

'03 APR 15 PM2:22

Vol M03 Page 23856

State of Oregon, County of Klamath  
Recorded 04/15/2003 2:22 p.m.  
Vol M03 Pg 23856-58  
Linda Smith, County Clerk  
Fee \$ 31 # of Pgs 3

Return to: Pacific Power  
1950 Mallard Ln  
Klamath Falls, OR 97601

CC#: 11176 WO#: 02228649

RIGHT OF WAY EASEMENT

For value received, William R. Wohrman and Janice C. Wohrman, ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), an easement for a right of way 10 feet in width and 700 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power distribution and 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, 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 and as more particularly described and/or shown on Exhibit(s) A & B attached hereto and by this reference made a part hereof:

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, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place, use or permit any equipment or material of any kind that exceeds twelve (12) feet in height, light any fires, 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 agricultural crops and other purposes not inconsistent, as determined by Grantee, 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.

DATED this 26<sup>th</sup> day of March, 2003

[Signature]  
Grantor(s) William R. Wohrmann

[Signature]  
Grantor(s) Janice C. Wohrmann

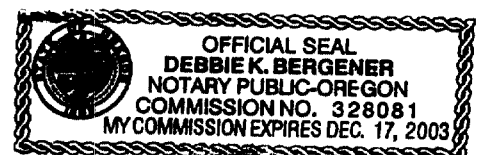
INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon )  
County of Klamath ) ss.

This instrument was acknowledged before me on this 26<sup>th</sup> day of March, 2003, by  
William R Wohrmann & Janice C Wohrmann

[Signature]  
Notary Public

My commission expires: 12-17-2003



# EXHIBIT A

23857

'01 DEC 31 PM 3:14

AMT 55459KR

## WARRANTY DEED

Vol M01 Page 67263

WILLIAM WATTS & TONI B. SMITH, TRUSTEES OF THE NATURE CONSERVATION TRUST,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
WILLIAM R. WOHREMAN & JANICE C. WOHREMAN, TRUSTEES OF THE WOHREMAN FAMILY  
REVOCABLE LIVING TRUST,

Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of Klamath and State of Oregon, to wit:

Parcel 1 of Land Partition 39-01 situated on Section 33, Township 37  
South, Range 9 East and in Sections 3, 4, 9 and 10, Township 38 South,  
Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ACCT #3809-00000-01500

KEY #427407 (WOP)

ACCT #3809-00000-01500

KEY #877914 (WOP)

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 214,136.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 34909 Modoc Point Rd., Chiloquin, OR 97624

Dated this 27<sup>th</sup> day of December, 2001.

THE NATURE CONSERVATION TRUST  
BY: William Watts  
WILLIAM WATTS, TRUSTEE

BY: Toni B. Smith  
TONI B. SMITH, TRUSTEE

STATE OF CALIFORNIA

COUNTY OF ORANGE

} ss.

