

04 MAR 11 PM 1:12

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

CC#: 11176 WO#: 02323139

RIGHT OF WAY BASEMENTVol M04 Page 13999

For value received, Richard Cook and Andrea Cook, ("Grantor"), hereby grants to PacificCorp, an Oregon corporation, its successors and assigns, ("Grantee"), an easement for a right of way 8 feet in width and 298 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 Section 5 Township 38S, Range 5E, of the Willamette (OR) Meridian, and more specifically described in Volume M03 Page 13986 in the Official Records of Klamath County.

Assessor's Map No. R-3805-005AO-05000-000 Tax Parcel No. 5000

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 8 day of December, 2003.

[Signature]
Grantor(s) RICHARD COOK

[Signature]
Grantor(s) ANDREA COOK

INDIVIDUAL ACKNOWLEDGMENTSTATE OF Oregon ss.County of JacksonThis instrument was acknowledged before me on this 8 day of December, 2003, byRichard & Andrea Cook[Signature]

Notary Public

My commission expires: July 21, 2005

State of Oregon, County of Klamath
Recorded 03/11/2004 1:12 p m
Vol M04 Pg 13999-01
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3



31✓

08 MAR 7 PM 8:08

MTZ 60025
WARRANTY DEED

14000
 Vol M03 Page 13986

LAKEMOODS DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY,
 Grantor(s) hereby grant, bargain, sell, warrant and convey to:
 RICHARD COOK and ANDREA COOK, husband and wife,
 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 6, BLOCK 4 OF TRACT NO. 1051, LAKEMOODS SUBDIVISION UNIT NO. 2,
 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
 COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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
 whatsoever, 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.

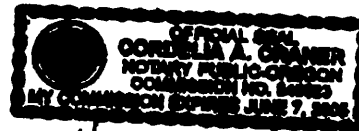
The true and actual consideration for this conveyance is \$ 44,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 2986 LINDEN WAY, CENTRAL POINT, OR 97502

Dated this 4th day of March, 2003.

LAKEMOODS DEVELOPMENT LLC
 BY: DAVID HAMMONDS, MEMBER

State of Oregon
 County of JACKSON



This instrument was acknowledged before me on March 4, 2003 by DAVID
 HAMMONDS.

Cordelia A. Craven
 (Notary Public for Oregon)

My commission expires 6-7-05

ESCROW NO. AP0755728

Return to:
 RICHARD COOK
 2986 LINDEN WAY
 CENTRAL POINT, OR 97502

State of Oregon, County of Klamath
 Recorded 03/07/2003 3:03 p.m.
 Vol M03 Pg 13986
 Linda Smith, County Clerk
 Fee \$ 21 # of Pgs 1

EXHIBIT A

