

04 FEB 18 AM 11:04

MTC - 63882 KR

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

CC#: 11176 WO#: 02406100

RIGHT OF WAY EASEMENT

Vol M04 Page 09285

For value received, EUGENE NOBLE RUDELL AND MARY LOUISE RUDELL, TRUSTEES OF THE RUDELL FAMILY REVOCABLE 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 30 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: supporting towers, poles, props, guys and anchor, 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 and as more particularly described and/or shown on Exhibit(s) "A" & "B" attached hereto and by this reference made a part hereof:

Said property generally located in The SW 1/4 of NW 1/4 of Section 12, Township 39 S, Range 9 E, of the Willamette Meridian, and more specifically described in Volume M03 Page 05766 in the Official Records of Klamath County.

Assessor's Map No. R-3909-012BC-03200-000 Tax Parcel No. 3200

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 13 day of Feb., 2004

Eugene Noble Ruddell (Trustee)  
Grantor(s) EUGENE NOBLE RUDELL

Mary Louise Ruddell (Trustee)  
Grantor(s) MARY LOUISE RUDELL

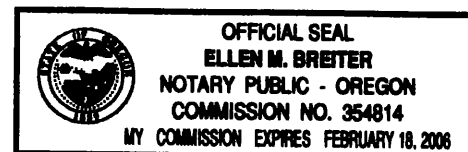
INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon )  
County of Coos ) ss.

State of Oregon, County of Klamath  
Recorded 02/18/2004 11:04 a. m  
Vol M04 Pg 9285-87  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

This instrument was acknowledged before me on this 13 day of February, 2004, by  
Eugene and Mary Ruddell

Notary Public  
My commission expires: 2-18-06



31.00  
ML

03 JAN 30 11:41

**AmeriTitle**  
Part Of The FELD-WALSER Family

09286

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

EUGENE W. RUDELL16352 VALLEY RANCH RDCANYON COUNTRY, CA 91387

State of Oregon, County of Klamath

Recorded 01/30/2003 11:41 a.m.Vol M03 Pg 05766

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Until a change is requested all  
tax statements shall be sent to  
the following address:

EUGENE W. RUDELL16352 VALLEY RANCH RDCANYON COUNTRY, CA 91387

Escrow No. MTS9682-LW

# MTC 59682-LW WARRANTY DEED

SHERIDAN L. SCOTT, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
EUGENE NOBLE RUDELL AND MARY LOUISE RUDELL, TRUSTEES OF THE RUDELL FAMILY REVOCABLE  
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:

Lot 31 of GRACE PARK, according to the official plat thereof on file in the office of  
the County Clerk of Klamath County, Oregon.

3909-012BC-03200-000

561190

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.

The true and actual consideration for this conveyance is \$22,300.00.

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.

Dated this 1/21 day of 1/21-03.

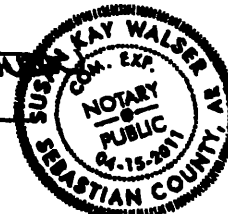
Sheridan L. Scott  
SHERIDAN L. SCOTT

State of Oregon  
County of

This instrument was acknowledged before me on January 21, 03 by SHERIDAN L.  
SCOTT.

