

04 MAR 11 PM 1:12

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

CC#: 11176 WO#: 02303013

RIGHT OF WAY EASEMENT

Vol M04 Page 14010

For value received, QUINTIN M. NERIDA and MELBA L. NERIDA, ("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 3390 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, and C attached hereto and by this reference made a part hereof:

Said property generally located in the SE 1/4 of NE 1/4 of Section 25, Township 39S, Range 7E, and located in the SW 1/4 of NW 1/4 of Section 30, Township 39S, Range 8E of the Willamette (OR) Meridian, and more specifically described in Volume M03 Page 44366 in the Official Records of Klamath County.

Assessor's Map No. 39-07-25A & 39-08-30 Tax Parcel No. 1800 & 700

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 3rd day of November, 2003.

(X) Quintin M. Nerida
Grantor(s)

Grantor(s)

(X) Melba L. Nerida
Grantor(s)

Grantor(s)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon
County of Klamath ss.

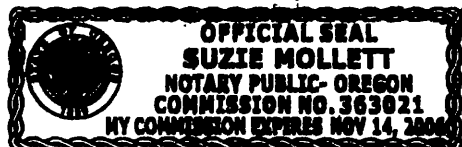
State of Oregon, County of Klamath
Recorded 03/11/2004 1:12 p.m.
Vol M04 Pg 14010-16
Linda Smith, County Clerk
Fee \$ 51.00 # of Pgs 7

This instrument was acknowledged before me on this 3rd day of November, 2003, by Quintin M. Nerida and Melba L. Nerida

Suzie Mollett

Notary Public

My commission expires: 11/14/2006



516

Aug 22 03 11:10a

Kresston Haynes

(541) 773-3402

P. 8

AUG-21-2003 16:26

-AMERITITLE K FALLS

5418852461

P. 02

0002

AS/07 57144

Vol 1402 Page 44366

14011

After Recording Return to:
QUENTIN M. NEREDA and MELBA L. NEREDA
8808 McLaughlin Lane
Klamath Falls, OR 97603
Until a change is requested all tax statements
shall be sent to the following address:
QUENTIN M. NEREDA and MELBA L. NEREDA
8808 McLaughlin Lane
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 06/27/2003 3:20 P.M.
Vol 1402 Pg 44366-45
Linda Smith, County Clerk
Fee \$ 2.00 # of Pgs 2

WARRANTY DEED
(INDIVIDUAL)

MARK A. SKELLYHAM and BELINDA SKELLYHAM, husband and wife, herein called Grantor, convey(s) to
QUENTIN M. NEREDA and MELBA L. NEREDA, grantees by the entirety, herein called Grantee, all that real
property situated in the County of Klamath, State of Oregon, described as:

See Exhibit A, attached hereto and made a part hereof.



and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
covenants, conditions, easements, reservations, rights, rights of way and easements of record, if any, and apparent
upon the land, contrary matter here for irrigation and/or drainage

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 \$600,000.00.
(More exactly with the requirements of ORS 33.300)

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 33.300.

Dated June 15, 2003.


MARK A. SKELLYHAM

BELINDA SKELLYHAM


STATE OF OREGON, County of Klamath) ss.

On June 12, 2003 personally appeared the above named MARK A. SKELLYHAM and BELINDA
SKELLYHAM and acknowledged the foregoing instrument to be their voluntary act and deed.

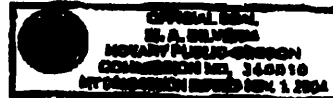
This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

616 Main Street
Klamath Falls, OR 97603
Order No.: 00057143

Before me: 
Notary Public for Oregon
My commission expires 11-01-04

Official Seal



26 A
See Worksheet 00000000 for report

EXHIBIT A

14012

44367

EXHIBIT A

All that portion of the NE 1/4 of the SE 1/4 of Section 25, Township 39 South, Range 7 East of the Willamette Meridian, Clatsop County, Oregon, lying Easterly and Northerly of Klamath River Acres Sixth Addition.

All that portion of the E 1/2 of the NE 1/4 of Section 25, Township 39 South, Range 7 East of the Willamette Meridian, Clatsop County, Oregon, lying Easterly of Klamath River Acres Sixth Addition.

All of the SW 1/4 of the NW 1/4 of Section 29, Township 39 South, Range 8 East of the Willamette Meridian, Clatsop County, Oregon.

