

57248

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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 A SUBSTATION FACILITY

98 APR 29 P2:09 The undersigned, JELD WEN inc., "Grantor," hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, "Grantee," a perpetual exclusive easement for a right of way one hundred thirty feet by two hundred ten feet (130' x 210') in size for the placement and operation of an electric distribution substation facility, along with any and all necessary electric transmission lines, distribution lines, and communication lines of one or more wires or fibers and all necessary or desirable appurtenances, including but not limited to poles, props, equipment cabinets, pole and/or ground mounted transformers, guys, anchors, and other supports, along the general course now located by Grantee over the following described real property located in Klamath County, State of Oregon, to wit.

Said right of way located in the Northeast 1/4 of Section 22, Township 38 South, Range 8 East, W.M., and as more particularly described on attached Exhibits "A" and "B," by this reference made a part hereof.

The within grant shall include: The right to place all or any part of such lines underground; the right to install and maintain guys and anchors outside said right of way; the right to locate, construct, reconstruct, enlarge, operate, maintain, inspect, replace, repair and remove any of said facilities; the right in the future to construct, reconstruct, enlarge, operate, maintain, inspect, replace, repair and remove any of said facilities.

Together with the right to clear said right of way and keep the same clear of brush, trees, timber, fire hazards, and structures; the present and future right to clear and cut away all trees outside of said right of way which might endanger said facilities.

At no time shall any fires be permitted, nor flammable material be placed or stored within the right of way, provided, however, that vegetative fire hazards shall not include agricultural crops.

At no time shall any permanent buildings or structures of any kind be placed or erected within the boundaries of said right of way, nor shall any equipment or material of any kind that exceeds 12 feet in height be temporarily placed or used thereon by Grantor or by Grantor's heirs, successors or assigns.

Subject to the foregoing limitations, said right of way may be used by Grantor for roads, agricultural crops and other purposes not inconsistent with said easement.

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Grantee shall have the right of ingress and egress over adjacent lands of Grantor for all said purposes not inconsistent with the use of this easement.

Grantee shall pay Grantor reasonable compensation for any damage caused by Grantee to any property or crops on the above-described real property arising out of the use thereof by Grantee.

All such rights hereunder shall cease if and when such right of way shall have been abandoned.

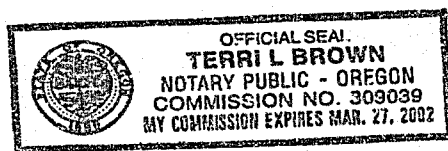
Executed this 9th day of April, 1998.

[Signature]