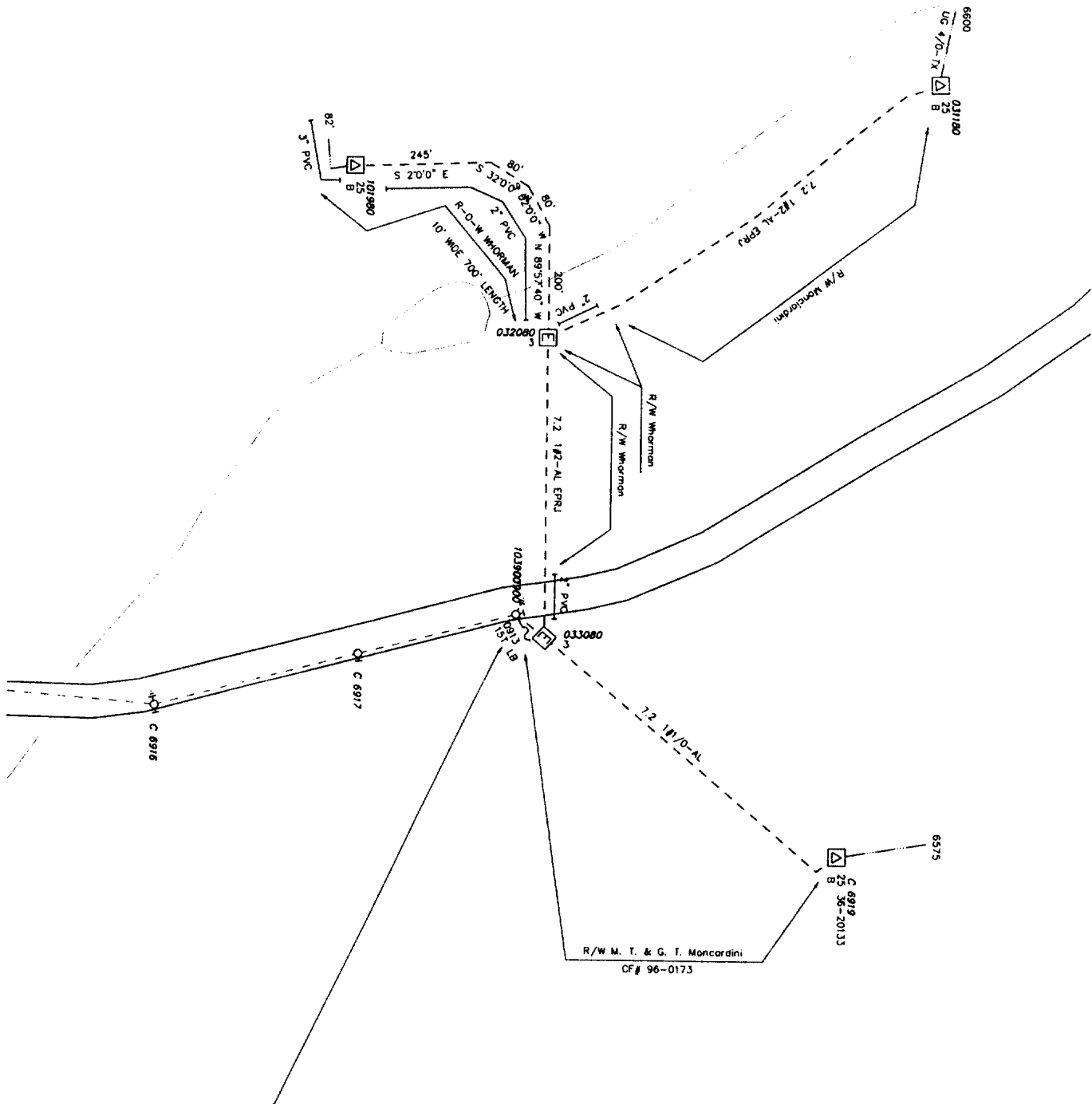
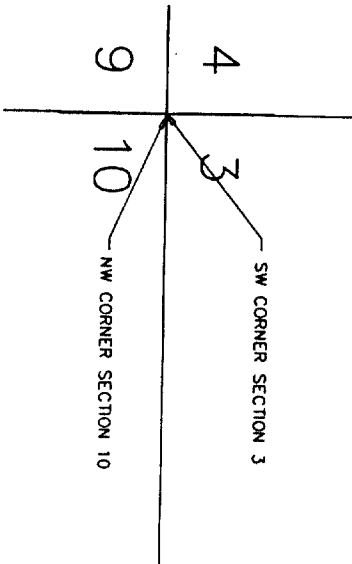
On DECEMBER 27, 2001 before me, CHRISTOPHER CHEEKING (HEW), NOTARY PUBLIC  
personally appeared WILLIAM WATTS & TONI B. SMITH, TRUSTEES OF THE NATURE  
CONSERVATION TRUST ~~personally known to me~~ (as proved to me on the basis of  
satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to  
the within instrument and acknowledged to me that executed the same in  
authorized capacity(ies), and that by signature(s) on the instrument the  
person(s) or the entity upon behalf of which the person(s) acted, executed the  
instrument.


WITNESS my hand and official seal.

Signature [Signature]

State of Oregon, County of Klamath  
Recorded 12/31/01 5:14 P. m.  
Vol M01, Pg 67263  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

EXHIBIT "B"



Foreman		Emp #	Job Start Date		 1 of 1		
CC# 11176	WO# / REQ# 002228649	Map String 01438009.0	Job Complete Date				
CUSTOMER : R-O-W WHORMAN ADDRESS :			Circuit	Post Jobs RQII Posted	EST ID# 24872	Print Date 03/14/03	Scale 1"=200'