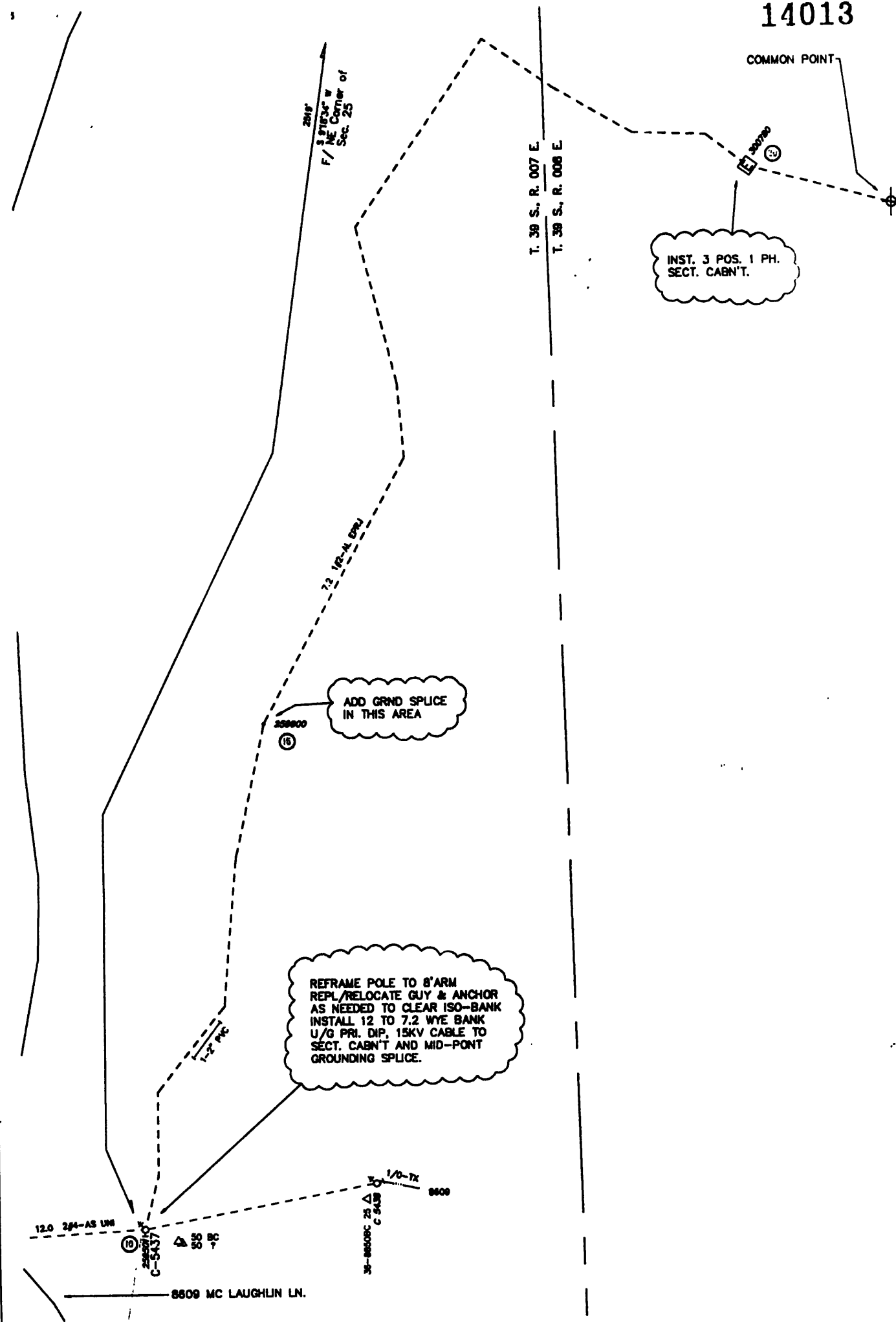
TOGETHER WITH a strip of land 25 feet wide measured at right angles for the purpose of ingress and egress and public utilities lying North of the South line of Lot 18, Block 24, Klamath River Acres Sixth Addition.

