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Vol M98 Page 1546

Return to:
Pacific Power
PO Box 728
Klamath Falls, OR
97601-0321

98 JAN 16 P3:03

RC:41360 WO:01287409

UNDERGROUND DISTRIBUTION RIGHT OF WAY EASEMENT

For value received, Landrum Joint Venture, L.L.C. (Grantor) hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns (Grantee), an easement for a right of way ten (10) feet in width for the construction, reconstruction, operations, maintenance, repair, replacement, enlargement, and removal of underground electric power distribution lines, communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, vaults and cabinets; and the right to excavate and refill trenches therefor; along the general course now located by Grantee on, over or under the surface of the real property of Grantor in Klamath County, State of Oregon, more particularly described as follows or as more particularly described and/or shown on Exhibit(s) A attached hereto and by this reference made a part hereof:

Said property generally located in The Southwest Quarter (SW ¼) of The Northwest Quarter (NW ¼) of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and more specifically described in Volume M96, Page 4823, in the Official Records of Klamath County.

Assessor's Map No. 10 39 9

Tax Parcel No. 100,200,300,400,500,600,700, and 800

Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way and adjacent lands clear of all brush, trees, timber, structures and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor erect or permit the erection of any buildings or structures of any kind or nature within the right of way without the prior written consent of Grantee, or light any fires, or place or store any flammable materials (other than agricultural crops), on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for roads, agricultural crops and other purposes not inconsistent with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns; and this easement shall terminate if and when Grantee shall have abandoned all use of the right of way and no longer has any future need therefor.

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Signed this 23RD day of DECEMBER, 19 97.

Paul Landrum

Paul Landrum, President

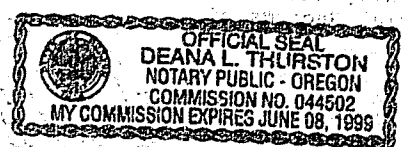
Ken Landrum

Ken Landrum, Secretary/Treasurer

STATE OF OREGON, and County of Klamath

This instrument was acknowledged before me on 12/23, 19 97,

by Paul Landrum & Ken Landrum as President & Secretary/Treasurer
of Landrum Joint Venture, L.L.C.

