

'04 OCT 4 AM 10:11

Vol M04 Page 66754

RECORDING REQUESTED BY:

GRANTOR: Don Larson
GRANTOR:

GRANTEE: PACIFICORP

RETURN TO:

PACIFIC POWER
1950 MALLARD LANE
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 10/04/04 10:11 a m
Vol M04 Pg 66754-59
Linda Smith, County Clerk
Fee \$ 36⁰⁰ # of Pgs 6

RIGHT OF WAY EASEMENT

Unofficial Copy

46✓

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

66755

CC#: 11176 WO#: 02425965

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Don K. Larson ("Grantor"), hereby grants to PacifiCorp, an Oregon corporation, its successors and assigns, ("Grantee"), a non-exclusive easement for a right of way 10 feet in width and 1210 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of an underground electric distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, vaults on, across, 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 attached hereto and by this reference made a part hereof:

Said property generally located in the SE 1/4 of SW 1/4 of Section 29, Township 39S, Range 11E of the Willamette Meridian, and more specifically described in volume M04 page 13177 in the official records of Klamath County.

Assessor's Map No. R-3911-02900-00200-000 Tax Parcel No. 200

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 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, 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 11 day of May, 2004.

[Signature]
(Grantor)

(Grantor)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Oregon)
County of Klamath)

ss.

This instrument was acknowledged before me on this 14 day of May, 2004, by Don Larson.

Rita F. Collins
Notary Public

My commission expires: 12-12-06

RECEIVED
MAY 14 2004

BY: [Signature] 13:27



04 MAR 8 PM 1:32

66756

Vol MO4 Page 13177

After Recording Return to:
DON K. LARSON

State of Oregon, County of Klamath
Recorded 03/08/2004 1:32 pm
Vol MO4 Pg 13177-81
Linda Smith, County Clerk
Fee \$ 41.00 # of Pgs 5

Until a change is requested all tax statements
shall be sent to the following address:
DON K. LARSON
Same as Above

A 150932AR

WARRANTY DEED
(INDIVIDUAL)

LAWRENCE PAUL LEAHY, herein called grantor, convey(s) to DON K. LARSON, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Parcel 1 of that portion of Land Partition 4-83, being a Replat of Parcel 2 of "Major Land Partition No. 38-89", situated in the S 1/2 S1/2 of Section 29, the E 1/2 of Section 32 and in Section 33, Township 39 South, Range 11 East of the Willamette Meridian and the N 1/2 of Section 4, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

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 apparent upon the land, contracts and/or liens 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 \$155,000.00.
(here comply with the requirements of ORS 91.506)

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 39.936.

Dated 03-04-04

Lawrence Paul Leahy
LAWRENCE PAUL LEAHY
STATE OF Oregon, County of Klamath ss.

SCOTT SORENSEN-JOLINK

On March 4, 2004 personally appeared the above named LAWRENCE PAUL LEAHY and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00058532

Before me: *Julia Kersting*
Notary Public for Oregon
My commission expires: 11/05/04

Official Seal



HIA

66757

SURVEYORS CERTIFICATE

BEING A REPLAT OF PARCEL 2 OF MAJOR LAND PARTITION NO. 38-89 SITUATED IN THE S1/2 S1/2 OF SECTION 29, THE E1/2 OF SECTION 32, AND IN SECTION 33, 1395, R11EWM AND THE N1/2 OF SECTION 4, 1405, R12EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE S1/2 OF THE SE1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 29, THE E1/2 OF THE E1/2 AND THE NW1/4 OF THE NE1/4 OF SECTION 32, THE W1/2, THE SE1/4 AND THE W1/2 OF THE NE1/4 OF SECTION 33, ALL LYING IN 1395, R11EWM, K140NTH COUNTY, OREGON, ALSO INCLUDING THE NW1/4 AND THE N1/2 OF THE NE1/4 OF SECTION 4, 1405, R12EWM, KLAMATH COUNTY, OREGON, EXCEPTING THEREFROM THAT PORTION OF LAND IN MAJOR PARTITION NO. 38-89 SHOWN ON RECORD IN SURVEY NO. 2578, WHICH LIES WITHIN THE SE1/4 OF THE SW1/4, SECTION 29, 1395, R11EWM, KLAMATH COUNTY, OREGON, BEING PARCEL 2 OF MAJOR PARTITION NO. 38-89, CONTAINING 1,118 ACRES, MORE OR LESS.