[Handwritten signature]

Bj

*[Handwritten signature]***EXHIBIT A**

14013

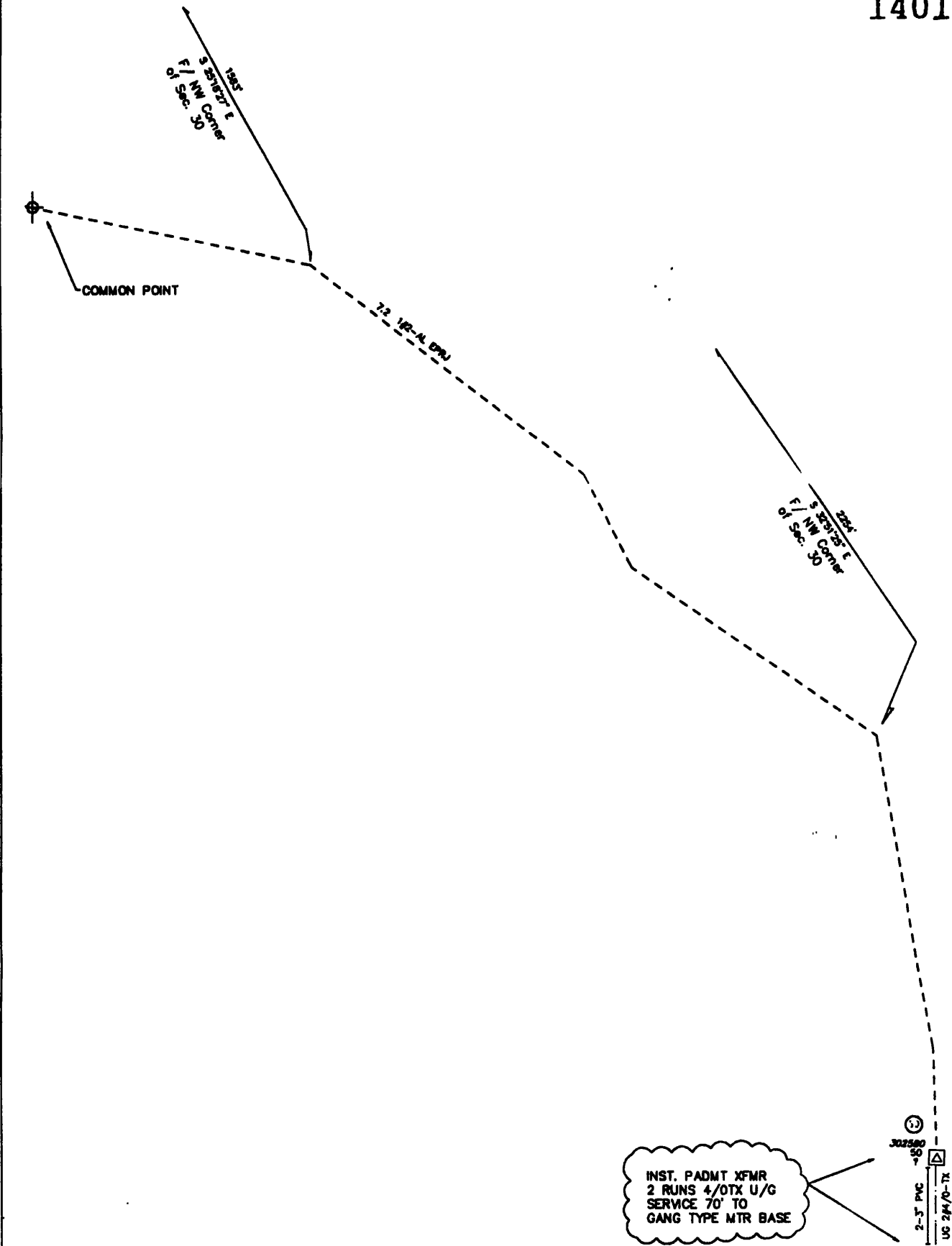




Foreman		Emp #	Job Start Date	
CC#	WO# / REQ#	Map String	Job Complete Date	
11176	002303013	01439007.0		
CUSTOMER : U.S. CELLULAR ADDRESS : NR 8809 MC LAUGHLIN LN KING, OR			Circuit 5L55	Post Jobs RON Posted
			EST ID# 31755	Print Date 10/20/03
			Scale 1=100'	



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.

