

Return to: OC
Pacific Power 81
1950 Mallard Ln.
Klamath Falls, OR. 97601

CC#: 11176 WO#: 02154049

RIGHT OF WAY EASEMENT

Vol M03 Page 82035

03 NOV 4 PM 12:23

For value received, KRAIG B. WEIDER AND LINDA L. WEIDER, ("Grantor"), hereby grants to PacificCorp, an Oregon corporation, its successors and assigns, ("Grantee"), an easement for a right of way 10 feet in width and 245 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 and 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 7th day of April, 2003.

Kraig B. Weider
Grantor(s) Kraig B Weider

Linda L. Weider
Grantor(s) Linda L Weider

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon ss.

County of Klamath

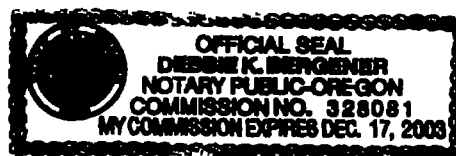
This instrument was acknowledged before me on this 7th day of April, 2003, by

Kraig B Weider and Linda L Weider

Debbie K Bergener

Notary Public

My commission expires: 12-17-2003



State of Oregon, County of Klamath
Recorded 11/04/03 12:23 p.m.
Vol M03 Pg 82035-37
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

EXHIBIT A

82036

72 JUL 13 11:24

WARRANTY DEED

Vol. MOD Page 152216

LUMAINE THOMAS MATTHEWS & ELSIE PEARL MATTHEWS, TRUSTEES OF THE MATTHEWS FAMILY TRUST DATED JUNE 18, 1990.
Grantor(s) hereby grant, bargain, sell, warrant and convey to
KRAIG B. WEIDER and LINDA L. WEIDER, as tenants by the entirety,
Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances except as specifically noted:
The County of Klamath and State of Oregon, to-wit:

Parcels 2 and 3 of Land Partition 28-00, Replat or a portion of Parcel 1 of Minor Land Partition 20-89 in the NE1/4, NW1/4, SW1/4 and SE1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian and the NE1/4 of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

ACCT# 3808-1300-00100

KEY# 421582

SUBJECT TO: all those items of record and those apparent upon the face of 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 part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claimants 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 AND ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FOR TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO DETERMINE APPROVED USES AND TO DETERMINE ANY LIMITS OR LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 10.010.

The true and actual consideration for this conveyance is \$70,300.00

Until a change is requested, all tax statements shall be sent to Grantor(s) at the following address: 519 MAIN ST., KLAMATH FALLS, OR 97601

Dated this 13 day of Dec, 2001.

THE MATTHEWS FAMILY TRUST DATED JUNE 18, 1990

BY: Lumaïne Thomas Matthews
LUMAINE THOMAS MATTHEWS, TRUSTEE

BY: Elsie Pearl Matthews
ELSIE PEARL MATTHEWS, TRUSTEE

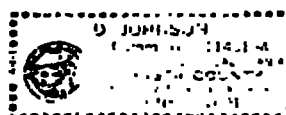
State of Oregon Caitlin
County of Klamath Shirley

This instrument was acknowledged before me on December 13, 2001 by LUMAINE THOMAS MATTHEWS & ELSIE PEARL MATTHEWS, TRUSTEES OF THE MATTHEWS FAMILY TRUST DATED JUNE 18, 1990.

L. J. Smith
Notary Public for Oregon
My commission expires June 18, 2003

RECORDED IN: N700410 VP

Return to:
KRAIG B. WEIDER
519 MAIN ST
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 12/18/00, at _____
In Vol. MOD Page _____
Linda Smith
County Clerk Fee \$ _____

