

Return to:
GRANTEE:

PacifiCorp
Attn: Kathleen Rose
920 SW 6th Ave., 1030 PSB
Portland, OR 97204

OWNER/GRANTOR:

JELD WEN inc.
3250 Lakeport Blvd
Klamath Falls OR 97601

RIGHT OF WAY EASEMENT

For value received, JELD WEN inc. (Grantor) hereby grant to PacifiCorp, an Oregon corporation, its successors and assigns (Grantee), an easement for a right of way 50 feet in width for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission lines, distribution lines and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: supporting poles, props, guys and anchors, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, vaults and cabinets; 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" and "B" attached hereto and by this reference made a part hereof:

Said right of way located in a portion of the Northeast 1/4 of Section 22, Township 38 South, Range 8 East, W.M., Klamath County, Oregon

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, or place or use or permit any equipment or material of any kind that exceeds twelve (12) feet in height, 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; and Grantee shall reimburse Grantor for any physical damage to Grantor's property or crops caused by Grantee's activities.

The rights and obligations of the parties hereto shall be binding upon and 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.

Executed this 9th day of April, 1998.

[Signature]

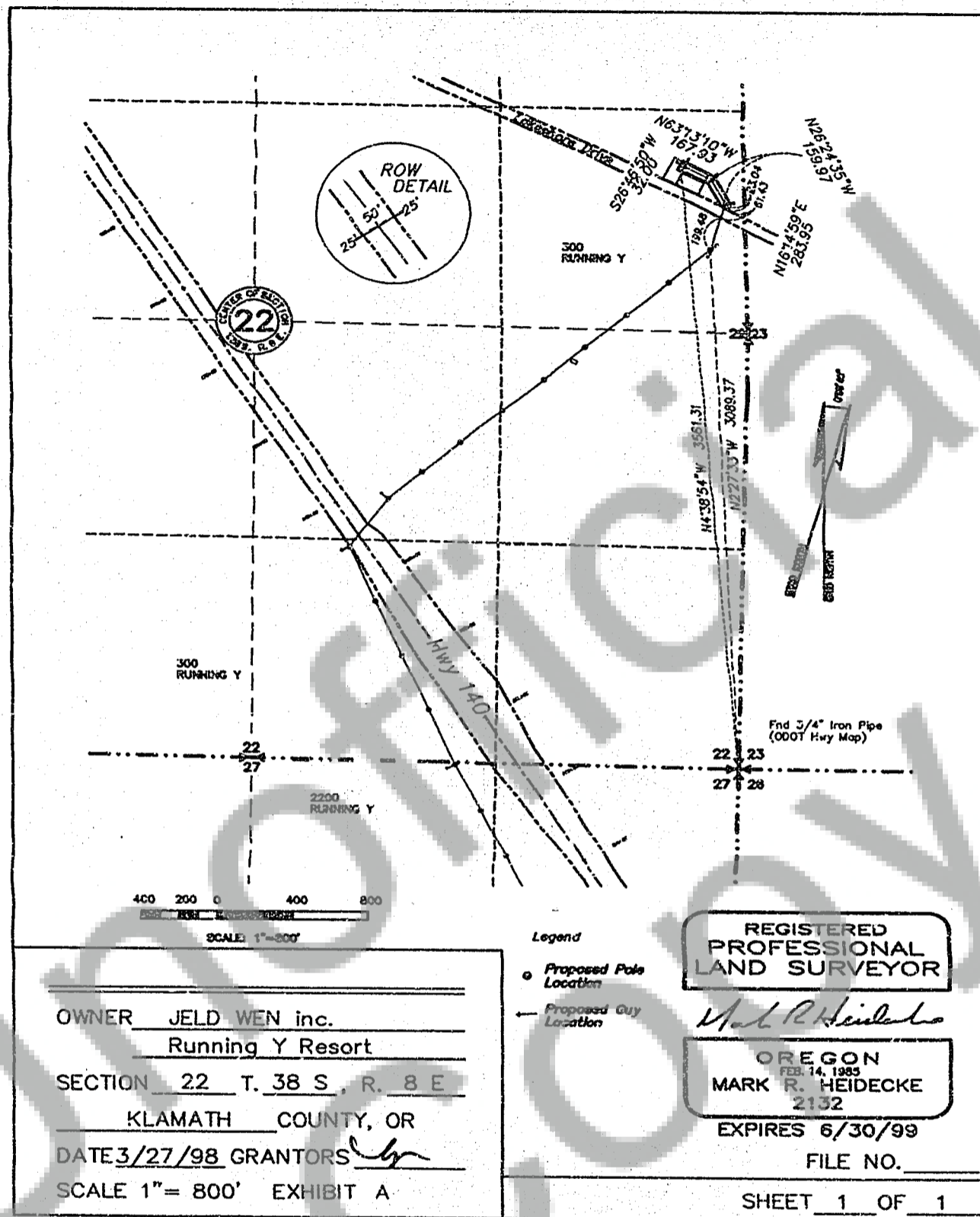
ACKNOWLEDGEMENT

State of Oregon)
County of Klamath) ss

This instrument was acknowledged before me on April 9, 1998,
by Michael Gustaf as General Manager
of Running Y Ranch Resort.



Terril L. Brown
Notary Public for Oregon
Residing at Klamath County
My Commission Expires 3/27/02



GERA

14259

G. E. Raleigh and Associates, Inc.

CONSULTANTS

MAIL:
P. O. Box 25247
Portland, Oregon 97298-0247
Telephone: (503) 626-6656

Mark R. Heidecke
Senior Vice President

STREET:
4540 S.W. 110th Avenue
Beaverton, Oregon 97005-3011
Facsimile: (503) 626-2494

April 27, 1998

EXHIBIT "B"

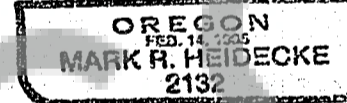
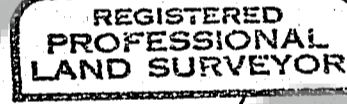
PacifiCorp

JELD WEN inc.
Running Y Resort
Klamath County, Oregon
Sections 22 in Township 38 South, Range 8 East of the Willamette Meridian

A right-of-way 50 feet wide over and across the Southeast Quarter of the Northeast Quarter (SE1/4-NE1/4) of Section 22 in Township 38 South, Range 8 East of the Willamette Meridian, in Klamath County, Oregon. The boundaries of said right-of-way lie 25 feet on each side and are parallel with the survey line and are to be extended or shortened to terminate on property lines and at angle points. The survey line is described with reference to the Oregon State Coordinate System, South Zone, as follows:

Beginning at a point that bears N.02°27'33"W., 3089.37 feet from the Southeast corner of said Section 22, evidenced by a 3/4 inch iron pipe; thence N.16°14'59"E., 199.48 feet to the southerly right-of-way line of Lakeshore Drive; thence continuing N.16°14'59"E., 61.43 feet to the northerly right-of-way line of Lakeshore Drive and the beginning of this description; thence continuing N.16°14'59"E., 23.04 feet; thence N.26°24'35"W., 159.97 feet; thence N.63°13'10"W., 167.93 feet; thence S.26°46'50"W., 32.00 feet to a point that bears N.04°38'54"W., 3561.31 feet from said Southeast corner of said Section 22, evidenced by a 3/4 inch iron pipe.

Containing 0.439 acres, more or less.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of PacifiCorp the 29th day
of April A.D., 19 98 at 2:08 o'clock P. M., and duly recorded in Vol. M98,
of Deeds on Page 14256.

FEE \$25.00

By Kathleen Ross
Bernetha G. Lisch, County Clerk