EXHIBIT "B"



Foreman		Emp #	Job Start Date				2 of 2
CC#	WO# / REQ#	Map String	Job Complete Date				
11176	002303013	01439007.0					
CUSTOMER : U.S. CELLULAR ADDRESS : NR 8809 McLAUGHLIN LN KENO, OR			Circuit 5L55	Post Jobs RCI Posted <input type="checkbox"/>	EST ID# 31755	Print Date 10/20/03	Scale 1=100'

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.

EXHIBIT "B"

14015

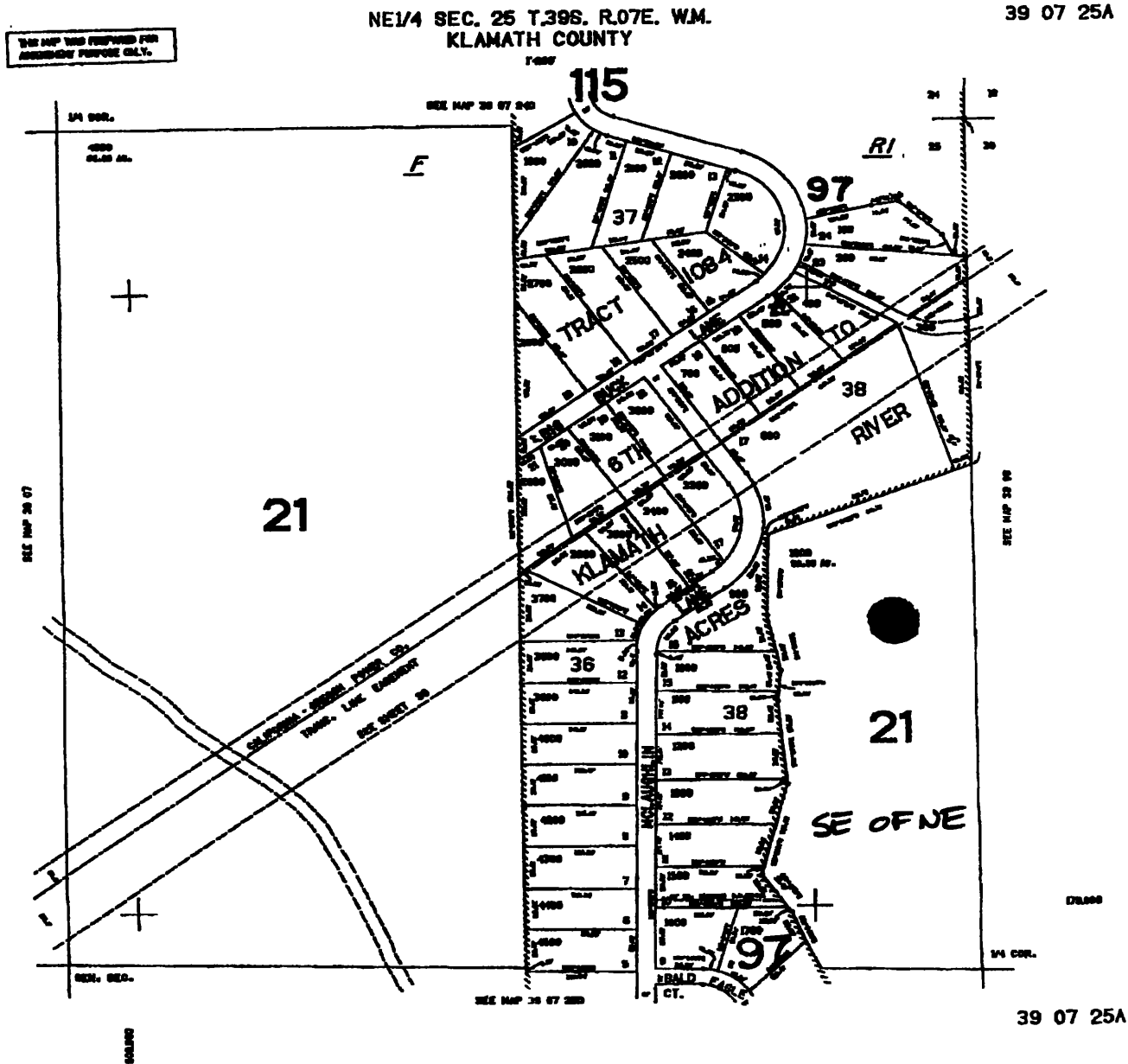


EXHIBIT "C"

SECTION 30 T.39S. R.08E. WM.
KLAMATH COUNTY

14016

39 08 31
& INDE

THIS MAP WAS PREPARED FOR
AMERICAN TITLE ONLY.