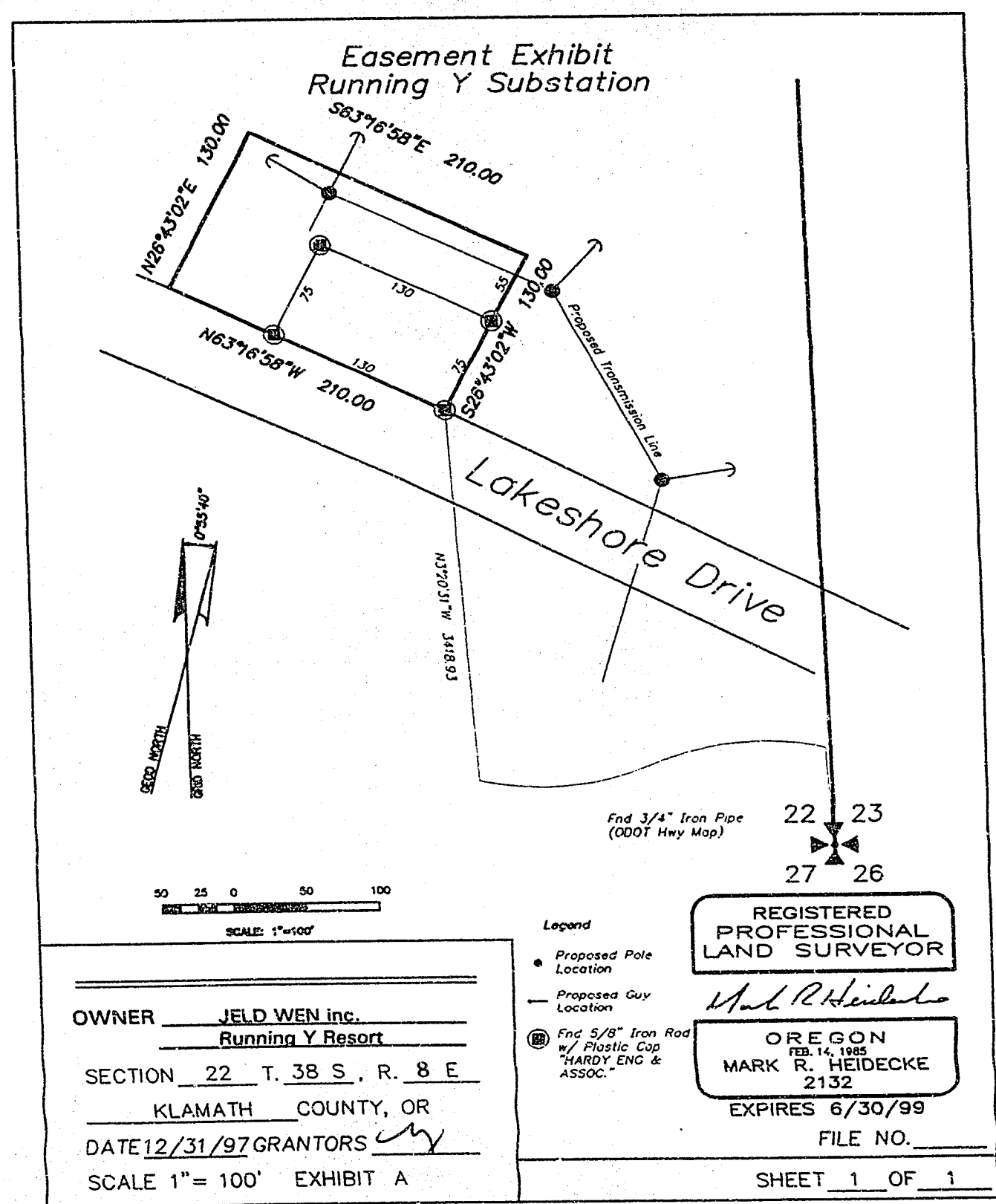
ACKNOWLEDGEMENT

State of Oregon)
County of Klamath)ss

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



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



GERA**14263****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

December 31, 1997

EXHIBIT B

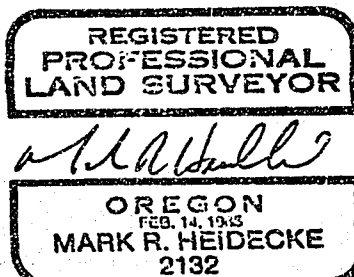
PacifiCorp
Running Y Ranch Substation

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

A parcel of land in 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, more particularly described with reference to the Oregon State Coordinate System, South Zone, as follows:

Beginning at a 5/8 inch iron rod with a plastic cap stamped "Hardy Eng & Assoc", a point on the northerly right-of-way line of Lakeshore Drive within said SE1/4-NE1/4 that bears N.3°20'31"W., 3418.93 feet from the Southeast corner of said Section 22, evidenced by a 3/4 inch iron pipe; thence N.63°16'58"W. along said northerly right-of-way line and passing through a 5/8 inch iron rod with a plastic cap stamped "Hardy Eng & Assoc" at 130 feet, a distance of 210 feet; thence N.26°43'02"E., 130.00 feet; thence S.63°16'58"E., 210.00 feet; thence S.26°43'02"W. passing through a 5/8 inch iron rod with a plastic cap stamped "Hardy Eng & Assoc" at 55 feet, a distance of 130.00 feet to the point of beginning.

Containing 0.6267 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 2:09 o'clock P.M., and duly recorded in Vol. M98
of Deeds on Page 14260.

FEE \$25.00

By Bernetha G. Letsch County Clerk
Bernetha G. Letsch