REGISTERED PROFESSIONAL LAND SURVEYOR DENNIS A. ENSOR 3442

DNRES 12/21/03

Dennis A. Ensor DENNIS A. ENSOR O.L.S. 3442

LAND PARTITION 4-03

BEING A REPLAT OF PARCEL 2 OF MAJOR LAND PARTITION NO. 38-89 SITUATED IN THE S1/2 S1/2 OF SECTION 29, THE E1/2 OF SECTION 32, AND IN SECTION 33, 1395, R11EWM AND THE N1/2 OF SECTION 4, 1405, R12EWM, KLAMATH COUNTY, OREGON JULY, 2003

DECLARATION

STATE OF OREGON SS COUNTY OF KLAMATH

I, LAWRENCE P. LEAHY, AKA LAWRENCE PAUL LEAHY, BEING DULY SWORN, DEPOSE AND SAY THAT I AM THE OWNER OF LAND PARTITION 4-03, BEING MORE PARTICULARLY DESCRIBED IN THE ANNEXED SURVEYOR'S CERTIFICATE AND THAT I DO FOR MYSELF, MY HEIRS AND ASSIGNS, HEREBY CREATE THE 60 FOOT WIDE IMPASSABLE FENCE AND PUBLIC UTILITIES EASEMENTS ON THE ANNEXED PLAT FOR PARCELS 1, 2, AND 3 OF LAND PARTITION 4-03 AND LOT 8 OF LAND PARTITION 13-71 AS SHOWN ON THE ANNEXED PLAT.

Lawrence P. Leahy LAWRENCE P. LEAHY

STATE OF OREGON SS COUNTY OF KLAMATH

BE IT REMEMBERED THAT ON THIS 11 DAY OF March 2003, PERSONALLY APPEARED BEFORE ME LAWRENCE P. LEAHY WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT, AND WHO ACKNOWLEDGED TO ME HE EXECUTED THE SAME FREELY AND VOLUNTARILY.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL NOTARIAL SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.



David S. Mills NOTARY PUBLIC FOR THE STATE OF OREGON

APPROVALS

I HEREBY CERTIFY THAT ALL TAXES, INTEREST, PENALTIES, ASSESSMENTS, FEES OR OTHER CHARGES REQUIRED BY O.R.S. 92.065 HAVE BEEN PAID.

W. Nelson Klamath County Tax Collector 11-26-03

APPROVED BY Mackenzie Mackenzie 11/27/2003 Klamath County Surveyor DATE

APPROVED BY Carl Smith 11/24/03 Klamath County Planning Director DATE

APPROVED BY SRS [Signature] 11/24/03 Klamath County Public Works Director DATE

FILED FOR RECORD THIS 1st DAY OF March, 2004

Trinda Smith By Larry A. Clark Klamath County Clerk

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT OF LAND PARTITION 4-03, AS FILED WITH THIS OFFICE. Trinda Smith by Larry A. Clark Klamath County Clerk

Dennis A. Ensor DENNIS A. ENSOR O.L.S. 3442

NARRATIVE

LAND PARTITION 4-03 WAS NOT ACQUIRED TO BE SURVEYED BY THE COMMISSION OF APPROVAL. THE LANDS OF MAJOR PARTITION NO. 38-89 WAS USED TO ESTABLISH THE BOUNDARIES OF THIS LAND PARTITION.

SUBJECT DENNIS A. ENSOR, HEREBY CERTIFY THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND MAPPING OF OREGON.