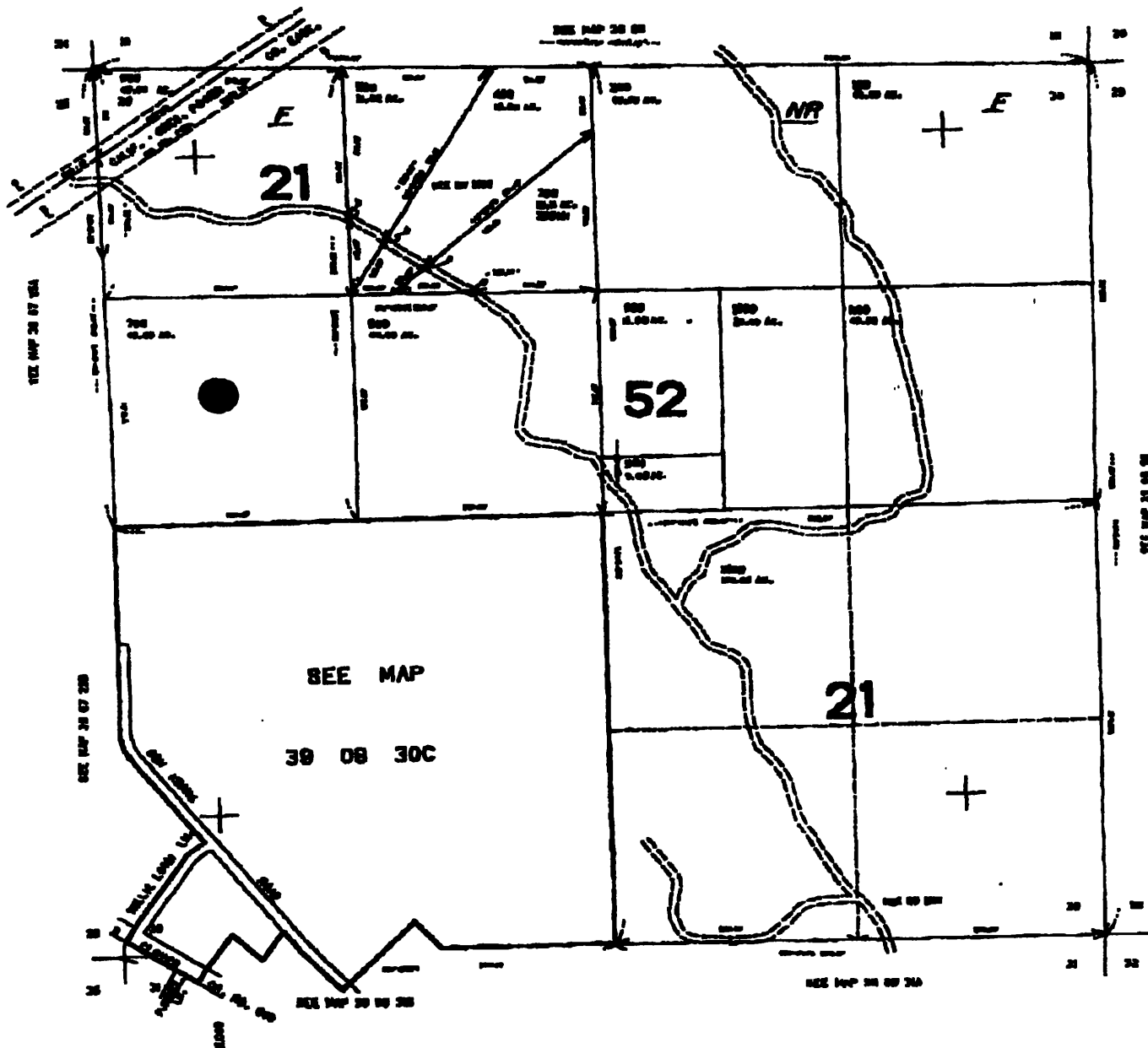


EXHIBIT "C"

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
DIMENSIONS AND LOCATIONS ASCERTAINED
BY ACTUAL SURVEY.

