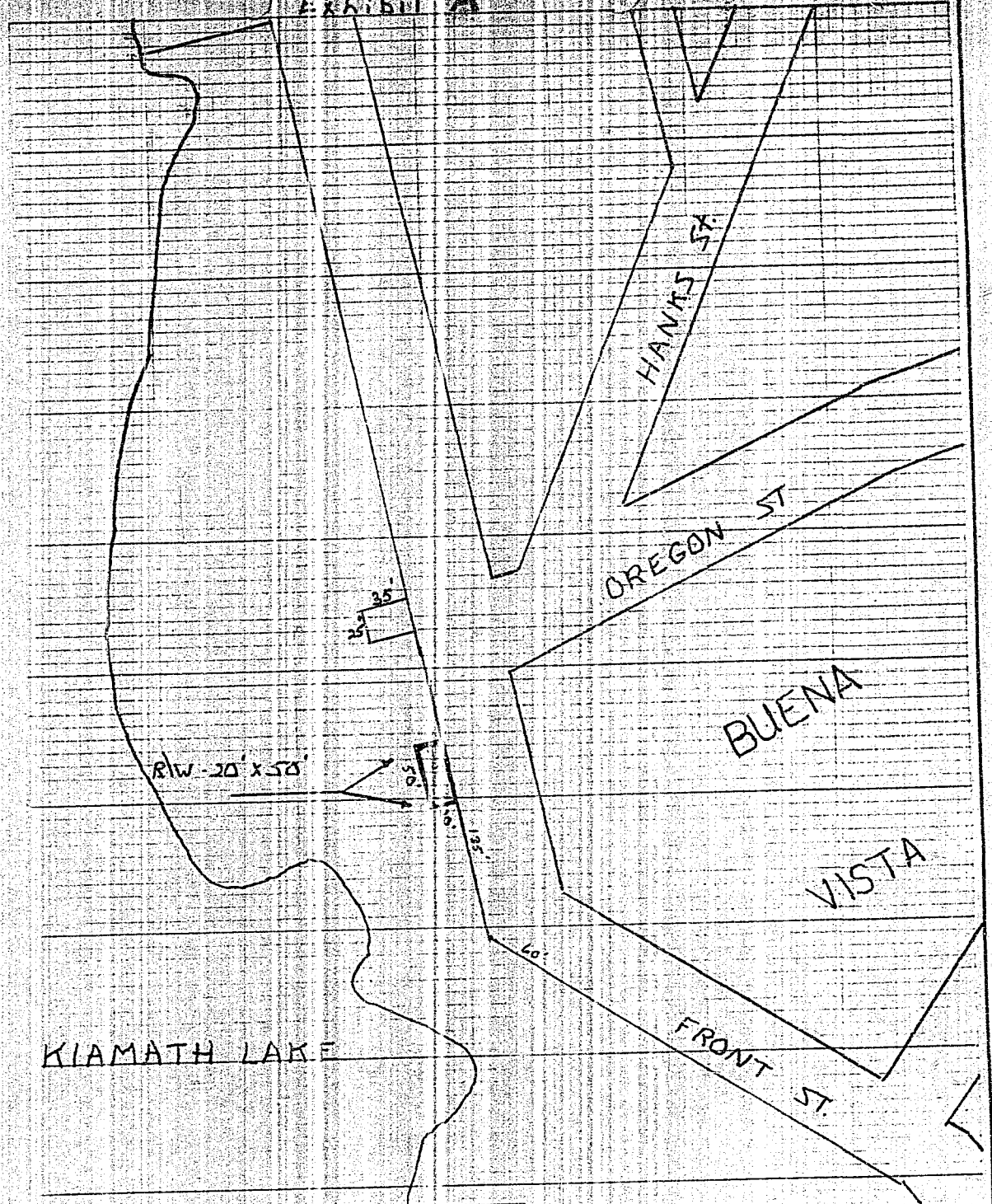
The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of Dec., 1996, by Joseph F. Belan Asst. Vice President of PACIFICORP, an Oregon corporation, on behalf of the corporation.



Notary Public for Oregon

My commission expires: 7/25/98

69338



DISTRICT		Klamath Falls	
NAME		FILE NO.	
LOCATION		ER NO.	
MAP NO.		W.O.	
DRAWN	MSB-2622 1987		

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

FORM 2200-4/74

EXHIBIT B PACIFICORP - WESTERN HOMES, INC. SALE AGREEMENT

STATE OF OREGON : COUNTY OF KLAMATH:

STATE OF OREGON : COUNTY OF KEMAHWA  
Filed for record at request of Amerititle the 19th day  
of December A.D., 1996 at 3:37 o'clock P.M., and duly recorded in Vol. M96  
of Deeds on Page 39396  
[Signature] County Clerk

Bernetha G. Letsch, County Clerk

FEE \$40.00

by Bernetha G. Letsch, County Clerk  
Kathleen Ross