Dennis A. Ensor DENNIS A. ENSOR O.L.S. 3442

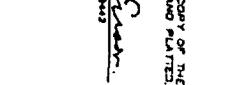
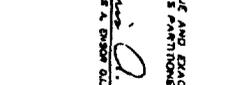
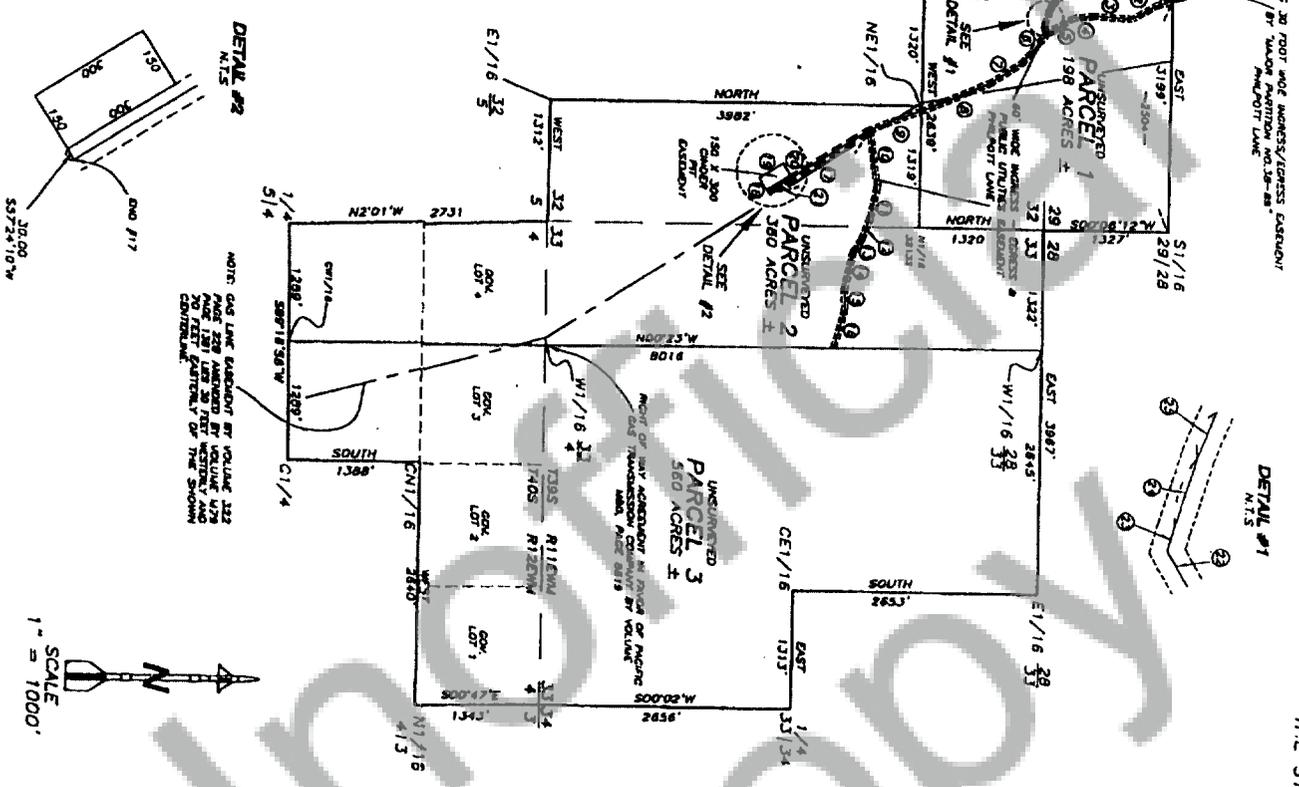
FILED IN THE OFFICE OF THE KLAMATH COUNTY SURVEYOR THIS 2nd DAY OF March 2004

66758

FILED IN THE OFFICE OF THE CLERK OF COUNTY SURVEYOR THIS 25 DAY OF MARCH 2004

BEARINGS AND DISTANCES (ALL BEARINGS AND DISTANCES ALONG CENTER OF COURSE WITH THE EXCEPTION OF 18-31)

STATION	BEARING	DISTANCE
1	S17°56'00" W	188.88
2	S17°15'00" W	281.88
3	S82°14'18" W	417.08
4	S07°20'27" E	282.81
5	S17°30'42" E	313.88
6	S87°34'24" E	412.18
7	S22°37'42" E	406.20
8	S22°37'42" E	388.40
9	S02°11'06" E	388.40
10	N01°11'46" E	424.23
11	S78°12'36" E	337.79
12	S78°12'36" E	328.20
13	S78°12'36" E	328.20
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100	S78°12'36" E	328.20



RESERVED PROFESSIONAL LAND SURVEYOR
 Dennis O. Swan
 License No. 11580
 Oregon
 Dated: 12/21/03

BY: Kelly A. Swan
 COUNTY CLERK

ORIGINAL COPY OF THIS MAP IS IN THE OFFICE OF THE CLERK OF COUNTY SURVEYOR. THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL COPY OF THIS MAP AS PARTITIONED AND PLATTED BUT NOT SUBMITTED TO THE CLERK OF COUNTY SURVEYOR.

RESERVATION OF RECORD NOT LOCATED THIS PARTITION

DEED VOLUME 43 PAGE 265
 DEED VOLUME 50 PAGE 345
 DEED VOLUME 107 PAGE 353

NOTE: BOUNDARY BEARINGS AND DISTANCES OF THIS LAND PARTITION WERE USED FROM MAJOR LAND PARTITION NO. 38-89. PARCEL LINE BEARINGS AND DISTANCES WERE COMPUTED FROM MAJOR LAND PARTITION NO. 38-89.

LAND PARTITION 4-03

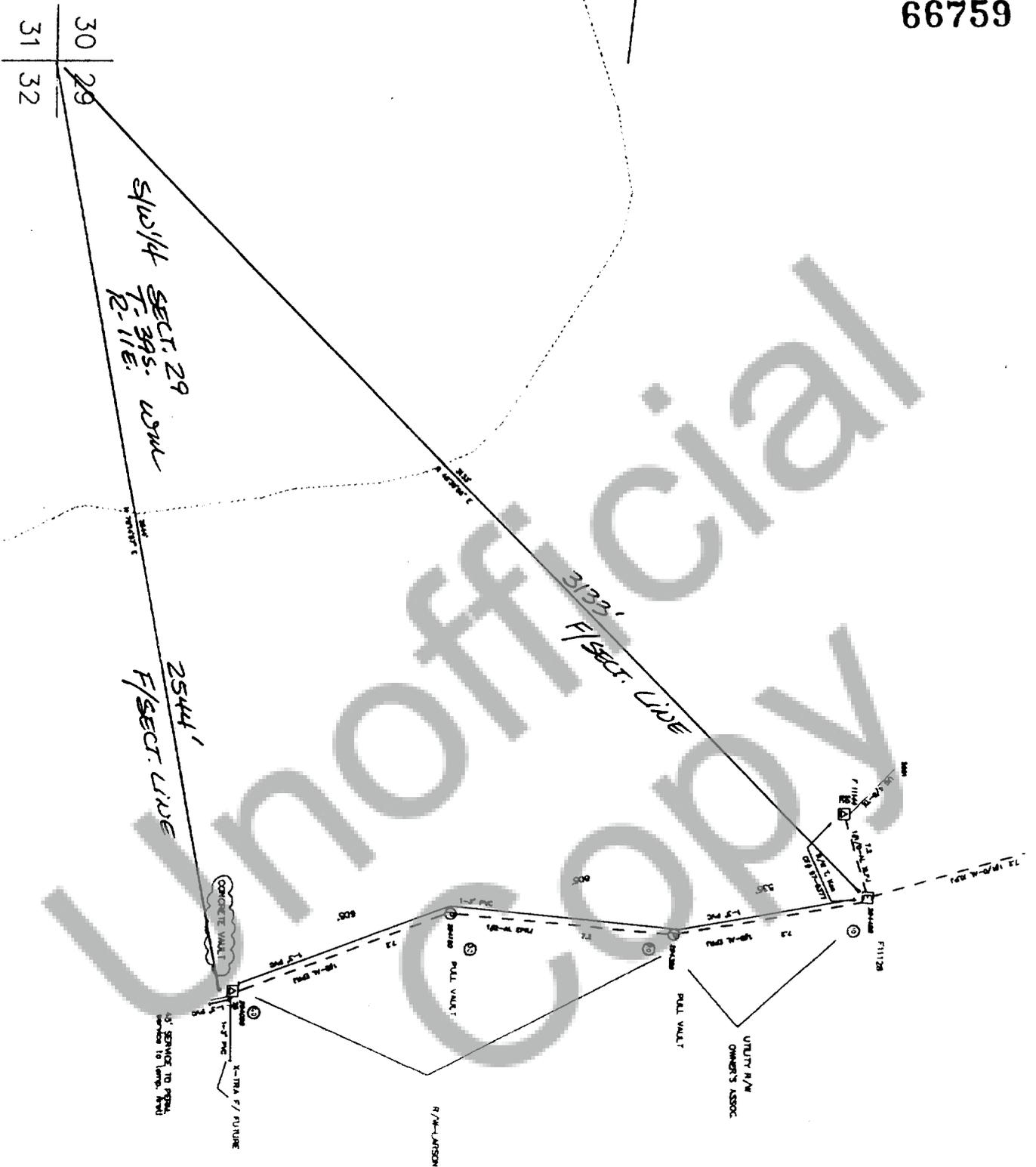
BEING A REPLAT OF PARCEL 2 OF MAJOR LAND PARTITION NO. 38-89, SITUATED THE S1/2 S1/2 OF SECTION 29, THE E1/2 OF SECTION 32, AND IN SECTION 33, T39S, R11E/W4 AND THE N1/2 OF SECTION 4, T40S, R12E/W4, Klamath County, Oregon

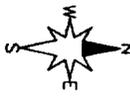
JULY, 2003

TOTAL P.16

TRU-LINE SURVEYING, INC
 2839 SUMMERS LANE
 Klamath Falls, Oregon 97
 SHEET 2 OF 2

66759



Foreman		Emp #	Job Start Date		 PACIFICORP		
CC#	WO# / REQ#	Map String	Job Comp Date			1 OF 1	
11176	002425965	01439011.0	Circuit	Post Jobs <input type="checkbox"/>	EST ID#	Print Date	Scale
CUSTOMER : DON LARSON PROJECT ADDRESS : PHILPOTT LANE-BONANZA EXHIBIT			5L7	RQII <input type="checkbox"/> Posted <input type="checkbox"/>	12950	04/29/04	1=400'