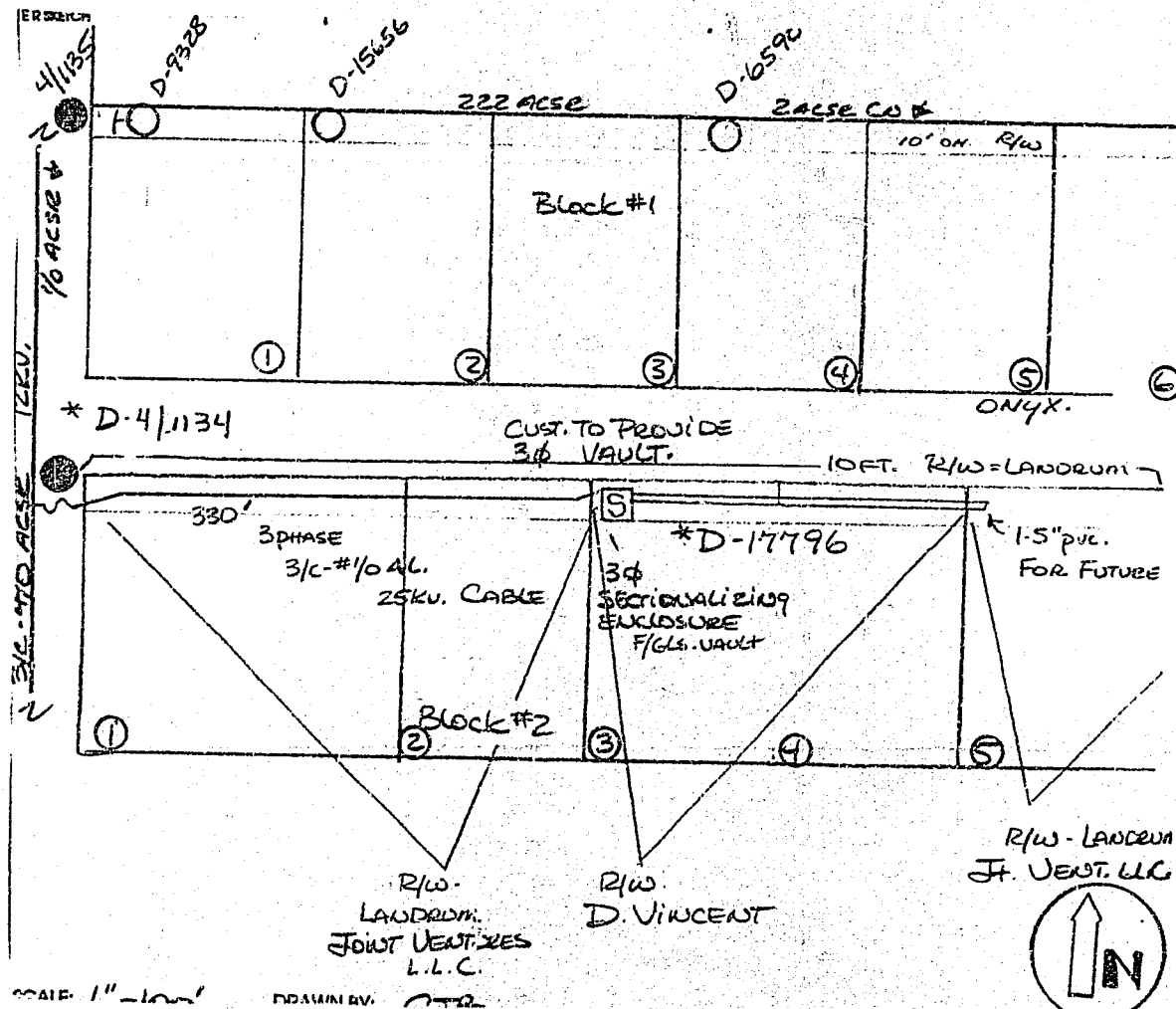


Deana L. Thurston
Notary Public
My Commission Expires June 8, 1999

1s.

EXHIBIT A

Owner: Landrum Joint Venture, LLC
 Work Order: 41360-01287409
 Map: 136D-69-2-D-2



ADDENDUM TO UNDERGROUND DISTRIBUTION RIGHT-OF-WAY EASEMENT

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The undersigned are Lessees under a Commercial Lease / Option to Purchase entered into between Landrum Joint Venture LLC, Lessor, and Donald W. and Phyllis M. Vincent, husband and wife, Lessee, covering the following described real property, to-wit: Lots 3 and 4, also known as Tax Lots 500 and 600, Block 2, Tract 1183, Fremont Park, in the County of Klamath, State of Oregon. Said Lots 3 and 4 are included in the above entitled Underground Distribution Right-of-Way Easement. The undersigned's lease with Landrum Joint Venture LLC includes an option to purchase the property which the undersigned intend to exercise.

Because of the interest which is held via the lease in a portion of the properties to be covered by the Underground Distribution Right-of-Way Easement, it was deemed appropriate that the undersigned join in the granting of said easement to PacificCorp, an Oregon corporation as to any interest, present or future, held by the undersigned in Lots 3 and 4, Block 2, Tract 1183, Fremont Park, in the County of Klamath, State of Oregon.

Wherefore, as to Lots 3 and 4, also known as Tax Lots 500 and 600, Block 2, Tract 1183, Fremont Park, in the County of Klamath, State of Oregon, Assessor's Map No. 10 39 9, Donald W. and Phyllis M. Vincent, husband and wife, do hereby join in the granting of that Easement to PacificCorp, an Oregon corporation, its successors and assigns, a copy of which Easement is attached hereto marked Exhibit A by this reference made a part hereof.

Donald W. Vincent
Donald W. Vincent

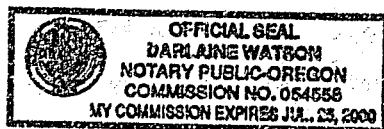
Phyllis M. Vincent
Phyllis M. Vincent

STATE OF OREGON

County of Klamath

) ss.

On this 18th day of December, 1997, personally appeared before me the above named Donald W. Vincent and Phyllis M. Vincent and acknowledged the foregoing instrument to be their voluntary act and deed.



Darlene Watson
NOTARY PUBLIC FOR OREGON
My Commission Expires: July 23rd, 2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Pacific Power the 16th day
of January A.D., 19 98 at 3:03 o'clock P.M., and duly recorded in Vol. M98
of Deeds on Page 1546

FEE \$25.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross