

Return to: Pacific Power
1950 Mallard Ln.
Klamath Falls, OR 97601
CC#: 11176 WO#: 02228322

Vol M03 Page 45259

RIGHT OF WAY EASEMENT

'03 JUL 1 AM 8:39

For value received, Roy R. Baldwin, Trustee of the Robert C. Duryee Trust, ("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 93.5 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.

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 24th day of JUNE, 2007.

Roy R. Baldwin
Roy R. Baldwin, Trustee
Robert C. Duryee Trust

State of Oregon, County of Klamath
Recorded 07/01/2003 8:39 a. m.
Vol M03 Pg 45259-61
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

INDIVIDUAL ACKNOWLEDGMENT

STATE OF OREGON)

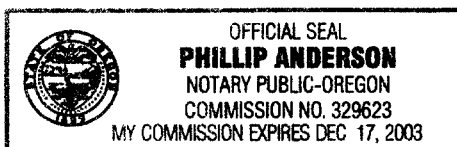
County of KLAMATH) SS

This instrument was acknowledged before me on this 24th day of
JUNE, 2007, by ROY R. BALDWIN

Phillip Anderson

Notary Public

My commission expires: 12/17/2007



31

Property Description

45260

ATC 139656

60609

Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

VOL 99 PAGE 3044

ROBERT C. DURYEE TRUST

convey(s) to ROY R. BALDWIN, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

Lot 2, Block 2, MAZAMA GARDENS, in the County of Klamath, State of Oregon.
CODE 41 MAP 3909-10DD TL 1300

EXHIBIT A

"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 ACCUING FEE TITLE TO THE PROPERTY SHOULD CONSULT WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CONSULT WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and those apparent on the land, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$72,500.00. *However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)* (Delete between symbols; if not applicable. See ORS 93.030)

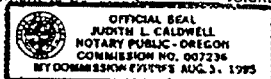
In construing this deed and where the context so requires, the singular includes the plural
IN WITNESS WHEREOF, the grantor has executed this instrument this 26th day of April 19 93

Robert C. Duryee Trust
Robert C. Duryee, Trustee
Robert C. Duryee
Robert C. Duryee, Individual

STATE OF OREGON, County of Klamath ss.

April 26, 19 93.

Personally appeared the above named Robert C. Duryee as trustee and as an individual and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me Judith L. Caldwell
Notary Public for Oregon
My Commission Expires: 8-31-95

Robert C. Duryee Trust
C/O KEESL

GRANTOR'S NAME AND ADDRESS

Roy R. Baldwin
C/O KEESL

GRANTEE'S NAME AND ADDRESS

After recording return to:
KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OR 97603
NAME, ADDRESS, ZIP
Use a change in preparation all the statements shall be done to the following address:
KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 27th day of April, 19 93, at 2:51 o'clock P.M., and recorded in book/reel/volume No. 993 on page 9044 or as document(s)/file/instrument/microfilm No. 60609.
Record of Deeds of said county
Witness my hand and seal of County affixed

Evelyn Biehn, County Clerk
NAME TITLE
By Dan... .. Deputy

Fee \$30.00

FORM 880-2-84

CC# 11176

WO# 02228322

NAME. BALDWIN

DRAWN BY Maggie Hodny

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.

PacifiCorp

SCALE: NTS

SHEET 1 OF 1

ROW #20035155

EXHIBIT A

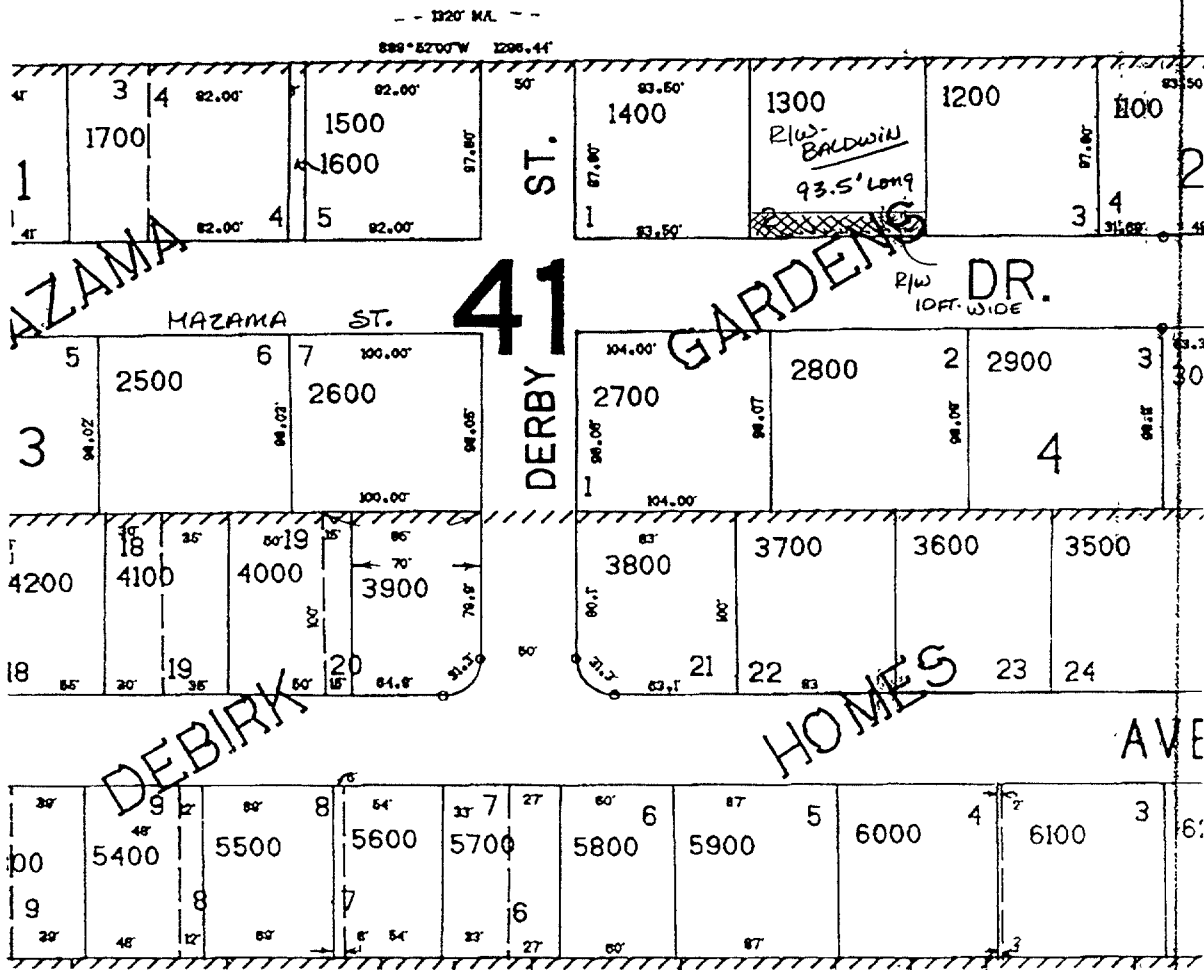
Property Description

45261

SE 1/4 SE 1/4 SEC 10 T.39S R.09E. W.M.

EXHIBIT "B"

This drawing is preliminary and should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change.



CC#: 11176

WO# 02228322

NAME. BALDWIN

DRAWN BY: Maggie Hodny

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.

PacifiCorp

EXHIBIT B

SCALE: NTS

SHEET 1 OF 1

ROW #20035155