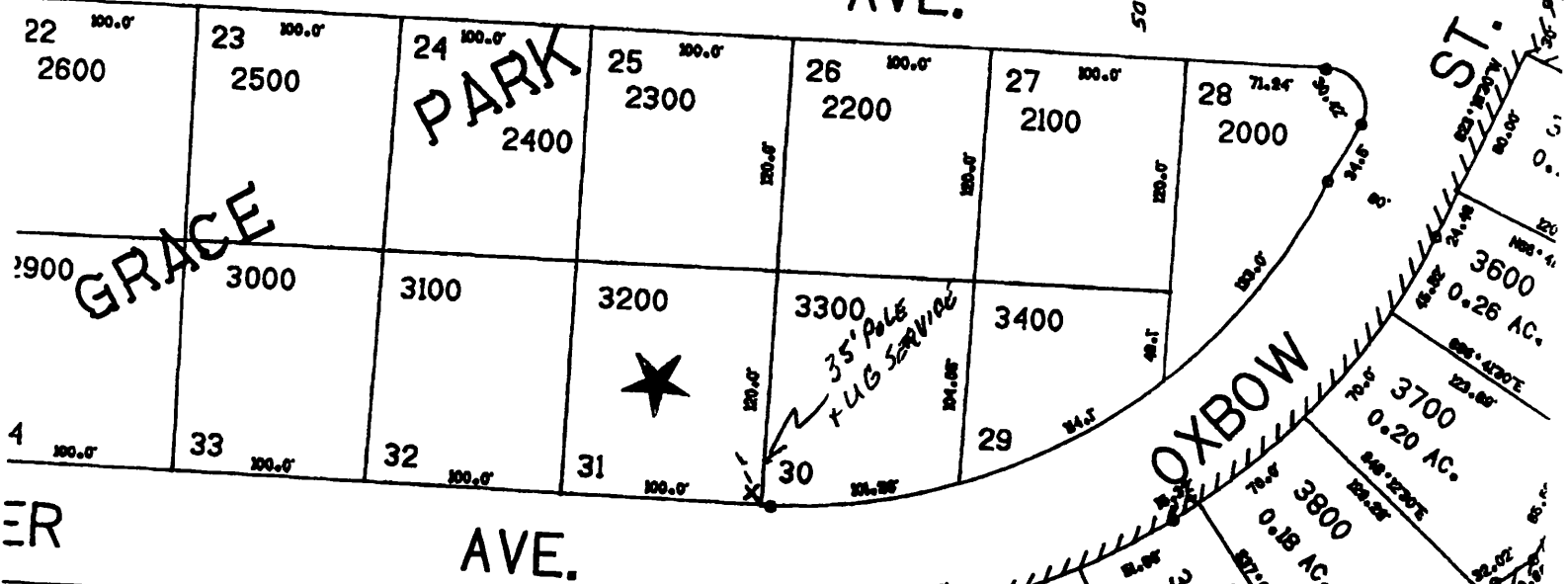
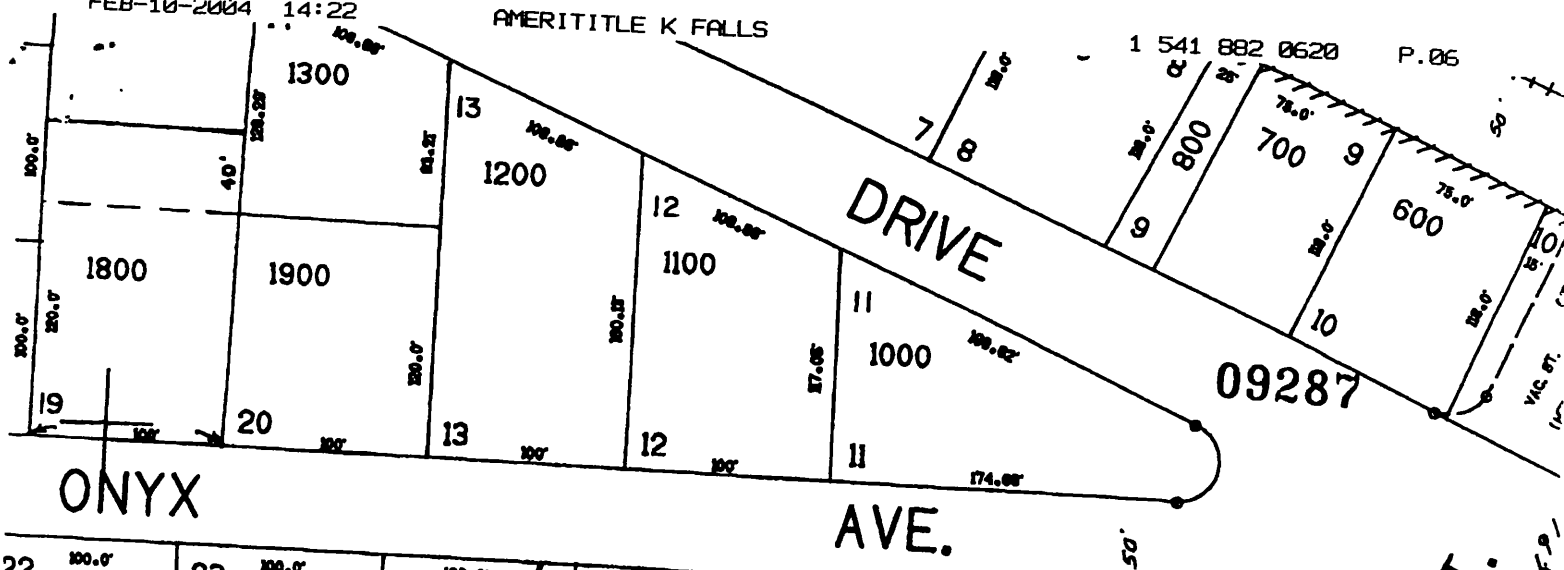
[Signature]  
(Notary Public for Oregon)

My commission expires 4/15/11



# EXHIBIT A

21.00  
M

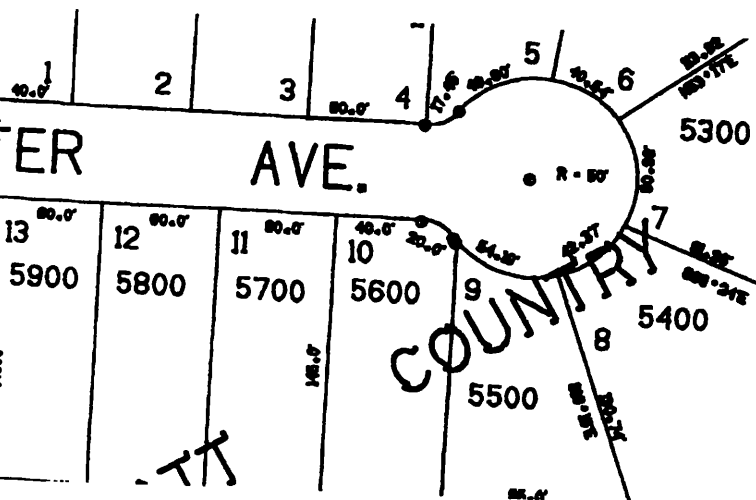


ER

# EXHIBIT "B"

41

OXBOW TRACT



AmeriTitle

THIS SKETCH IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING CERTAIN PREMISES AND NO LIABILITY IS ASSUMED FOR VARIATIONS IF ANY IN THE DIMENSIONS AND LOCATIONS ASCERTAINED BY ACTUAL SURVEY.